



LOWER GOCKET BARN

LYDART | MONMOUTH | MONMOUTHSHIRE



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AN EXCEPTIONAL ARCHITECT-DESIGNED BARN CONVERSION ENJOYING AN IDYLIC RURAL SETTING WITH FAR-REACHING VIEWS ACROSS THE MONMOUTHSHIRE COUNTRYSIDE TOWARDS THE BRECON BEACONS. SET WITHIN APPROXIMATELY 5.5 ACRES OF BEAUTIFULLY LANDSCAPED GARDENS AND GROUNDS, LOWER GOCKET BARN SEAMLESSLY COMBINES THE CHARACTER OF A TRADITIONAL STONE BARN WITH CONTEMPORARY DESIGN, HIGH-QUALITY INTERIORS AND IMPRESSIVE ENERGY-EFFICIENT CREDENTIALS.

- Exceptional contemporary barn conversion set within approximately 5.5 acres •
- Magnificent, vaulted kitchen, dining & family room with bespoke handmade kitchen •
- Versatile accommodation with up to five bedrooms, three bathrooms and multiple reception spaces •
 - Far-reaching countryside views •
- Outstanding eco credentials including fully serviced and maintained air source heat pump, solar panels, solar thermal and underfloor heating •
- Beautifully restored character features including exposed oak beams and original arrow slit windows •
- Stunning glazed linking gallery connecting the two major living spaces with a glorious and private inner courtyard •
- Beautifully landscaped gardens, over 30 specimen trees, including fruit trees, productive vegetable garden, greenhouse and paddock •
 - Peaceful rural setting with excellent access to Monmouth, Abergavenny, Newport, Cardiff, Bristol and London •

DISTANCES FROM LOWER GOCKET BARN

Monmouth 3.3 miles • Trellech 3.4 miles • Chepstow 13.8 miles

Abergavenny 16.2 miles • Bristol 30.6 miles

Cardiff 36.5 miles • London 137.2 miles

Bristol Airport 49.2 miles • Cardiff Airport 49.3 miles

Birmingham Airport 80.4 miles

Chepstow Train Station 14.1 miles • Abergavenny Train Station 15.2 miles

Bristol Parkway Station 25.7 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The property enjoys excellent connectivity to the main road network, while benefiting from a peaceful rural setting, with the historic market town of Monmouth just 3.3 miles away. Situated within an attractive and highly sought-after area of Monmouthshire, the location combines the tranquillity of the countryside with convenient access to a comprehensive range of amenities and services.

Renowned for its strong educational provision, Monmouth is home to highly regarded schools including Haberdashers' Monmouth School, Llangattock School Monmouth with Montessori Nursery, Trellech Primary School and the recently redeveloped Monmouth Comprehensive School. The town also offers an excellent range of everyday amenities, including independent boutiques, cafés, restaurants, Waitrose, M&S Simply Food, and the Savoy Theatre, together with a variety of sporting, leisure and community facilities.

The surrounding area is particularly celebrated for its outstanding natural beauty and rich heritage. The Wye Valley, an Area of Outstanding Natural Beauty, lies on the doorstep and offers exceptional walking, cycling, riding and outdoor pursuits. A wealth of renowned attractions are also within easy reach, including Tintern Abbey, Raglan Castle, Chepstow Castle and the Monmouthshire & Brecon Canal. The Brecon Beacons National Park is readily accessible, providing further opportunities for hiking, outdoor recreation and exploring some of Wales' most spectacular landscapes. This exceptional location offers the perfect balance of rural living, outdoor lifestyle opportunities and accessibility to both local amenities and wider regional centres.

THE PROPERTY

The accommodation has been carefully designed to maximise natural light and creates a stunning natural gallery of countryside views through its many large and generous contemporary windows. The layout provides exceptional flexibility for modern family life.

At the heart of the home is the magnificent, vaulted kitchen, dining and family room. Featuring exposed oak beams, original arrow slit windows and full-height glazing, this spectacular space successfully balances the barn's historic character with contemporary design. The bespoke handmade kitchen is beautifully appointed with an extensive range of cabinetry, generous island, granite work surfaces and a comprehensive range of integrated appliances, creating an ideal environment for both everyday living and entertaining. Complementing the kitchen is a useful pantry area.

A glazed link provides an elegant connection between the original barn and the adjoining accommodation, creating a striking architectural feature that floods the interior with natural light and seamlessly joins the indoor and outdoor living spaces together.

Additional reception spaces include a study, a peaceful library and reading area, a mezzanine snug overlooking the principal living space, offering excellent flexibility for both relaxation and home working and a ground floor bedroom which could equally be utilised as an additional living space.



The bedroom accommodation is equally impressive, with up to five well-proportioned double bedrooms arranged to provide privacy and versatility. The principal suite enjoys a luxurious en suite that offers the choice of walk in shower or a relaxing bathroom with freestanding bath and delightful views across the surrounding countryside. The remaining bedrooms are served by beautifully appointed bath and shower rooms finished to an equally high standard.

There is excellent scope for multigenerational living at Lower Gocket Barn with a utility room in situation that could be adapted to create a second kitchen space.

