



Newchurch

Guide price **£875,000**



Pwll-y Cath Barn

Newchurch, Chepstow, Monmouthshire NP16 6DJ



Detached stone barn set in approximately 1 acre of grounds, offering potential for dual family accommodation.



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Key features

- Beautifully presented barn conversion
- Bespoke kitchen by Quails of Usk
- Set within own grounds of approx. 1 acre
- Ground floor dual family accommodation
- Large summer house
- No upper chain



Step inside



Converted in 2008 and finished internally to a high standard using premium materials, this property has been thoughtfully crafted as a home for life. The barn offers a spacious and flexible layout, ideal for various uses. It features a separate downstairs bedroom, lounge area, and shower room, making it suitable for dual-family living, guest accommodation, or a comfortable family space.

The open-plan kitchen, with a bespoke design handcrafted by Quails of Usk, features a granite worktop and central island. It flows seamlessly into the dining area, which has ample space for a large dining table and further room for sofas and chairs. Steps lead down to a different level that extends into the lounge, enhancing the versatile layout.

Pwll-y Cath Barn, Newchurch, Chepstow

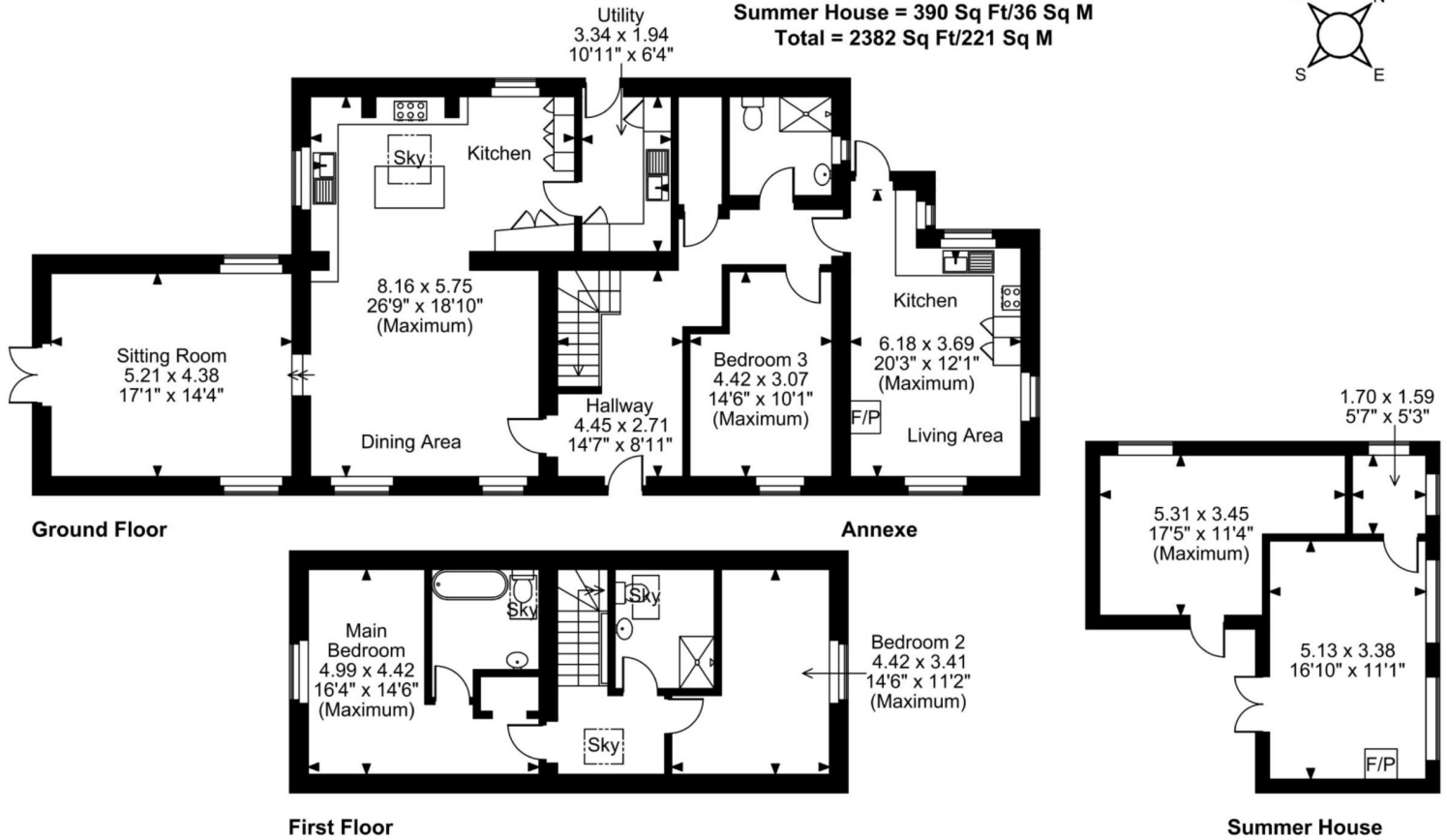
Approximate Gross Internal Area

Main House = 1775 Sq Ft/165 Sq M

Annexe = 217 Sq Ft/20 Sq M

Summer House = 390 Sq Ft/36 Sq M

Total = 2382 Sq Ft/221 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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The lounge boasts vaulted ceilings with exposed oak trusses and beams, complemented by low-positioned windows and patio doors that open out to the rear garden, allowing you to enjoy the beautiful views. The solid hardwood flooring adds warmth and highlights the craftsmanship of the conversion. Additionally, the property benefits from a utility room that houses the tank for the air source heat pump, providing underfloor heating throughout, along with space for a washing machine and storage.

Ascending to the first floor via the dog-leg light oak stairs, you will find two double bedrooms, both featuring vaulted ceilings with magnificent beams and oak trusses. The principal bedroom, with a window overlooking the fields and countryside beyond, boasts an en-suite bathroom with a free-standing bath and modern tiles that beautifully complement the room, along with a roof light. The guest bedroom, similarly in size and with a vaulted ceiling, has access to the main shower room, which is located just off the landing.

Step outside



Situated in the picturesque countryside of Newchurch, this detached stone barn offers a rare opportunity to acquire a beautifully converted home set on approximately 1 acre of landscaped grounds.

As you approach, a sweeping driveway leads to the central position of the barn on the plot. The grounds have been landscaped to some extent, but present further potential for creating additional outdoor spaces - ideal for gardening, entertainment, or relaxation. An approximately 4 acres field is offered by separate negotiation.

AGENT'S NOTE:

The septic tank is located in a neighbouring field and we are advised that access will be grated to maintain and empty it.

The property and additional land is currently on two titles and we are advised that the vendor is in the process of arranging for this to be split.

Information

Postcode: NP16 6DJ
Tenure: Freehold
Tax Band: G
Heating: Ground source
heat pumps
Drainage: Private
EPC: D



What Three Words

What3words: schools.norms.earpiece

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:



scan here for more information

Property ID: ACP45477



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	71
(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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