



REDWICK

Guide price £790,000



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THE OLD DAIRY

Green Street, Redwick, Magor, CALDICOT NP26 3DY



5 bedrooms

Established gardens totalling just under half an acre

Rural location accessible to the M4 for commuting

This beautifully presented and thoughtfully refurbished detached barn conversion offers generous and versatile family accommodation, set in an idyllic edge-of-village position surrounded by open countryside. Originally part of a working dairy and barn, the property has been carefully transformed into a warm and characterful home that blends period features with contemporary living. The most recent phase of works in 2021 incorporated the former garage into the main accommodation, creating valuable additional bedroom space and a new family bathroom, enhancing the overall flexibility of the layout.

Exposed beams, stonework and inglenook fireplaces sit comfortably alongside modern fittings, extensive glazing and a superb open-plan living hub, making the house equally suited to everyday family life and entertaining, whilst also offering the potential of multi-generational living.

The location is particularly appealing, positioned on the edge of the village of Redwick. The surrounding landscape forms part of the historic Caldicot and Wentloog Levels, reclaimed coastal land offering wide skies and a sense of openness. Despite its peaceful rural setting, the property remains well connected, with straightforward commuting routes to Bristol, London, Newport and Cardiff. Within walking distance are the village pub, the Rose Inn, and the Grade I listed parish church of St Thomas, noted for its medieval stone carvings. The Welsh Coastal Path can also be accessed nearby, providing miles of scenic walking along the coastline.



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KEY FEATURES

- Superb detached barn conversion
- Spacious accommodation offering flexible lateral living
- Beautifully presented living room with wood burning stove, plus study
- Well proportioned kitchen with dining and family area
- Off road parking for several vehicles
- Viewing highly recommended



STEP INSIDE



Approached via a shared driveway that leads to its own sweeping private drive, the property enjoys a sense of arrival and privacy, with ample parking to the front.

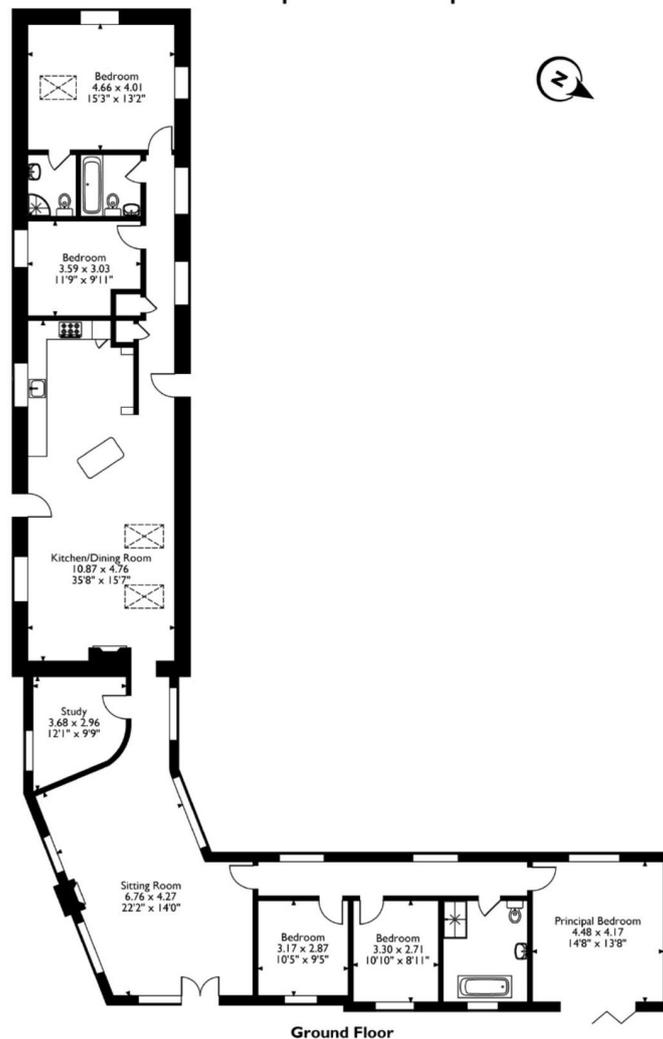
A solid wooden door opens into the heart of the home, an impressive open-plan kitchen, breakfast and family room. A light-filled and sociable space fitted with an extensive range of contemporary base and wall units topped with attractive worktops. Integrated appliances include a dishwasher, twin ovens with grill and a warming drawer plus a five-ring gas hob with extractor. A central island provides additional storage, a built-in wine cooler, making it as practical as it is stylish. Exposed beams and a feature inglenook fireplace with a wood-burning stove add warmth and character, while a partly glazed door opens to the side patio.

