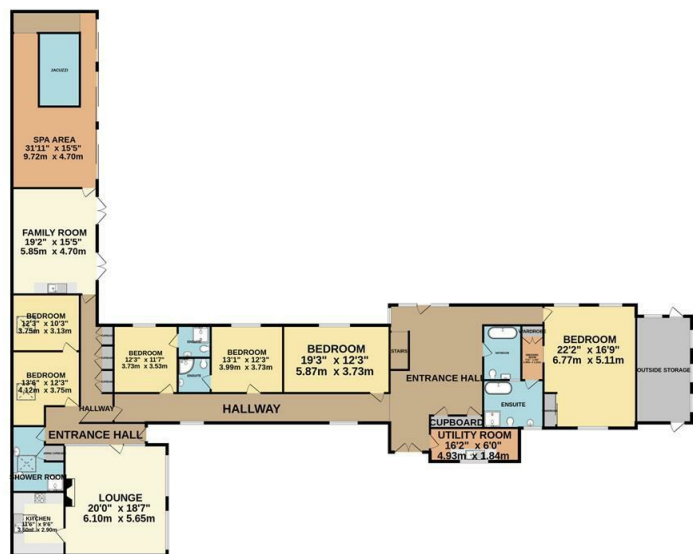




GROUND FLOOR
4038 sq.ft. (375.1 sq.m.) approx.



1ST FLOOR
1872 sq.ft. (173.9 sq.m.) approx.

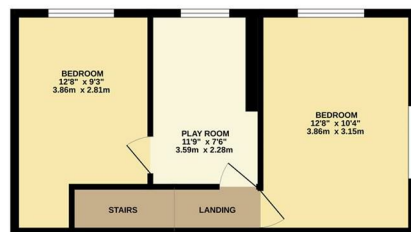


TOTAL FLOOR AREA : 5910 sq.ft. (549.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Penmoel Barn Woodcroft Close, Woodcroft, Gloucestershire, NP16 7HX

£1,200,000

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 purchases 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.



Penmoel Barn is more than just a home—it's a lifestyle opportunity. This beautifully transformed barn conversion delights at every turn with exposed stonework, oak floors, and an elegant balance of open plan living and purposefully separated spaces. Tucked away in the peaceful village of Woodcroft, near the historic town of Chepstow, the village enjoys a very good reputation and also benefits from a well-established, popular village Community-owned pub. Woodcroft is positioned on the periphery of the Wye Valley with attractive walks and countryside pursuits being close at hand. The town of Chepstow is well positioned with excellent access via the M48 motorway bringing Cardiff and Bristol within commuting distance with high-speed rail link from Bristol Parkway to London.

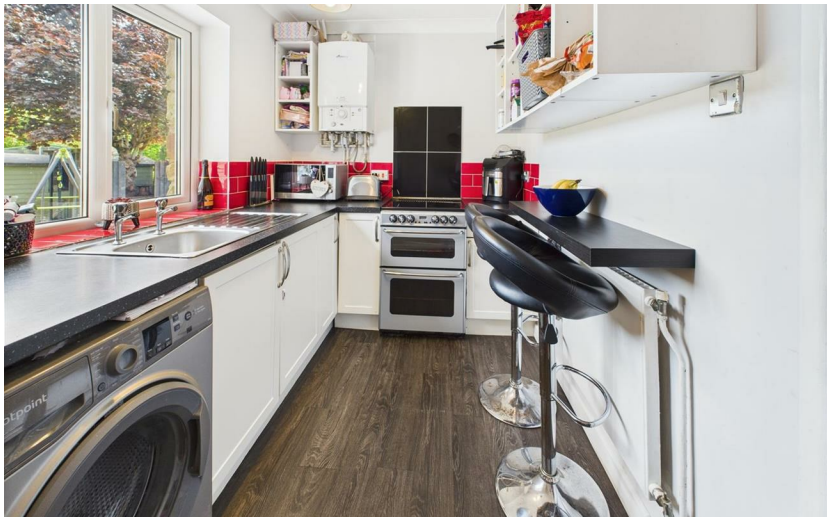


GARDENS AND GROUNDS

The barn is approached via its own impressive private driveway terminating at a large parking/turning area with adjacent paddock. To the rear of the property are attractive southwest facing gardens which are both level and well enclosed.

SERVICES

Mains water and electricity. Private drainage. Oil fire central heating.



BARN

The property is approached via an impressive driveway bringing you to the front of the main barn with paddock to the right. The main barn welcomes you with a bright, spacious entrance hall providing access to living accommodation on the upper floor and bedrooms on the lower floor. This impressive space, with windows to the rear enjoying attractive south westerly views, also provides access to a useful utility room and recently updated guest bathroom with claw foot bath and overhead shower, wash hand basin and low-level WC. An impressive staircase takes you to a large galleried landing giving access to the main kitchen/family room, extensively appointed with a good range of storage units complimented by a large island. This room benefits from dual aspect views with doors to a Juliette balcony to the rear and wood burning stove. Also leading off the galleried landing is a guest cloakroom/WC and the principal reception room which is a breath-taking space. Generously proportioned and offering flexible accommodation for either a principal drawing room or a combination of drawing room, dining room and sitting room. This room, perfectly suited for entertaining or cosy evenings, enjoys views to the rear with a door opening onto a spiral staircase leading down to the main gardens. Returning to the ground floor one finds a sumptuous principal suite with windows to both elevations, a dressing room which gives access to en-suite bathroom with freestanding air-jet bath, wash-hand basin, low level WC and step-in shower. A further three bedrooms are situated on the opposite side of the main hallway, two of which enjoy en-suite shower rooms. Moving through the wing, one continues into a games room with its own kitchenette; a very flexible space with two sets of French doors leading into the main garden and on through to a pool area with an indulgent indoor swim-spa pool. Recently installed, with low maintenance and running costs, this space enjoys three French doors onto the main garden -seamlessly blending comfort with family fun. Penmoel Barn offers two additional guest-ready forms of accommodation, a self-contained two-bedroom annexe and a detached two-bedroom cottage. Whether as a luxurious family home, dual dwelling, or a savvy income-generating asset, Penmoel Barn is where character, comfort and opportunity converge.





ANNEX

To the front of the property is an attached annexe offering pleasant, independent accommodation, ideal for extended family or rental. With its own entrance hall leading into an impressive reception room with full height panelled ceiling, exposed stone fireplace and windows to the front elevation. The annexe is completed with a well-appointed fitted kitchen, large shower room, a spacious bedroom which interconnects to a further guest bedroom or dressing room.

GARDEN COTTAGE

Located in the rear garden is a very pretty detached cottage, excellent for the extended family, other guest uses, a quiet retreat or short-term rentals. An entrance porch leads into the spacious living room with feature fireplace, log burner and stairs to the upper level. Completed with a small hallway, the lower level has a well-appointed kitchen and shower room. Heading upstairs one finds the principal bedroom with attractive dual aspect windows providing extensive views and flooding in naturel light, wit a further interconnecting guest bedrooms.

OUTBUILDINGS

Penmoel Barn benefits from attached garage which gives pedestrian access to the rear of the property.

