

## The Old Stable Mews Lower Bar, Newport, TF10 7BE

**Auction Guide £215,000**

Nestled within the curtilage of a Grade II listed building, The Old Stable Mews has been comprehensively refurbished and thoughtfully reimaged to create a highly distinctive home. This freehold two-bedroom, two-bathroom property blends period character with contemporary living and immediately conveys a sense of privacy and tranquillity whilst being only moments from the centre of Newport and its excellent range of independent shops, cafés, restaurants, pubs and everyday amenities, including Waitrose.

## Property Description

Within easy walking distance of Newport High Street, 'The Old Stables' is accessed through a 'security-coded' arched gate that opens into an attractive partially covered shared walkway, leading to a five-bar farm-style gate, behind which is a low maintenance 'suntrap' courtyard of blue-brick paving. This unique haven of tranquillity boasts steel framed 21-pane Crittall style heritage windows and age-old Oak beams, with the original stable-door amongst its many fabulous features.

This 'upside down' house, entered through a covered Swedish style wooden gazebo and hand-painted, mahogany double French-doors opens into a spacious vestibule with access via solid oak doors to the first of the two bedrooms with heightened ceiling, guest shower and toilet.

Entering through the original stable doorway, leads into a usable space under the stairs, large enough for a small home-office or 'home for the dogs'. The other solid oak door, at the bottom of the double apex stairwell, leads into the huge 7m x 5m master bedroom with a walk-in ensuite bathroom consisting of rain-head shower, ball & claw style bath with matching brushed gold 'Elizabeth Milano' taps and a toilet with bidet and 'Sottini' hand basin. There is also a 'utility' area that houses both a washing machine and tumble dryer.

The Oak stairwell leads to the even larger open-plan lounge with its huge stripped-back & restored 'Mercian Preservation' treated wooden beams, high ceiling and bare-brick feature chimney wall that houses the 10 kWa 'Peanut' log burner and slate hearth.

Off which leads the split-level, modern, fitted kitchen. With induction hob & black glass oversized extractor fan, black & stainless-steel Integrated Tower Double Oven and matching integrated Compact Microwave. The 'FRANKE' double sink and bronze swivel tap, sit aloft the under-counter Dishwasher (that has never been used).

## Utilities

Heating is provided throughout the house by 10x award-winning 'Ecostrad IQ Ceramic Core' radiators. With touch-screen displays, built-in Wi-Fi and Motion centred controls.

The water heating system is by way of an ERP A+ award-winning 'Thermino Heat Battery' that maximises space and provides unparalleled solutions for making homes energy efficient & sustainable whilst reducing emission. The water supply itself is filtered via a BMB-1000 4-litre/8-stage Hydra whole-house comprehensive filtration system.

The property has all brand-new wiring and brazed & jointed copper pipe plumbing.

## Agent Notes

The property is offered with Vacant Possession and No-onward Chain. Conveyancers are already instructed, enabling prospective purchasers and their advisers to undertake due diligence and progress a transaction efficiently.

The property is currently fully furnished and equipped and, subject to agreement, the contents may be made available as part of the transaction, presenting a potential 'Turnkey Opportunity' for owner-occupiers, downsizers, lock-up-and-leave buyers, investors or holiday-let operators.

There is an accompanying 'File of works' available that provides a Client schedule of works, Cost breakdown, Full Planning Permissions, Building Regs Certificates, Engineering design drawings, Timber Preservation Certificates, Asbestos report, Water Efficiency approved documents, Electrical Certificate of Compliance, various receipts & warranties on all major appliances (where relevant).

The property is a Grade II listed building and benefits from a registered EPC exemption. Comprehensive supporting information explaining the property's energy performance, exemption status and extensive refurbishment is available within the auction documentation and online sales information.

## Floor Plan



### The Old Stables Mews

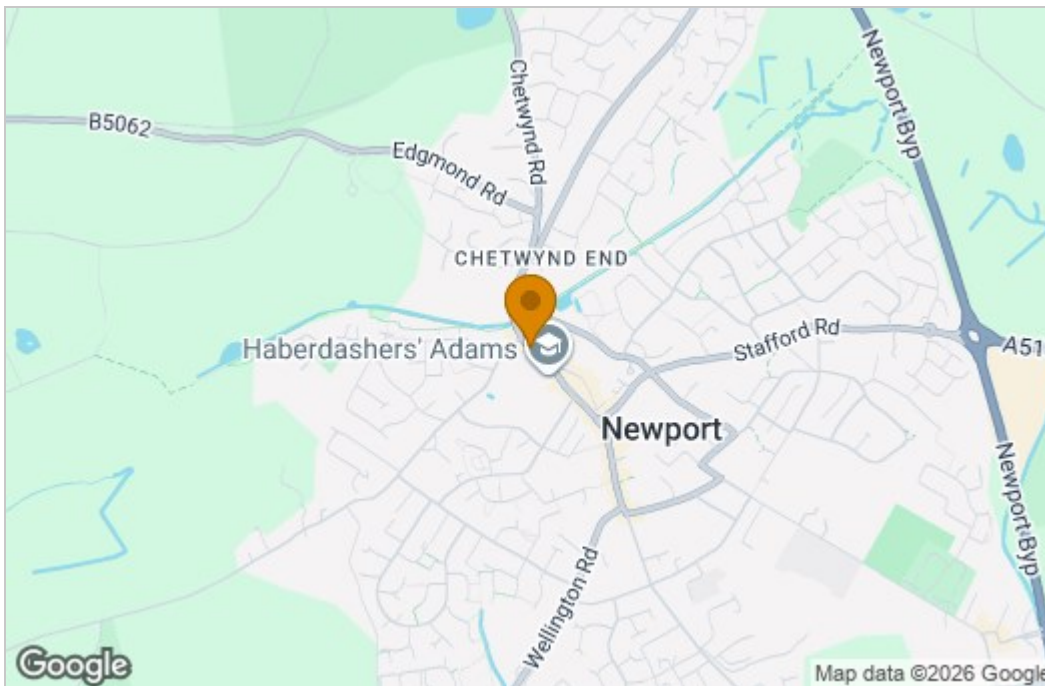
#### Level 1



#### Level 2



## Area Map



## Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.