



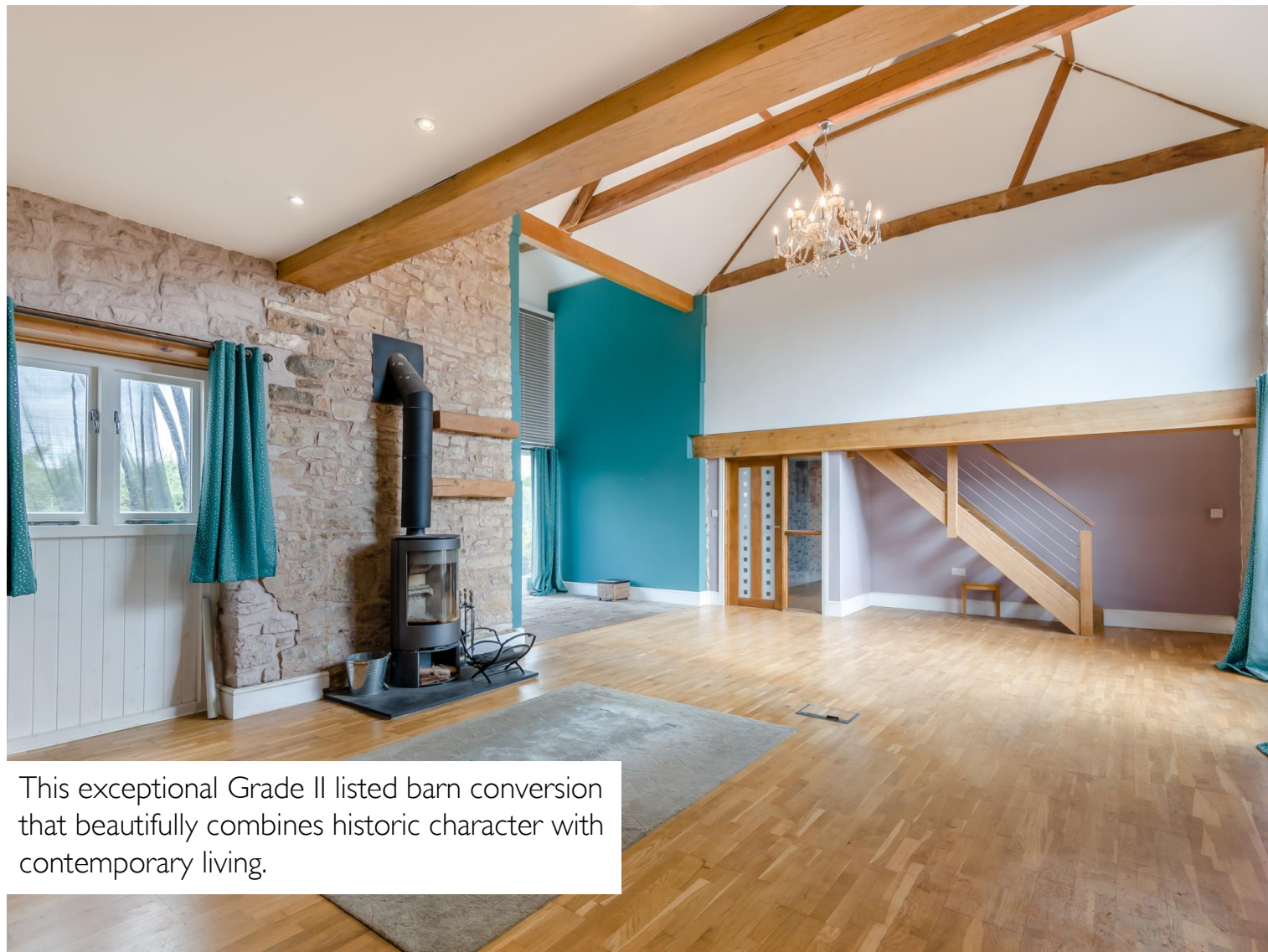
Undy

Guide price **£640,000**



The Granary

Great House Farm, Undy, Monmouthshire NP26 3EN



This exceptional Grade II listed barn conversion that beautifully combines historic character with contemporary living.

