



TY BRITH BARN

DINGESTOW | MONMOUTH



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ORIGINALLY CONVERTED IN 2007, TY BRITH BARN IS A SUPERB TWO BEDROOM DETACHED CONVERTED BARN SET WITHIN A GENEROUSLY SIZED PLOT BOASTING VERSATILE ACCOMODATION THROUGHOUT. THE PROPERTY IS WITHIN A SHORT DRIVE OF THE HISTORIC MARKET TOWN OF MONMOUTH AND THE A40 OFFERING SUPERB ACCESSIBILITY TO THE MAJOR ROAD NETWORKS OF THE M4/M50/M5.

- Two bedroom detached barn conversion •
- Sat centrally within a generously sized plot approaching a third of an acre •
- Open plan kitchen / dining / living space •
- Double garage with separate adjoining office space •
- Off road parking for multiple vehicles •
- South westerly facing patio area and manicured lawns wrapping around the property •

DISTANCES FROM TY BRITH BARN

Monmouth 3.4 miles • Raglan 4.1 miles • Usk 9.1 miles
Abergavenny 14.9 miles • Ross-on-Wye 15.1 miles • Chepstow 16.2 miles
Hereford 24.9 miles • Cardiff 32.4 miles • Bristol 32.7 miles
Gloucester 34.1 miles • Cheltenham 41.6 miles • London 141 miles
Abergavenny Train Station 12.2 miles • Chepstow Train Station 15.9 miles
Bristol Parkway Station 28 miles • Bristol Airport 46.8 miles
Cardiff Airport 46.8 miles • Birmingham Airport 82.1 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

Ty Brith Barn enjoys a desirable and accessible position within Dingestow sat centrally within a generously sized plot adjacent to surrounding countryside.

The historic border town of Monmouth is just under 3.5 miles away and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and the state of the art Monmouth Comprehensive School.

Monmouth also offers an upmarket 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.

Nearby Raglan also offers excellent amenities, including a primary school, Tesco Express, butchers, doctors surgery, pharmacy, Post Office, public houses and the highly regarded Beaufort Hotel & Brasserie.

THE PROPERTY

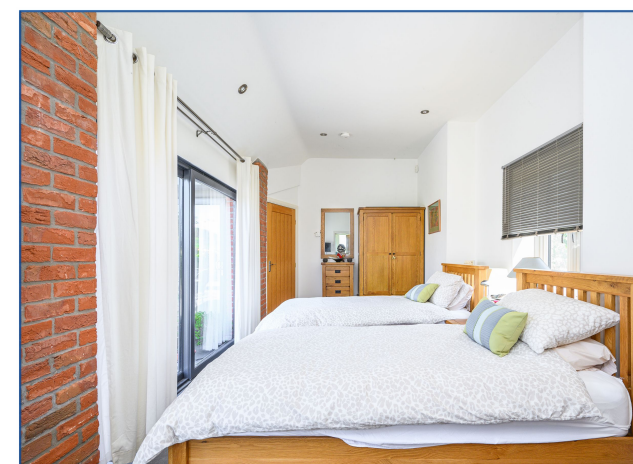
Originally converted in 2007, Ty Brith Barn is an attractive barn conversion boasting both spacious and versatile accommodation throughout.

Ty Brith Barn is accessed directly via a short section of drive leading from the road and connects to the driveway of the property which accommodates extensive off road parking for multiple vehicles.

Step inside into a spacious entrance hallway which gives access to the bright and airy open plan kitchen / sitting / dining room which offers plentiful accommodation for seating, dining and cooking. This is a perfect place for entertaining guests and also features a wood burning stove set within an exposed brick wall. The kitchen has a range of base and wall units with integrated appliances which includes an oven, warming tray, steam oven and induction hob. There is also a useful utility room which is a great addition to the kitchen.

Recently re-fitted patio doors from the kitchen / sitting / dining room give access to a south westerly facing patio area which is a completely private space making good use for unwinding and al-fresco dining.

Extending from either side of the open plan living space are two well proportioned double bedrooms which overlook the patio area and manicured gardens. Both bedrooms also benefit from recently re-fitted windows and patio doors. Bedroom 1 is served by an en-suite shower room, and the family bathroom is situated next to bedroom two.



OUTSIDE

Ty Brith Barn sits centrally within a plot amounting to just under a third of an acre. Manicured gardens surrounded by privet hedging wrap around the property. There are a range of raised beds and pergola and plenty of seating areas to relax and soak up the sun.

To the rear of Ty Brith Barn is a detached double garage which benefits from an office space with W.C.

There are also a range of outbuildings which include a summer house, tin shed and green house.

