



WHITE HOUSE BARN

PENALLT | MONMOUTH | MONMOUTHSHIRE





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WHITE HOUSE BARN IS SITUATED IN THE DESIRABLE VILLAGE OF PENALLT, CLOSE TO THE WELSH BORDERS. SPACIOUS AND WELL CONFIGURED, WITH PLENTY OF CHARACTER, THE BARN CONVERSION CERTAINLY OFFERS AN ATTRACTIVE COUNTRY RESIDENCE.

White House Barn offers the opportunity to acquire a spacious character barn conversion with good sized gardens and private gated parking. This superb property is located in a quiet rural position, on the outskirts of the sought after village of Penallt, yet offers good accessibility - to the major road networks of the M4/M50

Superb village location close to Monmouth & Stunning Wye Valley Area of Outstanding Natural Beauty
 Good Accessibility to South Wales / West Midlands / South West
 Spacious and well-presented character three bedroom barn conversion
 Large country style kitchen with two larders
 Two spacious reception rooms and a study
 Ground floor utility and wet room with WC
 Three large double bedrooms with en suite facilities
 Beautifully laid out front garden with a variety of shrubs and small trees
 Rear garden laid to lawn
 Private gravelled driveway with plentiful parking
 Useful storage building with potential to create garaging (STPP)
 Wealth of recreational & leisure opportunities within Monmouthshire and wider region

White House Barn Residence:

Front Entrance Hall • Utility Area • Ground Floor Wet Room with WC
 Kitchen • Dining Room • Sitting Room • Study with Stairs to First Floor
 Three Double Bedrooms with En Suite Facilities

Penallt 0.5 miles • Monmouth 4.5 miles • Newport 28 miles
 Bristol 30 miles • Cardiff 41 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

White House Barn enjoys an excellent location surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Bristol/Newport/Cardiff via the M4/M50.

Situated along a country lane the property is accessed from a private gated gravelled driveway with parking for a number of vehicles.

There are excellent connections to the main road network with the historic border town of Monmouth being only four and a half miles away. The town boasts excellent schools, especially Haberdashers Private School for Boys and Girls, and an up-market traditional shopping street, along with boutique shops, Waitrose supermarket, M&S Food Store and an extensive range of recreational and leisure facilities/clubs.

Penallt itself benefits from two public houses 'The Inn at Penallt' & 'The Boat' and a village hall, which hosts a number of activities during the week. See <http://www.penallt.org.uk/> for further details.

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 and Brecon Beacons National Park located to the north of Abergavenny. The quaint Wye Valley villages of Trellech and Tintern are popular villages for residents or tourists to explore in the area.





THE PROPERTY

White House Barn offers the opportunity to acquire a characterful country property, in a superb position with Monmouthshire.

The property is entered via a five bar gate and boasts a large gravelled driveway and parking area to the front of the residence.

Access to the main house is via a front entrance hallway with utility area and a useful ground floor wet room with WC. From here a door enters the Kitchen, a spacious room with country style wooden units. The Kitchen benefits from two good sized larders, wooden work surfaces, a Belfast sink and a Range cooker. The whole of the ground floor benefits from beautiful Mandarin Stone tiled flooring, with under floor heating. A door to the side of the property leads to the gravelled side passage. The Kitchen leads into the dining room, again a good size with character beams. A glazed wall with French doors gives access to the rear garden with paved seating area.

