



Old Gunters Barn  
Caerwent | Caldicot | Gwent | NP26 5BA

# STEP INSIDE

## Old Gunter's Barn

This V-shaped stone barn is understood to date from the early to mid 1700s. It sits in harmony with the beautiful Monmouthshire countryside surrounding it and is an oasis of calm and privacy. In recent years it's been lovingly converted to provide a comfortable and contemporary three-bedroom family home that's practical and welcoming while retaining its original character and integrity.

Situated on level ground, its overall design is well balanced and provides a natural flow between rooms.

The front door opens into a welcoming entrance hall that leads to a spacious living room, kitchen, utility room and cloakroom.

Measuring at 5.28 by 4.97m (17.4 by 16.4ft), the living room enjoys plenty of natural light, with a large, almost floor-to-ceiling window looking out over the gardens. There are character-rich exposed beams and a feature fireplace that add to its charm.

The generously sized kitchen, situated at the other side of the entrance hall, has wooden fitted units, attractive backsplash tiling and a built-in oven and hob, with enough space for a dining table and large fridge-freezer. Close by is the utility room with fitted units and plumbing for a washing machine and tumble dryer.

A door from the kitchen leads into a games room, currently arranged around a pool table, with a bar and seating area. This excellent social space has been created from the property's integral double garage.

An inner hallway connects the living room to three bedrooms, one of which is currently used as a study.

The principal bedroom has an en suite shower and there's a large family bathroom.

Old Gunter's Barn is double glazed throughout the property and has gas heating.













# SELLER INSIGHT

“ Old Gunter's Barn is a beautifully converted barn that offers space, comfort and character in an idyllic and picturesque setting; creating a perfect oasis of calm and privacy whilst remaining close to a welcoming village community.

The present owner, Kate, recalls how she and her husband first discovered the rather run down barn and saw its potential as a superb family home. They lovingly brought the barn back into the twenty first century, and work included redecorating throughout, converting the garage into a games and garden room, alongside the addition of a new garage.

Natural light floods the rooms in Old Gunter's Barn creating a bright and uplifting ambience throughout the home. Windows frame stunning views that sweep across the countryside towards the River Severn and the Severn Bridge, bringing a sense of connection with the beauty of the landscape, into the home.

Each room is designed to be both practical and welcoming, but the lounge and the games room are the firm favourites, offering peaceful places to relax, and unwind. The lounge window draws the garden indoors enhancing the calm of this charming living space. The garden room has been the hub for entertainment and social gatherings. With its bar, that has been stocked with draught beer, pool table and comfortable seating places it holds memories of happy gatherings of family and friends.

Outside the lawns wrap round three sides of the house, and the areas of dry flintstone, colourful planting and shrubbery combine to make a garden for sitting and savouring this tranquil oasis where the sounds of the busy birdlife add to the delight. A covered outdoor spot provides the perfect spot for al fresco dining whether enjoying a quiet time with a book or hosting friends on quiet summer evenings. A gate leads into the three adjoining paddocks, currently used by a farmer for grazing his cattle, but has also served as a landing spot for a helicopter, highlighting the flexibility and appeal of the property.

Old Gunter's Barn is only five minutes from community minded Caerwent village which offers a pub and post office, and the remains of an ancient Roman forum and temple. Steeped in history, and three miles away, the town of Caldicot has a castle, leisure centre and costal walking paths whilst Chepstow and Newport are easily accessible for shopping, restaurants and commuting. Monmouthshire is renowned for its beautiful landscapes, rivers, and scenic coastal path and countryside walks.

Kate says Old Gunter's Barn has given the family twelve very happy years, but the time has come to downsize and she knows that the barn will bring the next owners the same peaceful lifestyle and sense of belonging.”



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













# STEP OUTSIDE

## Old Gunter's Barn

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Far-reaching views of open farmland towards the Severn Bridge and River Severn can be enjoyed to the south of Old Gunter's Barn, which brings a sense of connection between the property and the beauty of the surrounding landscape.

The property is surrounded by 1.46 acres of land, which includes peaceful gardens full of birdlife and three paddocks that are currently used by a farmer for grazing cattle but have also provided a landing spot for a helicopter.

Lawns wrap around three sides of the house and there are areas of dry flintstone, together with colourful planting and a shrubbery, and a covered area that's perfect for al fresco dining.