Throughout the property, the quality of workmanship and attention to detail are immediately apparent. Bespoke joinery exposed structural timbers, natural materials and carefully selected finishes combine to create interiors of warmth, elegance and timeless appeal.

Sustainability has been integral to the design, with fully serviced and maintained air source heat pumps, solarphotovoltaic panels, solar thermal systems, underfloor heating, high-performance glazing and excellent levels of insulation ensuring impressive renewable energy efficiency alongside year-round comfort.

OUTSIDE

Approached via a private lane leading to the gated driveway, Lower Gocket Barn occupies a peaceful setting within approximately 5.5 acres of landscaped gardens and paddock, enjoying far-reaching views across the Monmouthshire countryside towards the Brecon Beacons, every night the sunset is spectacular.

A beautifully designed central courtyard provides a private space for outdoor dining and entertaining, seamlessly linking the principal living areas with the gardens to create one multi-faceted living space. Expansive lawns, mature trees and well-stocked borders create an attractive setting with year-round interest.

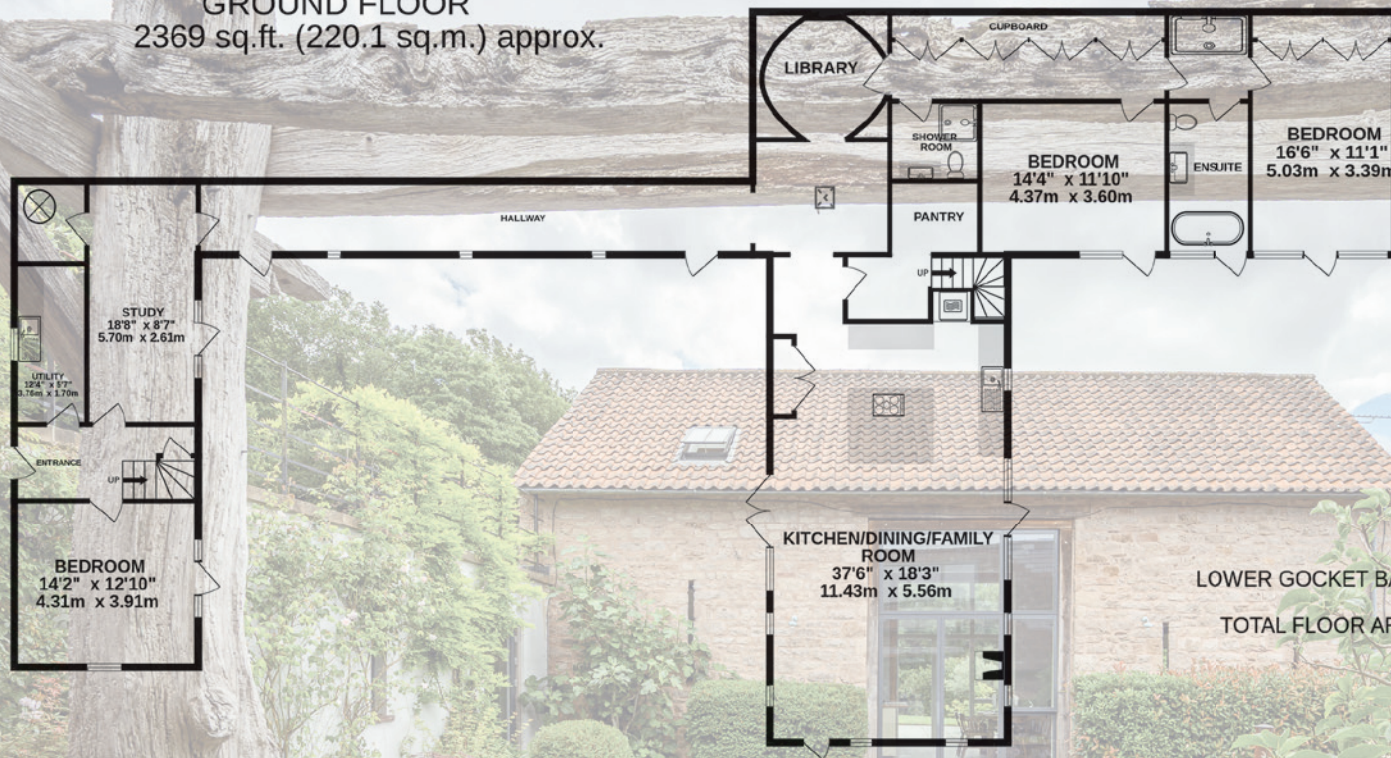
Beyond the formal gardens are productive vegetable beds, a greenhouse, wildlife-friendly planting and areas of open grassland, offering plenty of space for gardening, recreation and enjoying the surrounding countryside.

The property also benefits from ample parking together with useful storage and ancillary facilities, complementing its practical and versatile appeal.



GROUND FLOOR

2369 sq.ft. (220.1 sq.m.) approx.

