



LOWER HOUSE BARN

WOLVESNEWTON | DEVAUDEN | CHEPSTOW

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MONMOUTHSHIRE | NP16 6NY

LOWER HOUSE BARN IS A BEAUTIFUL, DETACHED BARN CONVERSION SITUATED IN A RURAL BUT ACCESSIBLE POSITION IN MONMOUTHSHIRE. SET IN A GENEROUS PLOT APPROACHING HALF AN ACRE THIS CHARACTER FILLED HOME BOASTS THREE DOUBLE BEDROOMS, TWO BATHROOMS AND A SITTING ROOM WITH WOOD BURNING STOVE. WITH A SPACIOUS OFF-ROAD PARKING AREA, A LARGE STEEL FRAMED OUTBUILDING PERFECT FOR A WORKSHOP, GARAGE OR STORAGE, AND EXCELLENT TRANSPORT LINKS, THIS PROPERTY OFFERS THE PERFECT BALANCE OF TRANQUILLITY AND ACCESSIBILITY.

- Beautiful, detached barn conversion in a rural yet accessible location •
 - Three bedrooms and two bathrooms •
 - Character features throughout •
 - Sitting room with woodburning stove •
- Large steel framed outbuilding perfect for workshop / storage •
 - Spacious driveway with turning circle offering parking for multiple vehicles •
 - Generous sized plot approaching half an acre •
 - Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4 •
 - Freehold with vacant possession •
 - Offered with no onward chain •

DISTANCES FROM LOWER HOUSE BARN

Devauden 3.4 miles • Trellech 5.8 miles • Usk 6 miles
Chepstow 8.9 miles • Monmouth 11.3 miles • Newport 18.2 miles
Bristol 25.9 miles • Cardiff 29.1 miles • London 133 miles
Chepstow Train Station 9.3 miles • Newport Train Station 17.9 miles
Bristol Airport 34.1 miles • Cardiff Airport 44.2 miles
Birmingham Airport 92.9 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

Lower House Barn enjoys an excellent location in Wolvesnewton in the community of Devauden, 8.9 miles north west of Chepstow, and between the villages of Devauden and Llangwm. The property is surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4. Devauden, just 3.4 miles from Lower House Barn has a village hall, shop, garage and a mobile post office. Devauden has a thriving community, details of which can be found on the Devauden village website www.devauden.org.uk. Trellech, another thriving community located just 5.8 miles away from Lower House Barn has a primary school, church and public house.

Just 8.9 miles from the property is Chepstow, a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain and Chepstow Racecourse. St. John's on-the-Hill is a co-educational day and boarding preparatory school with all-year round Day Nurseries. There are also primary schools in the area and Chepstow Comprehensive School. Chepstow has a bustling high street with a mixture of high street chain stores, independent shops and eateries.

The property is approximately 11 miles from Monmouth. The town boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. 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 activities.

An abundance of tourism and recreational activities exist within the beautiful Wye Valley, Tintern Abbey, Raglan Castle, Monmouthshire and Brecon Canal are all easily accessible.

THE PROPERTY

Lower House Barn is a beautiful three bedroom detached barn conversion situated in a rural but accessible location. The property sits centrally in a plot approaching half an acre and is surrounded by Monmouthshire countryside.

Step into the inviting entrance hall where you can instantly appreciate the properties character and charm. From here a ground floor cloakroom can be found and also access to the kitchen and sitting room.