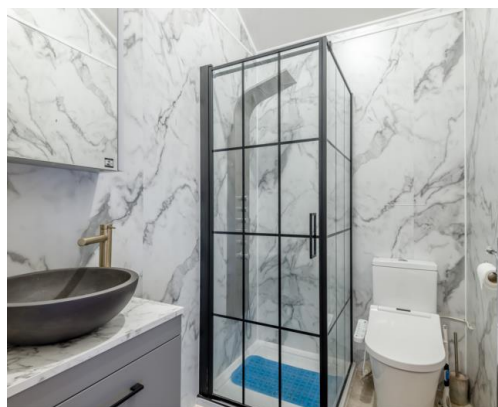


Guide price £640,000



Key features

- Impressive attached barn conversion
- Spacious and flexible family accommodation
- Abundance of character throughout
- Superb mezzanine gallery
- Convenient location close to M4 access
- No onward chain



Step inside



Set close to the popular villages of Undy and Magor, this impressive home enjoys a wonderfully convenient position, with excellent access to the M4 and M48 motorway networks. But it's the space, versatility and character of the property itself that really set it apart.

From the moment you step inside, there's an immediate sense of scale. The impressive entrance hall, with its stone detailing and contemporary staircase, provides a fitting introduction to what lies beyond.

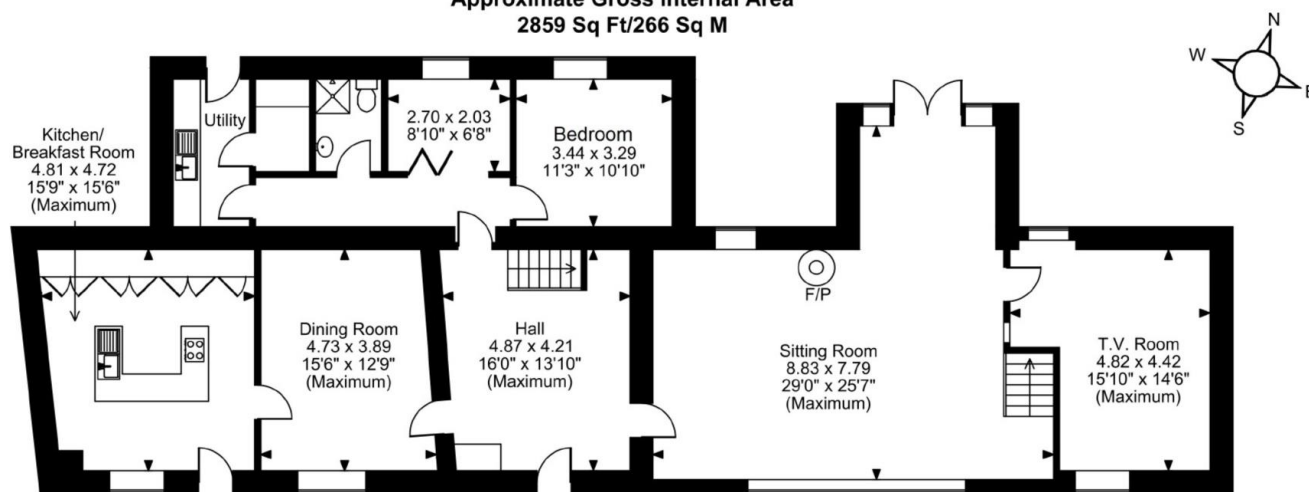
At the heart of the home is the spectacular drawing room – a truly memorable space with a full-height ceiling, exposed beams and expansive windows that draw natural light into the room. A feature wood-burning stove creates a warm and inviting focal point, while the striking mezzanine gallery overlooks the room below, emphasising the remarkable volume and architectural character of this wonderful space. Full-height glazing to both the front and rear, together with patio doors opening onto the garden, creates a seamless connection with the outside.

The accommodation flows beautifully from here. There's a well-proportioned formal dining room, enhanced by exposed stonework, making this an ideal setting for entertaining family and friends.