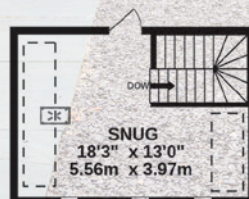


LOWER GOCKET BARN, LYDART, MONMOUTH, NP25 5QH

TOTAL FLOOR AREA : 3055 sq.ft. (283.8 sq.m.) approx.

1ST FLOOR

686 sq.ft. (63.7 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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KEY INFORMATION

Services: Mains electricity, water, private drainage and air source heat pump. The Air source heat pump and thermal solar hot water panels work together to provide the hot water to the house and fully zonable underfloor heating system. Additional solar panels generate electricity, and are part of the EDF feed in tariff scheme, generating income four times a year.

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: H

Local Authority: Monmouthshire County Council. Telephone 01633 644 644.

Viewings: Strictly by appointment with the selling agents.

Directions: From Monmouth take the B4293 and proceed towards Mitchel Troy. After about 1 mile the road will fork to the left, signposted 'Trellech', take the left fork and continue to wind up the hill until you reach a signpost on the right to Craig Y Dorth. Take the turning and continue for a short distance. Turn left after Caer Llan Conference Centre and follow the farm track until reaching the property on your left.

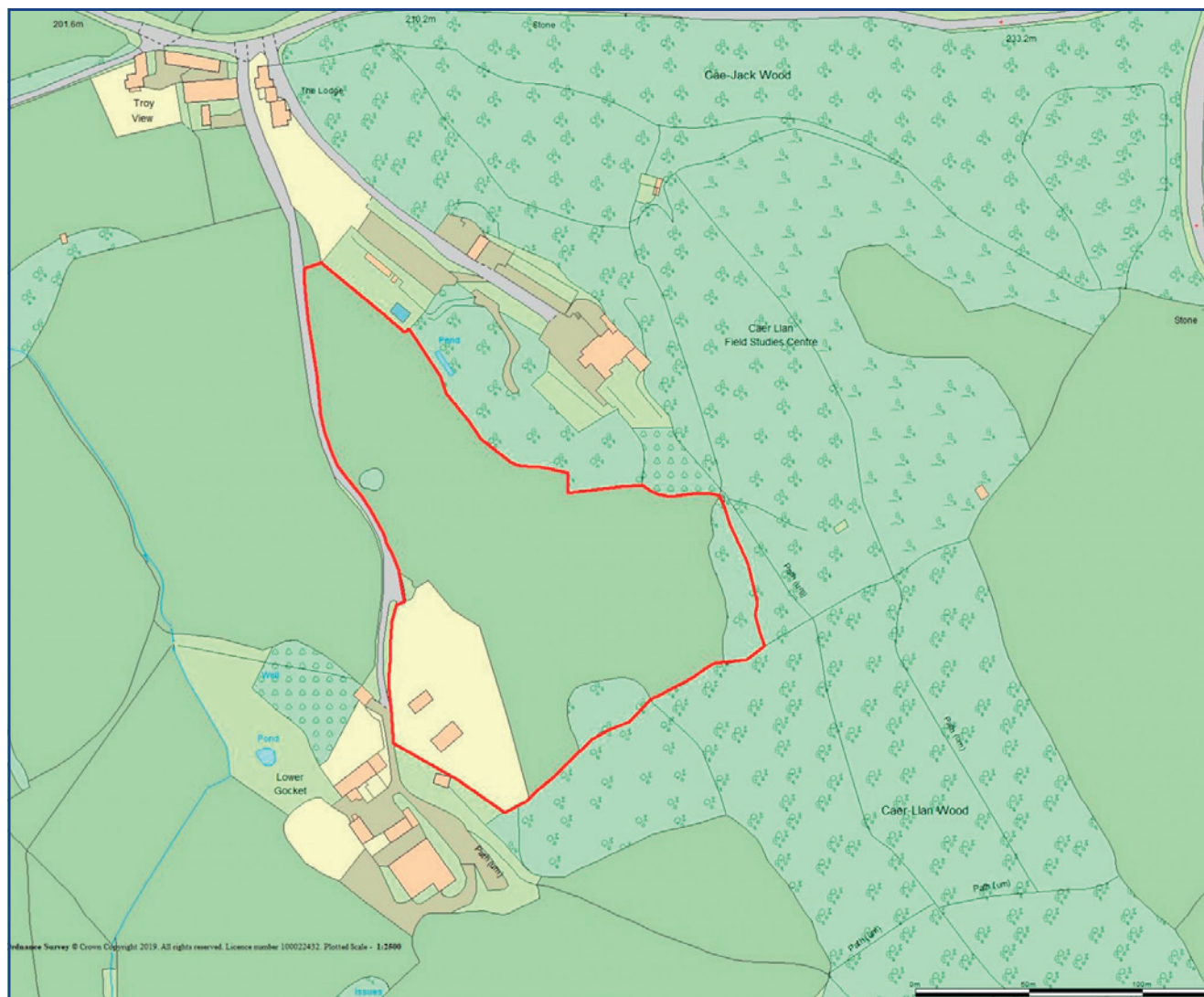
Postcode: NP25 4RL

WHAT3WORDS



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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