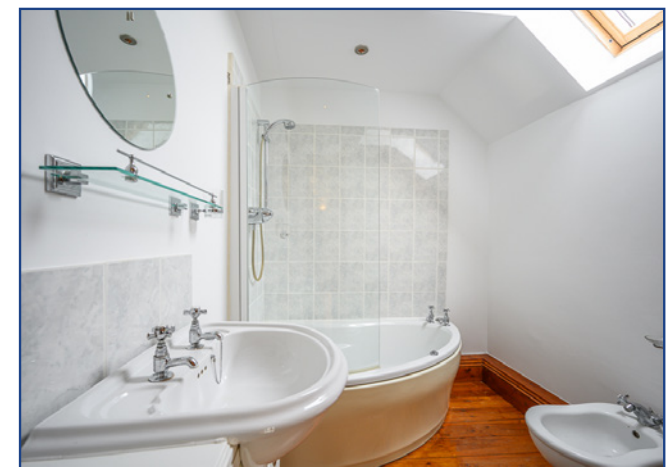
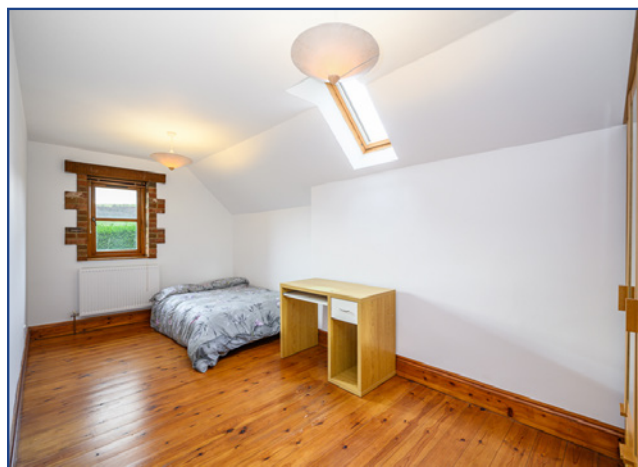
The sitting room is spacious and boasts exposed wooden beams, wooden flooring and a stunning brick fireplace with wood burning stove. Natural light enters the space via a centrally located window adding to the warm and inviting atmosphere.

A door leads into the dining room where the character and charm continue. There is ample space for a family sized table and chairs and doors allow access to the rear garden and patio.

The kitchen is delightful and benefits from a blend of traditional and modern features. The exposed wooden beams are complemented by cream base and wall units with a generous amount of worktop space. A large island / breakfast bar offers additional worktop space and seating. Doors conveniently lead out to the parking area but also allow light to enter the room.

Stairs from the entrance hall lead up to three double bedrooms and the family bathroom. The principal bedroom benefits from en-suite facilities and a pleasant view across the rear garden. Bedrooms two and three both look out to the side aspect.

Lower House Barn offers a purchaser the ability to simply move in, unpack and enjoy whilst also providing a blank canvas to add their own style and flair during their ownership.



OUTSIDE

Lower House Barn is accessed via a five bar gate that opens to an extensive gravelled off-road parking area with turning circle. Lush green lawns wrap around the property and parking area with the overall plot measuring approximately 0.49 acres.

In addition to the main residence is a very valuable steel framed outbuilding perfect for those needing a workshop, garage or storage.. The outbuilding measures 42'4" x 20'11" and has a concrete base.

KEY INFORMATION

Services: Private water supply (Bore hole), mains electricity, private drainage (septic tank) and Calor gas central heating.

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: G

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

Viewings: Strictly by appointment with the selling agents

Directions: From Chepstow: From the A466 roundabout at Chepstow Racecourse exit onto B4293 Itton Road. Stay on this road but just before you reach Devauden turn left onto Cwm Fagor Road. Continue along this country lane until you reach the T junction. Turn left and continue until you reach the next right hand turning that leads to St Thomas a Becket Church. The property will be on your left hand side.

