



THE OLD STABLES

BLUEBELL FARM | PENYCAEMAWR | USK | MONMOUTHSHIRE

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THE OLD STABLES IS A VERSATILE, DETACHED BARN CONVERSION SITUATED IN A RURAL BUT ACCESSIBLE POSITION IN PENYCAEMAWR. SET IN A GENEROUS PLOT OF A QUARTER OF AN ACRE THIS WELL PRESENTED HOME BOASTS THREE DOUBLE BEDROOMS, A FAMILY BATHROOM, SPACIOUS OPEN PLAN KITCHEN / DINING ROOM AND SEPARATE SITTING ROOM WITH WOOD BURNING STOVE. WITH A PRIVATE OFF-ROAD PARKING AREA, LAWNED GARDEN, RAISED PATIO AND PLEASANT VIEWS, THE OLD STABLES OFFERS COUNTRYSIDE LIVING WITHIN THE HEART OF MONMOUTHSHIRE.

- Impressive, detached barn conversion in a rural yet accessible location •
- Three double bedrooms with potential for a fourth bedroom above the sitting room extension (Subject to planning permission) •
 - Character features throughout •
- Spacious open plan kitchen / dining room with woodburning stove •
 - Sitting room with woodburning stove •
 - Private off-road parking for multiple vehicles •
- Generous sized plot measuring a quarter of an acre •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4 •
 - Adjoining the property is a 1.1 acre paddock with wooden stables available by separate negotiation •
 - Offered with no onward chain •

DISTANCES FROM THE OLD STABLES

Shirenewton 4.8 miles • Usk 5.8 miles • Chepstow 9.1 miles
Raglan 10.5 miles • Newport 11.9 miles • Monmouth 15.8 miles
Cardiff 22.8 miles • Bristol 25.6 miles • London 132 miles
Chepstow Train Station 9.2 miles • Newport Train Station 11.5 miles
Bristol Parkway Station 20.9 miles
Bristol Airport 34.9 miles • Birmingham Airport 89.9 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

The Old Stables is situated on Bluebell Farm in Penyaemawr which is a small hamlet above the Wentwood Forest which offers excellent out-riding and walking.

The nearest of amenities can be found in Usk. Usk town centre offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgery and vets. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk.

Chepstow offers supermarkets, post office, doctors surgery, vets and a variety of primary and secondary schools, including private schooling at St Johns on the Hill. Chepstow Castle and Chepstow Racecourse are popular tourist attractions within the town.

Further amenities can be found in Newport, 12 miles from the property with all the benefits a city has to offer, such as Friars Walk Shopping Centre, a railway station offering direct trains to London, bus station, cafes and restaurants. Tredegar House is a National Trust 17th century country mansion and gardens located at the western edge of Newport. The Celtic Manor Resort is a 5-star hotel, spa and golf course found at Coldra Woods on the outskirts of Newport. There are plenty of activities that can be enjoyed here such as swimming, high ropes, golf and adventure golf.

Monmouth, located 15 miles from the property boasts excellent schools including Haberdashers School Monmouth, 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 Monmouthshire 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, St Pierre Golf and Country Club and the Monmouthshire and Brecon Canal are all easily accessible.

THE PROPERTY

The Old Stables is a beautiful three bedroom detached barn conversion situated in a rural but accessible location. The property sits within a plot measuring a quarter of an acre and is surrounded by Monmouthshire countryside.

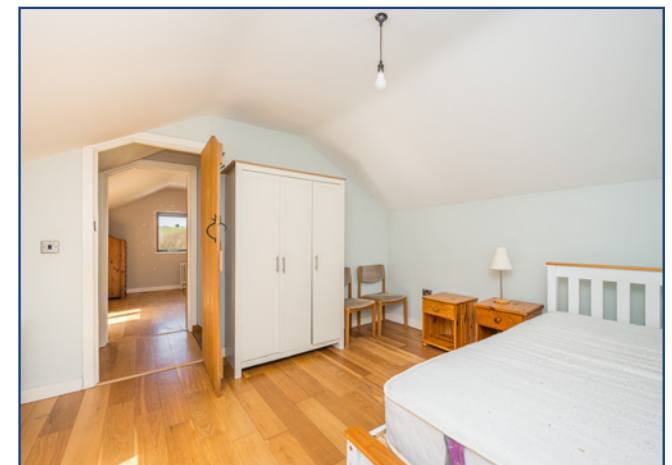
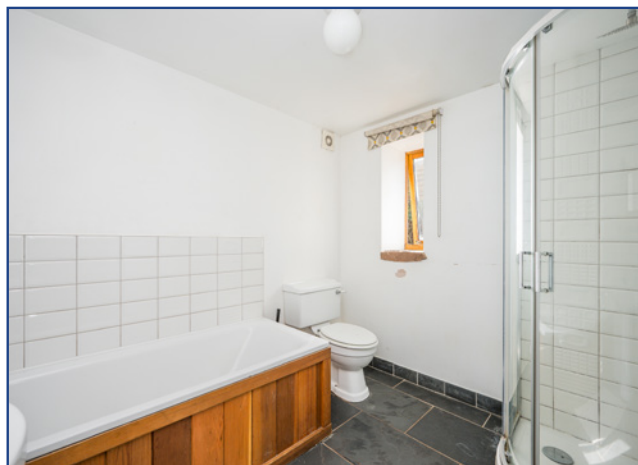
Step into the inviting entrance hall which is light and airy space with white walls contrasting well with natural slate flooring. The family bathroom can be found alongside a ground floor double bedroom / snug and also access to the kitchen / dining room.

