



LOWER GOCKET BARN

LYDART | MONMOUTH | MONMOUTHSHIRE







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LOWER GOCKET BARN IS A HIGH SPECIFICATION BARN CONVERSION DESIGNED TO BE UNDERSTATED AND ECO FRIENDLY. THE ARCHITECT BLENDED IT INTO THE SURROUNDING COUNTRYSIDE, RATHER THAN STAND OUT FROM IT BY BUILDING INTO THE HILLSIDE.

YOU HAVE ALL THE BENEFITS OF RURAL LIVING JUST A SHORT DRIVE AWAY FROM ALL THE AMENITIES MONMOUTH TOWN CENTRE HAS TO OFFER. SITTING IN MORE THAN FIVE AND A HALF ACRES OF LAND WITH OUTSTANDING FAR REACHING VIEWS OVER THE BRECON BEACONS THIS STUNNING ENERGY EFFICIENT FAMILY HOME CATERES FOR OPEN PLAN MODERN DAY LIVING WITHIN A CHARACTER PROPERTY

A conveniently located respectful barn conversion maintaining character but incorporating extensive Eco features to minimise the impact on the environment and create a highly efficient home.

Eco features include air source heat pump, solar panels, solar thermal panels, over specified insulation, Velfac windows and doors and electric vehicle charge point.

Character features include arrow slit windows, original exposed ceiling beams and the original double height barn space, airy and light with large windows, ideal for family living.

High efficiency underfloor heating on the ground floor is complimented by a wood burning Esse Stove in the Barn space that provides, heat, cooking and a focal point for the room in winter.

The large open-plan kitchen/dining/family room with original vaulted ceiling and oak beams is a wonderful space for both family living and for entertaining in style.

Versatile accommodation with 5 bedrooms and flexible living spaces.

Extremely versatile accommodation ideal for family living

Monmouth 3.3 miles • Trellech 3.4 miles • Chepstow 13.8 miles • Abergavenny 16.2 miles • Bristol 30.6 miles • Cardiff 36.5 miles • Bristol Airport 49.2 miles • Cardiff Airport 49.3 miles • London 137.2 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

There are good connections to the main road network with the historic border town of Monmouth being just 3.3 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, Trellech Primary School and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.





THE PROPERTY

This stunning home caters for open plan modern day living within a character property. The quality of design and flow is evident throughout, with natural light being a key element. Originally a hay barn it was converted in 2014 and a further barn added, with both barns being connected by a glazed 30ft passageway wrapping around a central courtyard. The property has been created using the highest quality materials and fittings throughout and boasts many Eco features while retaining the character and charm of the original barn. The property has been designed with versatility in mind so as well as being a superb family home it lends itself to dual family living.

The original barn houses the kitchen, dining and family area that really is the main hub of the home. The temperature in this magnificent vaulted space along with the rest of the property is regulated using thermostats to make sure a constant temperature is maintained throughout the property. There is underfloor heating under the limestone floor and Velfac windows that are known to let in significantly more daylight than traditional alternatives due to their slimline frame. Original arrow slit windows compliment modern glass doors.

The kitchen comprises of a range of units handmade by a local joiner. There is a pantry cupboard cleverly disguised as a bookcase and a central island with a Miele induction hob and a downdraft extractor fan that rises up out of the granite worktop. Further integral appliances include a Miele double oven and microwave and a dishwasher. A Belfast sink sits under one of many arrow slit windows with attractive stone sills.

The dining and family area within this vast space has much character to include the barns original exposed A frame and an Esse stove that can be used for cooking as well as heating.

Behind the kitchen an obscured glass door neatly hides a larder with plenty of space for an American style fridge freezer. A staircase with Oak treads and blue LED lights leads up to a snug. The snug is on a mezzanine level and has exposed ceiling beams and art deco style windows overlooking the kitchen, family and dining room.

A circular library area with curved walls and cupboards and mood lighting is located at the end of the central corridor. This forms the entrance to the master bedroom, second bedroom and family bathroom. Back lit floor to ceiling cupboards provide a clever storage solution outside of these rooms.

The master bedroom has a row of fitted wardrobes and a wall of glass comprising of large windows and a door to the garden. The en-suite bathroom has Mandarin Stone floor and wall tiles and a pebble feature wall.



A modern and contemporary oval bath with freestanding taps sits in front of a large glass window making it possible to relax in the bath and enjoy a view of the garden.

The second bedroom also has its own private door to the garden. It is located next to the wet room. The wet room has a sumptuous feel with fibre optic lighting on the ceiling designed to imitate stars. The Grohe waterfall shower with hand-held attachment has a glass shower screen and Fired Earth wall tiles.

The 30ft central passageway connecting the two barns is naturally well-lit with two doors opening out on to the central courtyard. The passageway opens out into the second barn that has a study area, control room, utility room, two bedrooms plus a hobby room/bedroom.

The current owners use this side of the barn as their main entrance. Enter the lobby that has a door into a utility room. The utility room has a stainless-steel sink and drainer and plenty of space for white goods. Opposite the utility room is a hobby room or bedroom with a glass door opening out to the central courtyard. The office/study has a door into the control room housing all the controls for the heating system including the underfloor heating. A staircase with Oak treads leads up to two further bedrooms, each one having a pleasant views over the gardens and countryside. Between the two bedrooms is a shower room that has a corner shower cubicle with subway tiling, pedestal wash hand basin and white w.c.

OUTSIDE

The property is accessed via a farm track with a five-bar gate opening into a gravelled off-road parking area for several vehicles. An electric vehicle charge point can be found within the parking area.