KEY INFORMATION

Services: The property benefits from mains water, electricity, oil fired central heating and private drainage (septic tank).

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Council Tax Band: G

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

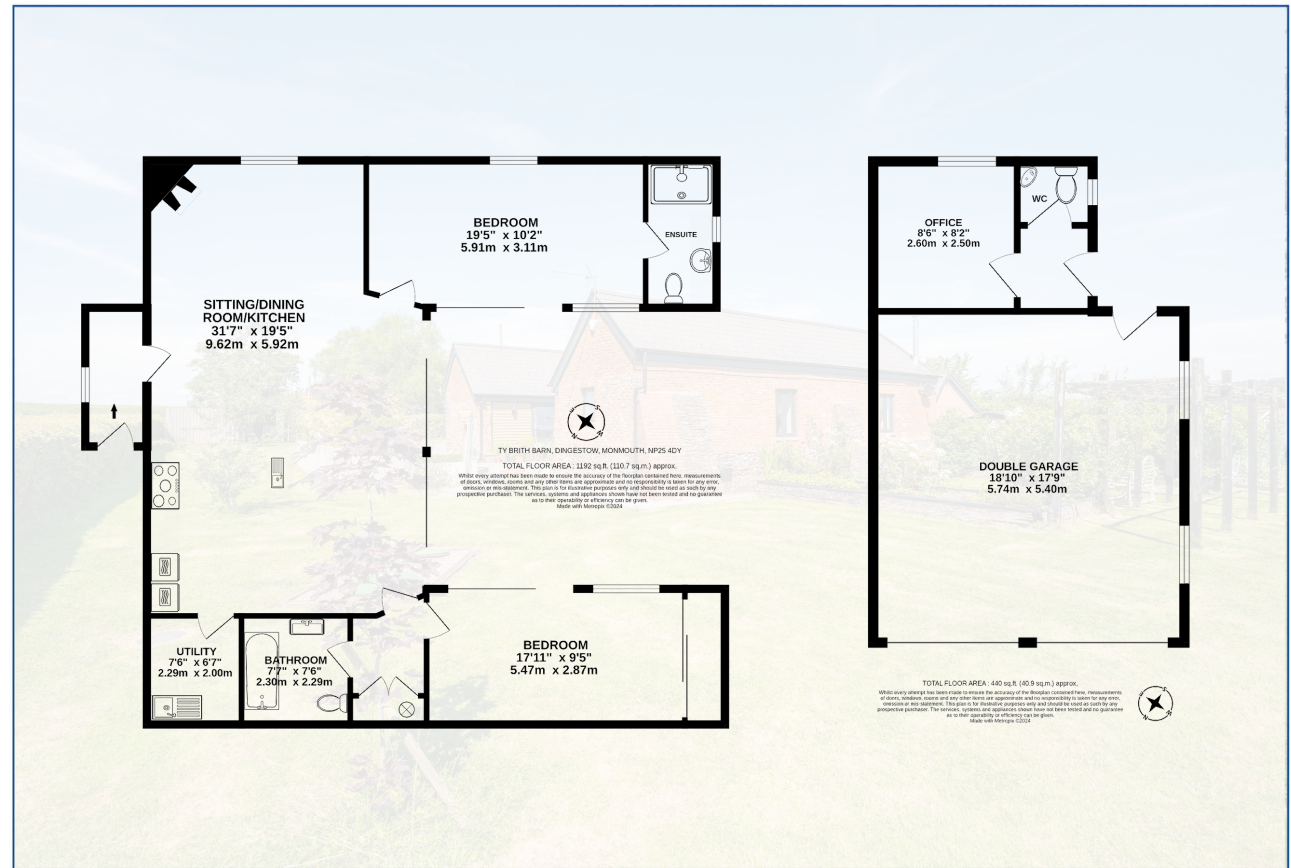
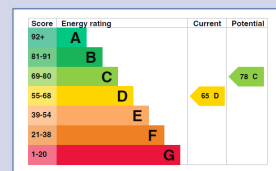
Sale Method: The property is offered for sale by Private Treaty.

Directions: From Monmouth proceed South on to the B4293 towards Mitchel Troy passing Millbrook Garden Centre on the right. Upon reaching Mitchel Troy, drive through the village and then stay left signposted Dingestow, avoiding the right-hand fork to the A40. Continue along this road for approximately 1.5 miles passing The Somerset Arms on your left then take the next right turning to Dingestow. Follow this road into the village past the Village Hall on your left and follow the road round to the left, the property can be found on your left shortly afterwards.

Viewings: Strictly by appointment with Powells – 01600 714140

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ENERGY PERFORMANCE CERTIFICATE



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