The kitchen / dining room is extremely spacious spanning the length of the barn and boasts vaulted ceilings, a cast iron wood burning stove with stone hearth and integrated pizza oven, exposed stone wall with oak lintel and a well equipped kitchen with rangemaster oven, integrated dishwasher, Belfast sink and oak worktops. Natural light floods into the space via triple aspect windows and doors to the raised patio.

A door leads into the sitting room which boasts a woodburning stove with stone hearth, solid oak flooring, stone walls and hardwood bi-folding doors to the front of the property. We also understand the sitting room was structurally built to accommodate an extension above subject to any necessary planning permissions.

Stairs from the entrance hall lead up to two double bedrooms which both enjoy pleasant views.

The Old Stables 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

The Old Stables is accessed via a private driveway which leads to an off-road parking area for multiple vehicles. To the rear is a level lawned garden area and a raised patio accessed from the kitchen / dining room.

Adjoining the property is a 1.1 acre paddock with wooden stables accessed via a five bar gate. This land is available by separate negotiation should a purchaser be interested. We can provide a sale plan of the additional land on request.

KEY INFORMATION

Services: Private water supply (Bore hole), mains electricity, private drainage (septic tank).

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: F

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

Viewings: Strictly by appointment with the selling agents

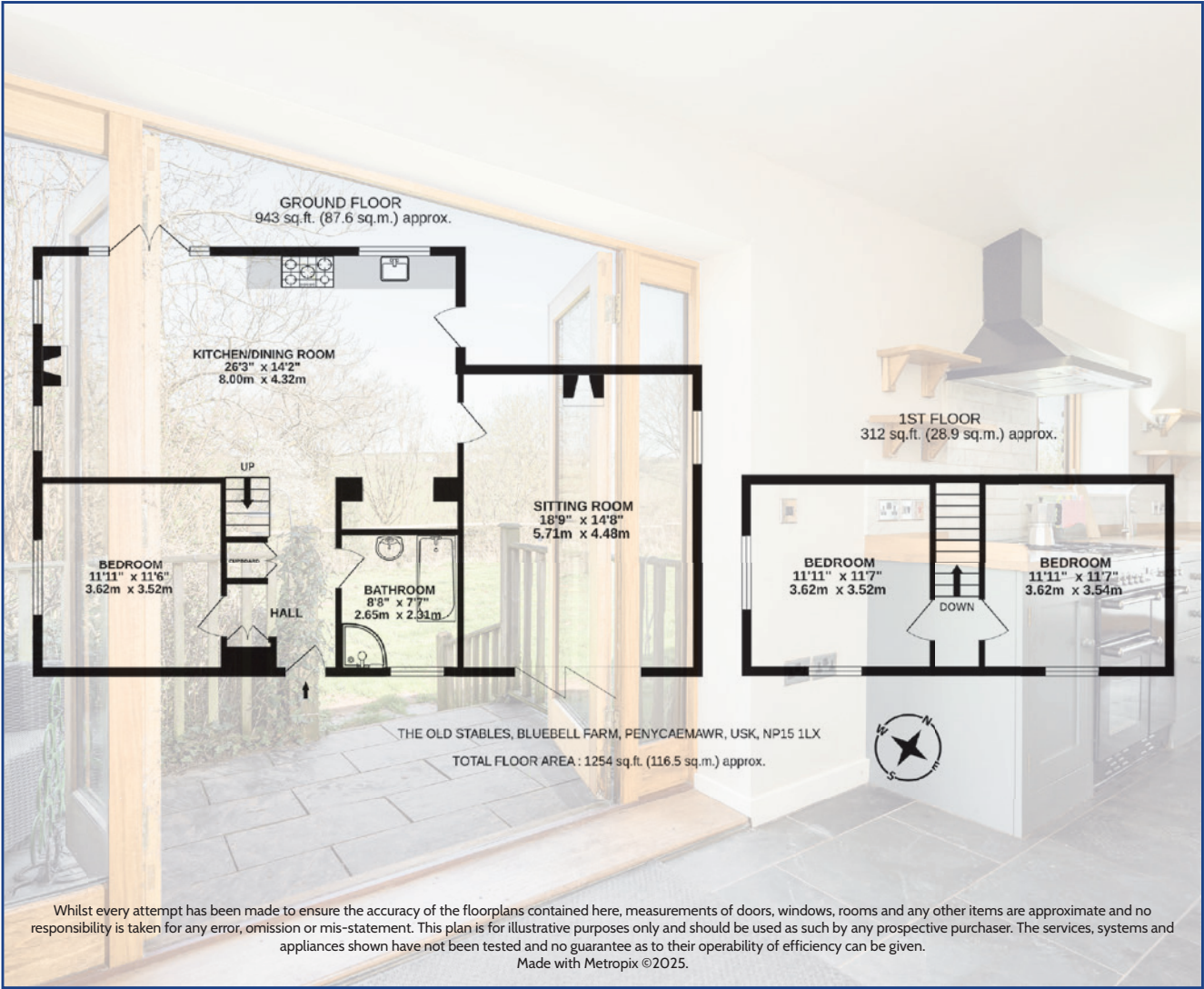
Directions: Proceed out of Chepstow on the B4293 for approximately 8 miles, passing through Shirenewton. Turn left on to Old Road (if you reach Amazing Alpacas you have gone too far). Proceed along this road and turn left at the cross roads onto Bluebell Road. Continue along the lane for approximately 1 mile then turn right. Follow this road and the property will be found on your left hand side.

Postcode: NP15 1LX

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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