The two barns and central passageway wrap around a central courtyard forming a horseshoe shape. It has an attractive pergola made from beams taken from the original barn, a slate al fresco dining area, a deck designed to hold a hot tub and outside lighting and electrical sockets. There are well established flower borders. Lavender and herbs have been used in abundance to make the area look and smell attractive.

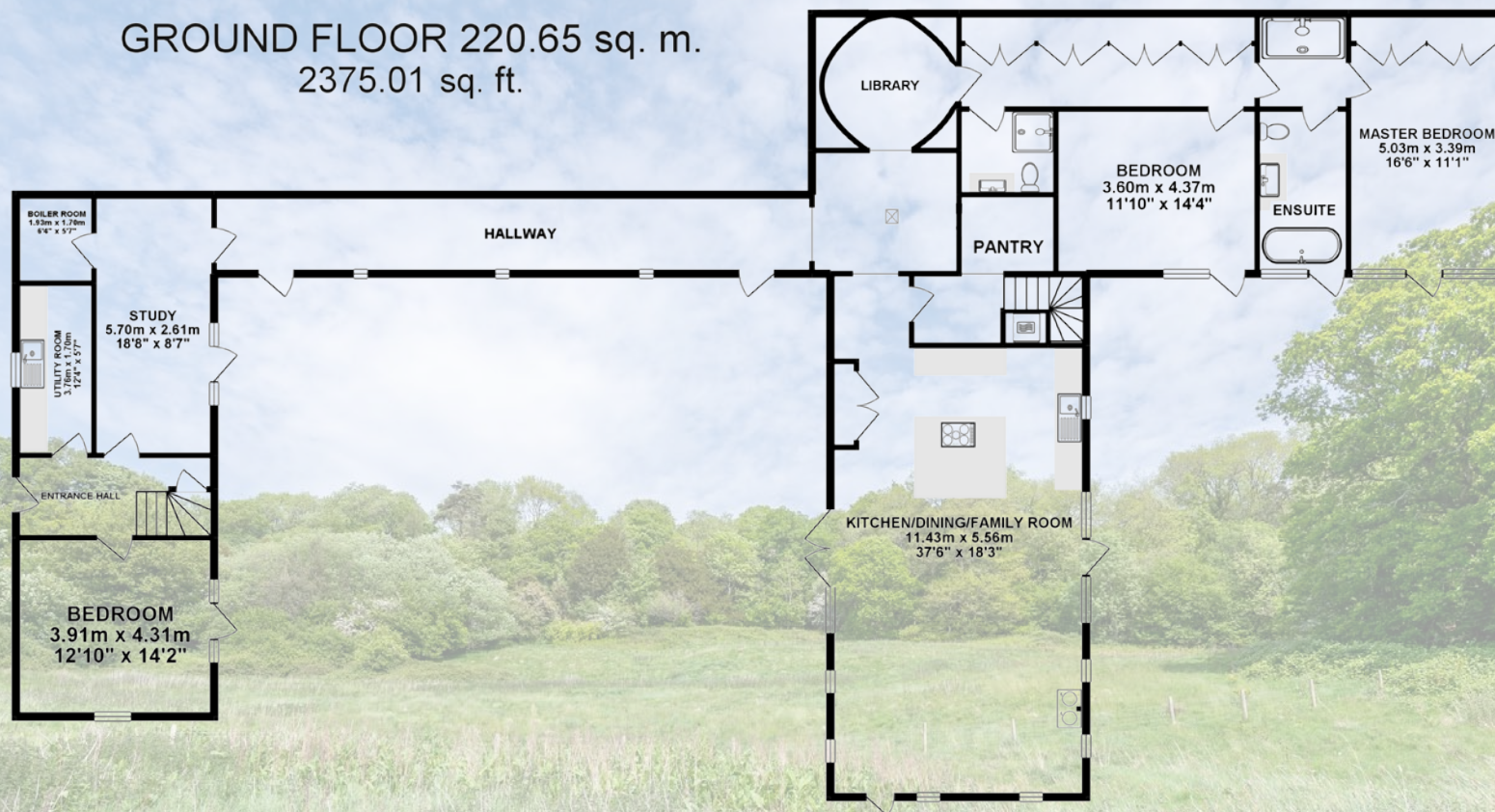
A further patio and lawn outside of the kitchen makes an ideal spot for breakfasting. Nearby is a chicken coop, chicken run and a greenhouse.

The garden steps up to a large flat lawn where outstanding far reaching views can be appreciated. From here the property appears to blend in and become part of the landscape. There is a vegetable produce area and storage shed.

The rest of the land at Lower Gocket Barn is currently utilised as a natural wild garden.

FLOORPLAN

GROUND FLOOR 220.65 sq. m.
2375.01 sq. ft.



1ST FLOOR 63.73 sq. m.
685.93 sq. ft.



TOTAL FLOOR AREA : 284.37 sq. m. (3060.94 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Agents Note: Lower Gocket Barn benefits from having Solar panels and an air source heat pump which generates an income from a renewable energy incentive. The benefits from the solar panels and air source heat pump will be passed to the new owners.

Services: Mains electricity and water, private drainage and oil fired central heating.

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 644644

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

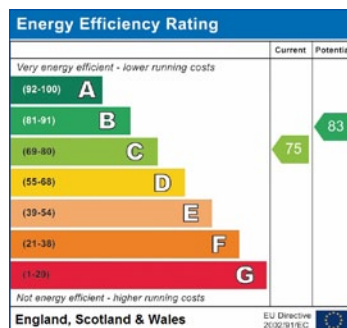
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