



## DIRECTIONS

From our Chepstow office proceed up Moor Street, turning right onto A48, continue along the A48 towards Newport, proceed through the village of Pwllmeyric, taking the turning on your left into Mathern village. Continue through the village, turning left into Bishops Mead, where you will find the property immediately on your right.

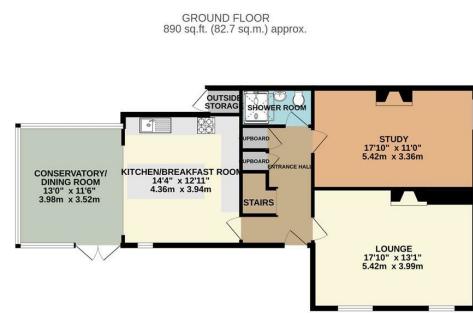
## SERVICES

All mains services are connected to include gas central heating. The property also benefits from its own solar panels with 9KW battery storage.

Council Tax Band G.

## TENURE - FREEHOLD

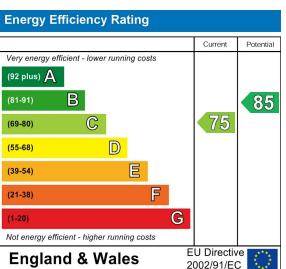
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR  
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR  
717 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 1607 sq.ft. (149.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or doors or windows, rooms or areas are approximate and have been taken as far as possible to the nearest centimetre. 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 condition or working order can be given.  
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## 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. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

## 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 not 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 assumed that the property has all necessary planning, building regulations or consent.



# FARRIERS BARN MATHERN, CHEPSTOW, MONMOUTHSHIRE, NP16 6JH



£499,950

Sales: 01291 629292  
E: sales@thinkmoon.co.uk

The property comprises an attractively converted semi-detached barn, occupying a favourable location in the centre of this extremely sought after village of Mathern, itself benefitting from a great location, close to the historic town of Chepstow with good amenities and road links. The attractively updated accommodation offers character and charm along with modern amenities and briefly comprises to the ground floor: reception hall, contemporary kitchen open plan to conservatory, living room, dining room currently utilized as a study and a shower room. To the first floor are three bedrooms, main with en-suite along with family bathroom. Outside the property benefits from a courtyard style garden and parking space.

## GROUND FLOOR

### RECEPTION HALL

Spacious reception hall with door to side elevation. Attractive exposed stone wall. Stairs to first floor and two storage cupboards.

### KITCHEN

#### 4.37m x 3.68m (14'4" x 12'1")

Tastefully updated with a contemporary range of bespoke units by well-renowned local kitchen company Cymru Kitchens, with large central island and drinks fridge. Quartz work surfacing and useful butler's pantry. Inset one and a half bowl sink unit with Quooker hot and cold mixer tap. Four ring induction hob and integrated eye-level twin ovens. Integrated washing machine along with space for dishwasher and fridge/freezer. Open plan to: -

### CONSERVATORY

#### 3.96m x 3.51m (13'0" x 11'6")

An ideal flexible space for entertaining family and friends with French doors to garden.

### LIVING ROOM

#### 5.44m x 3.99m (17'10" x 13'1")

A charming principal reception room with windows to front and side elevations. Exposed stonework to two walls and exposed beams. Feature fireplace with wood burning stove.

### DINING ROOM/STUDY

#### 5.44m x 3.35m (17'10" x 11'0")

A useful and flexible reception room with exposed stonework. Window to front elevation and feature fireplace.

### GROUND FLOOR SHOWER ROOM

Appointed with a three-piece suite to include low-level WC, vanity wash hand basin set over storage cupboard and step-in shower. Tiled walls and flooring.



## FIRST FLOOR STAIRS AND LANDING

A spacious landing area with storage cupboards. Velux rooflight.

### BEDROOM 1

#### 5.03m x 3.91m (16'6" x 12'10")

With two Velux rooflights to front and window to side. Range of built-in wardrobes. Access to: -

### EN-SUITE SHOWER ROOM

Comprising step-in shower, low-level WC and pedestal wash hand basin. Storage cupboard. Tiled walls and flooring. Velux rooflight.

### BEDROOM 2

#### 3.96m x 3.94m (13'0" x 12'11")

Spacious double bedroom with window to rear and Velux rooflight. Range of built-in wardrobes.

### BEDROOM 3

A single bedroom with Velux window to front.

### FAMILY BATHROOM

Appointed with a three-piece suite to include panelled bath with shower over, vanity wash hand basin and low-level WC. Tiled walls and flooring. Velux rooflight.

### GARDENS

The property stands in cottage style corner gardens with pedestrian access to the front. The rear and side gardens with a variety of mature flower and shrub borders. There is also a pedestrian gate leading to private car parking space.

### SERVICES

All mains services are connected to include gas central heating. The property also benefits from its own solar panels with 9KW battery storage.