A gravel driveway leads off the road and there's plenty of off-road parking.

All in all, this is a peaceful and private space offering plenty of scope for a smallholding, equestrian activities or a growing family.

### Location

Old Gunter's Barn is located on the edge of Caerwent, a village with a strong sense of history and community that's renowned for its Roman heritage and ancient stone walls.

Caerwent has a pub and post office, along with excellent access to road networks, including the A48, M4, M48 and Severn Bridge crossings.

The market town of Caldicot is just over two miles away and offers a range of services and shops, including a leisure centre. It's well known for its medieval castle and the Caldicot Levels on the north side of the Severn Estuary, an area popular with walkers.

The busy town of Chepstow, with its wide range of shops and services, pubs and restaurants, is approximately four miles from Old Gunter's Barn. Newport, with its wider offering and theatre is 12 miles away and Caerwent is well-placed for working or socialising in Bristol too, with the city approximately 25 miles away.

The area has good general sporting facilities and golfers are well served by courses such as the Celtic Manor Resort and St Pierre Golf & Country Club.

Local schools have an excellent reputation. The independent Haberasher's School in Monmouth is around 27 miles away.





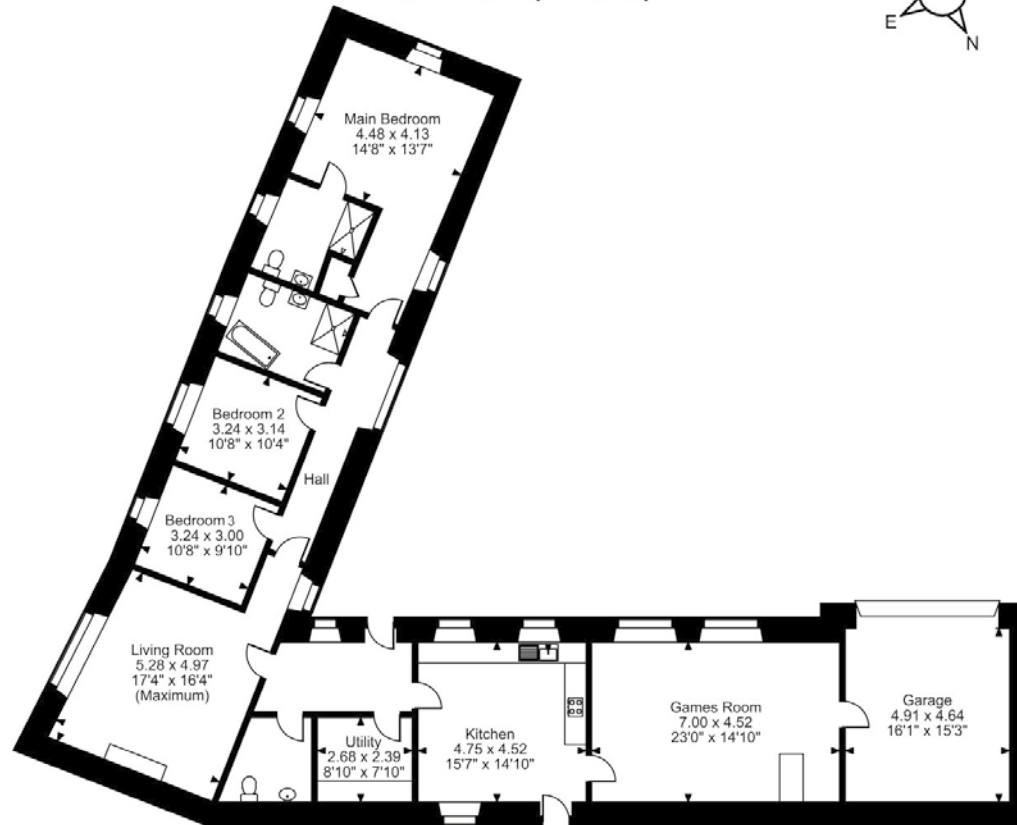
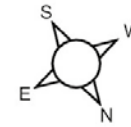
**Old Gunters Barn Caerwent, Caldicot, Gwent**

**Approximate Gross Internal Area**

**Main House = 1887Sq Ft/175 Sq M**

**Garage = 245 Sq Ft/23 Sq M**

**Total = 2132 Sq Ft/198 Sq M**



**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		88 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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