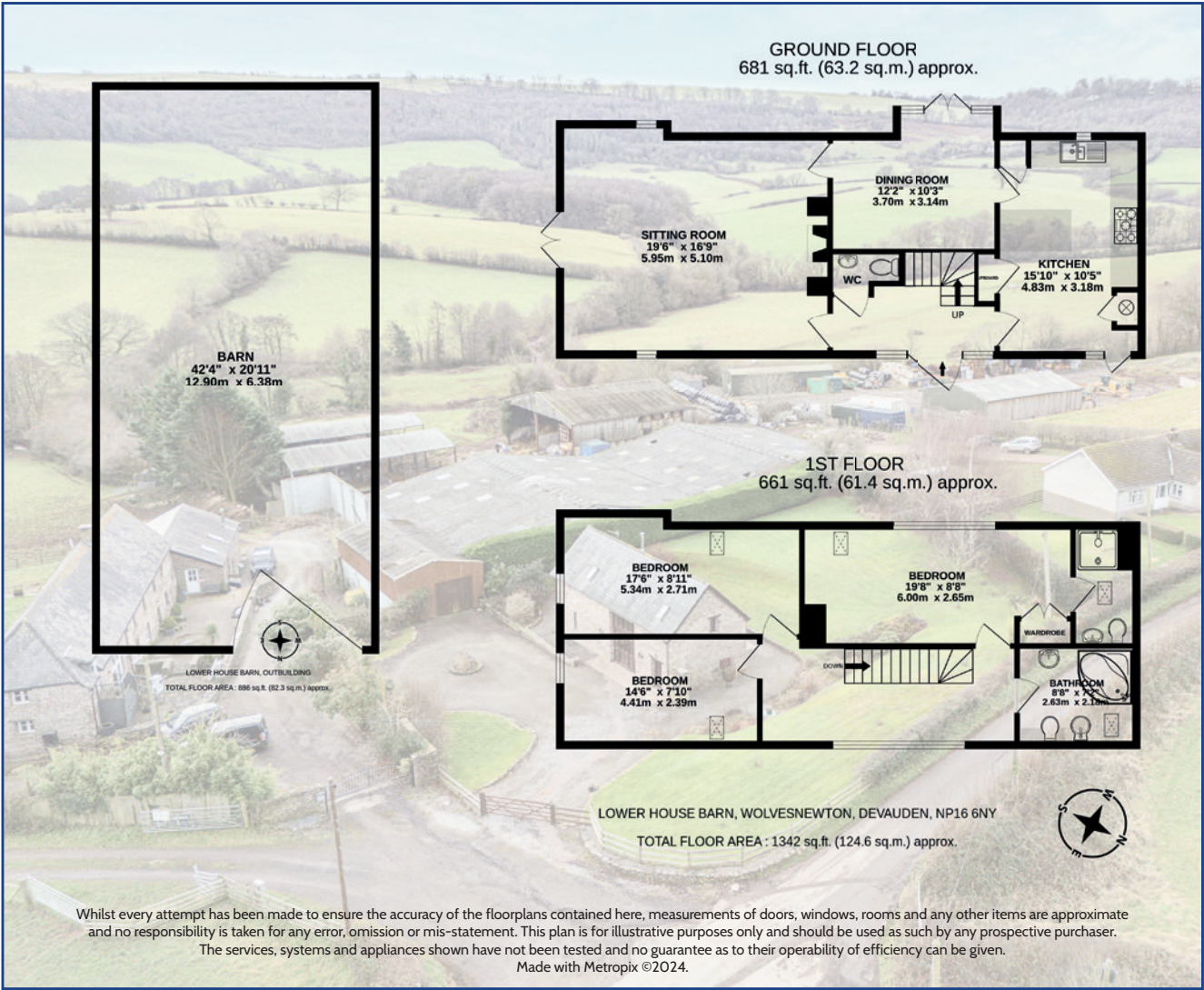
From Monmouth head towards Mitchel Troy but exit left onto B4293 passing through Lydard, Trellech and Llanishen. Continue until you reach Cobblers Plain. At the bus stop and post box turn right signposted to Wolvesnewton but make sure you stay left as there are two lanes to choose from. Stay on this lane until you reach a right hand turning that leads to St Thomas a Becket Church. The property will be on your left hand side.

Postcode: NP16 6NY



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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