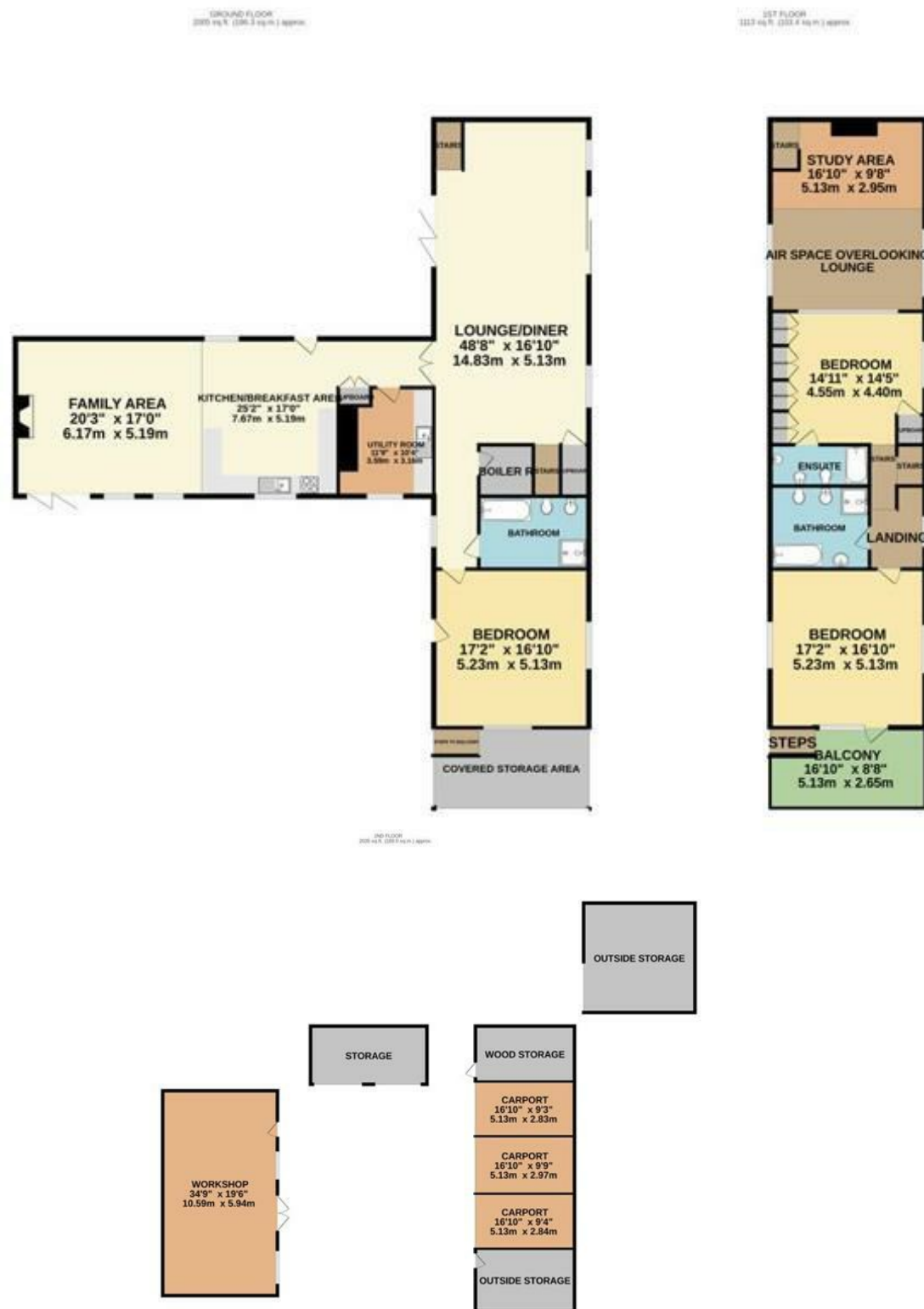




MANOR BARN

ST. BRIDES

NETHERWENT

MONMOUTHSHIRE

SERVICES

Mains water, electricity, oil central heating, private drainage.

Council Tax Band I.

DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

PLEASE NOTE
None of the fixtures, fittings or equipment has been tested by S. Room sizes should not be relied upon for carpets and finishes.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.
Moon & Co, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of facts.
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assume that the property has all necessarily planning, building regulation or as a consent and Moon and co-have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Outside the gardens have been attractively and thoughtfully landscaped, laid principally to lawn but with many pleasant features such as, low stone walling, pond and views across the adjoining unspoilt countryside. The barn itself is approached via its own private driveway with ample parking and turning and also benefits from a large workshop (35' x 18') with attic storage above. As aforementioned adjoining the main barn is a four bay cart shed formally enjoying planning permission for conversion to further residential accommodation.



Monmouthshire is well known for its recreational opportunities with excellent golfing and sporting facilities at the nearby Celtic Manor Resort as well as St. Pierre Golf and Country Club. Close at hand is Wentwood Forest a super area of woodland with many walks and good to hiking/riding. These are well served with excellent motorway access as well as high speed rail services from nearby Bristol and Newport to London Paddington.

Heading up the split staircase you find the two remaining bedrooms. Bedroom number three overlooks the main drawing room with the glass wall, as well as windows to the garden and it's own en-suite shower room. Bedroom number two enjoys triple aspect views of the gardens and surrounding countryside as well as access to its own large private balcony. This room also benefits from its own shower/bathroom facilities.



MANOR BARN

ST. BRIDES, NETHERWENT MONMOUTHSHIRE

Stylishly converted stone barn within private gardens

Distances

Newport - 10 miles

M4/M48 junction - 3 miles

Bristol Parkway Railway Station - 21 miles

Bristol M32 Junction - 20 Miles

Accommodation and amenities

Impressive 38' kitchen/family/dining room with exposed roof beams. Stylish drawing room with mezzanine library and large windows overlooking the gardens. Spacious principal bedroom with adjoining bathroom, with two further double guest bedrooms, both with their own bathroom/shower facilities to the first floor. Adjoining four bay cart shed, formally enjoying planning permission for further residential accommodation. Large and impressive workshop. Private grounds with sweeping driveway.



Manor Barn comprises a former stone-built barn complex that was renovated to a high standard by the current vendors and sits within a small complex of attractive barns and period farmhouse. Situated in a very sought-after location with easy access to Newport, Cardiff and Chepstow, as well as being within a few minutes drive of the M4/M48 motorway junction at Magor. The property is approached via a private driveway leading to the barn. Entering the property you step through to an entrance lobby and then through to the impressive kitchen/family/dining room with dual aspect windows and full height ceilings with exposed period beams. This area also benefits from a large utility room.



Double doors then lead through to the very impressive drawing room, stylishly executed with full height central section with galleried mezzanine library overlooking, full height windows to the east with commanding views of the gardens and surrounding countryside with one of the guest bedrooms having a glazed wall also overlooking the drawing room. The inner hallway gives access to the principal bedroom as well as it's adjoining bathroom.