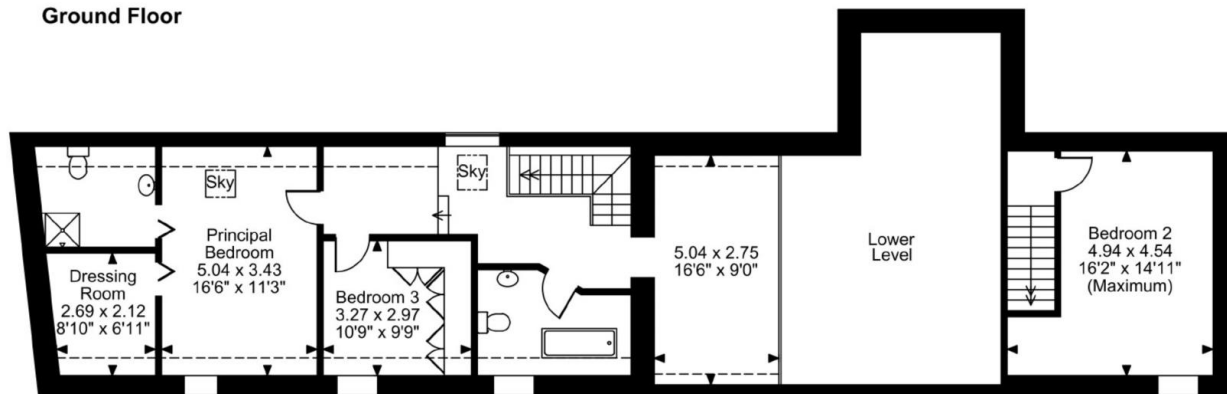
The contemporary kitchen is equally impressive, combining practical design with plenty of style. A large U-shaped Island provides an excellent workspace and incorporates quartz surfaces and a hardwood breakfast bar. There's a four-ring induction hob with feature extractor, twin eye-level ovens, an integrated fridge freezer and dishwasher, as well as an abundance of storage.

Also on the ground floor is a versatile sitting room, currently used as a reception space but equally suited to becoming a fourth bedroom or additional guest accommodation.

The Granary, Great House Farm Undy, Caldicot
Approximate Gross Internal Area
2859 Sq Ft/266 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8704455/DMS

Continuing through the rear hallway, the property offers even more flexibility. There's a further double bedroom, a study currently being used as a gym, a stylish shower room and a well-equipped utility room. The shower room features a contemporary three-piece suite, including a walk-in shower with jet system, Japanese-style high-tech WC and a bowl-shaped wash basin set over useful storage.

The utility room provides additional storage and space for laundry appliances, with access to the substantial boiler room, where the heating and hot water systems are housed.

Moving upstairs, the sense of space continues. The main landing provides access to the remaining bedrooms and bathroom, while the beautifully designed mezzanine creates another useful area overlooking the impressive drawing room below – an ideal spot for a home office, reading area or simply somewhere to pause and appreciate the architecture of the house.

The principal bedroom is a generous room, with a front-facing window and Velux rooflight bringing in plenty of natural light. It also benefits from a substantial dressing room and a private en-suite shower room. The dressing room itself has been fitted with an extensive range of storage.

There are two further double bedrooms, one featuring attractive exposed beams, together with a beautifully appointed principal bathroom. Here, a freestanding bath takes centre stage, complemented by a shower attachment, WC and vanity wash basin. Throughout the home, the original character of the barn has been carefully retained, while modern comforts including underfloor heating have been thoughtfully incorporated to create a property that feels both distinctive and practical.

Ultimately, The Granary offers something rather special – a substantial and characterful historic building, thoughtfully transformed into a highly versatile modern home.

With its impressive proportions, flexible accommodation, striking original features, contemporary comforts and attractive mature gardens, this is a property that needs to be experienced in person to truly appreciate everything it has to offer.

Step outside



Outside, the gardens are predominantly positioned to the rear, the level mature gardens provide a number of separate seating areas. Established trees and shrubs add greenery and a wonderful sense of maturity. There is a large decked area with faux grass for lower maintenance and the boundary is defined by fencing.

To the front, the property benefits from courtyard parking (we are advised that additional parking is currently being added to the title of the property), a garage and a useful additional storeroom, currently used for storing wood, as well as a second utility area. Please note there is a rail track located to the rear of the property and there is right of way access to the property over the attached properties land.

Ultimately, The Granary offers something rather special a substantial and characterful historic building, thoughtfully transformed into a highly versatile modern home. Well located for local amenities including primary schooling, a selection of shops and restaurants and commuting via the M4 or Severn Tunnel rail junction.

AGENT'S NOTE

The land to the front of the property is currently being transferred into the title to create additional parking. There is a rail track to the rear of the property.

The property is Grade III listed.

Drainage is shared with next door via a treatment plant.

Central heating is oil.

Right of way access to the property.

Part of next door is under The Granary's roof.

Sewage pipes from Great House Farm cross and connect with shared sewage system.

There is a 3,000 litre rainwater harvester. This feeds the toilets, washing machine and outside taps.

Information

Postcode: NP26 3EN

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: C



What Three Words

What3words: frail.woodstove.fittingly

The full listing

Form much more information including more photos and location on a map, scan the QR code below to view the full listing on our website:



Property ID: ACP45954

scan here for more
information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	74	81
EU Directive 2002/91/EC		

30 High Street, Chepstow, NP16 5LJ
 01291 626262
 caldicot@archerandco.com
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.