Finished with attractive slate flooring and underfloor heating, the accommodation flows into a spacious living room featuring large windows that frame both the front and rear elevations, exposed beams and a further inglenook fireplace with a multi-fuel stove.

A separate study, which can also provide an additional bedroom if required, offers flexibility for home working.

The bedroom accommodation is well balanced and thoughtfully arranged. As previously mentioned due to the nature of the rooms being located at either ends of the dwelling, the property offers a multi-generational option if required.

Approximate Gross Internal Area 204 Sq M/2196 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited.

Within the recent extension (2021) there are three additional generous double bedrooms to include the spacious principal bedroom which has bi-fold doors which open out to the rear garden. These are served by a modern bathroom, fitted with a four-piece suite to include a free-standing oval shaped bath and separate oversized shower enclosure with rain shower.

The guest bedroom (located to the far right of the property) enjoys exposed beams and a well-appointed en-suite.

There is an additional double bedroom to right wing of the property which is served by a bathroom, with a three-piece suite in white, to include a panelled bath with rain shower over.

VENDOR'S INSIGHT

"The Old Dairy has been a wonderful home for us to raise our young children in. The house is bright, open and flexible which works really well for family living and working from home. The cosy fireplaces and spacious dining room make it a great entertaining space for celebrations such as Christmas, and the garden is fantastic for summer gatherings. Redwick is a warm and welcoming community, with a history group, book club, village golf days and a calendar of events throughout the year. A school bus also runs through the village for local primary and secondary schools."

STEP OUTSIDE



Outside, the gardens and grounds extend to just under half an acre, and provide a tranquil and private setting. Predominantly laid to lawn, the garden is interspersed with an impressive selection of mature trees and an orchard. Bounded by fencing and natural hedging the property overlooks countryside and offers raised flower and vegetable planters. To the side elevation there is a paved sun terrace and to the front elevation the private driveway offers parking for several vehicles.

Overall, this is a rare opportunity to acquire a substantial and characterful barn conversion that combines rural tranquillity with modern comfort, generous living space and excellent accessibility.

AGENTS NOTE:

Private drainage is a shared (with 2 other properties) non chemical sewage digester. The vendor currently contributes approximately an average of £260 per annum.

Heating is both oil and electric, underfloor and radiators. LPG for kitchen hob.

Access driveway is shared by 4 properties.

Construction is made up of standard, and steel and timber framed (extensions).

INFORMATION

Postcode: NP26 3DY

Tenure: Freehold

Tax Band: G

Heating: Oil and electric,
underfloor and radiators

Drainage: Private

EPC: D





DIRECTIONS

From Chepstow proceed to the High Beech Roundabout and take the third exit (Caerwent A48). At the next roundabout (approx. 1.4 miles) take the first exit onto B4245. Continue along this road without deviation for several miles, bypassing Caldicot, and passing through Rogiet & Undy. On entering Magor turn left (signposted Magor Square) and proceed to the mini roundabout, continue through the village square and turn left at the junction (sign posted Redwick 2.5 miles) continue over the bridge. Follow the road passing Whitewall Kennels and South Wales Sports Ground on the left-hand side. Proceed into Green Street (do not turn left signposted Redwick). Take the right-hand turn into Redwick House and keep right, where the property is located on the right.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	57	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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