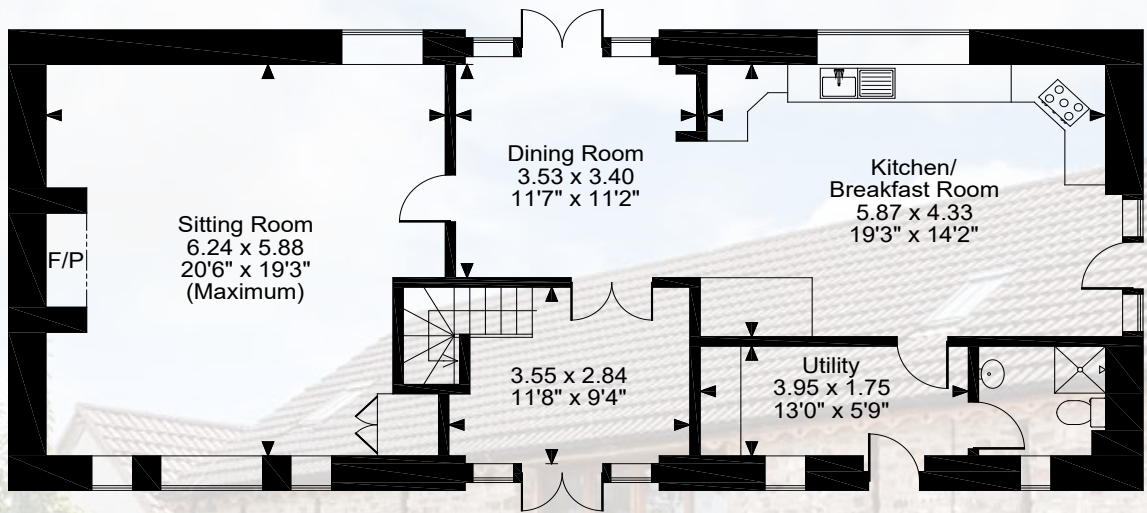
From the Dining Room a doorway leads to the Sitting Room, with a beautiful stone feature fireplace, wooden mantle and wood burning stove. There are two large storage cupboards in the Sitting room, one housing the boiler for the property. The Sitting Room enjoys a pretty view over the front gardens, with a variety of shrubs and trees making a colourful scene.

From the Dining Room there is also access to the Study, a light room with a glazed wall overlooking the front driveway. A set of wooden French doors gives access to the front garden. From this room a staircase gives access to the first floor landing, with a large gallery area.

To the first floor of the property there are three large bedrooms, all enjoying views out over the surrounding gardens and countryside. Each bedroom also benefits from en suite facilities, giving the property a luxurious feel. Character beams are spread throughout with full height to the majority of the upstairs room space. Due to the square footage of the property, there is scope for someone to add extra bedrooms if necessary, by altering the first floor layout..

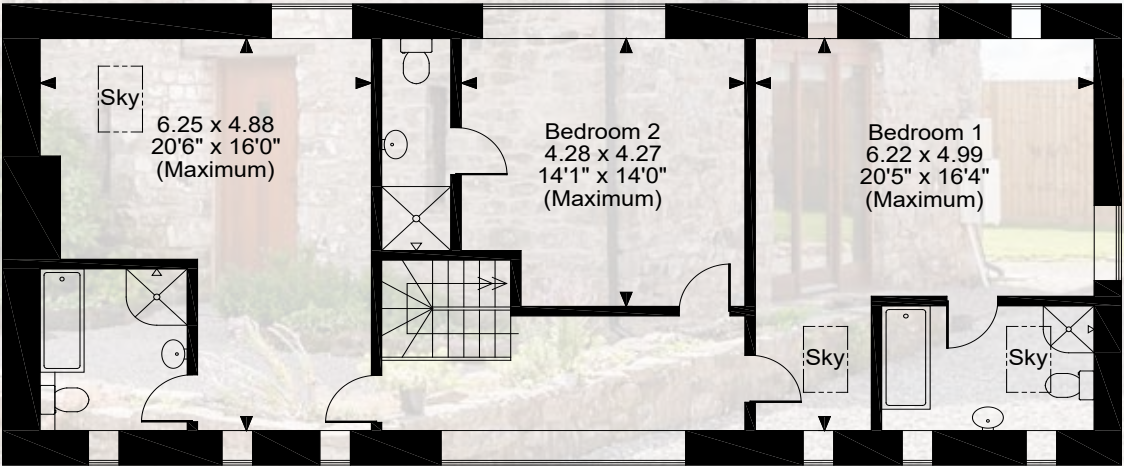


WHITE HOUSE BARN ACCOMMODATION FLOORPLANS



Ground Floor

White House Barn, Penallt, Monmouth
Approximate Gross Internal Area
2108 Sq Ft/196 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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These plans are for indicative purposes and guidance only, and must not be relied upon as a statement of fact. Your attention is drawn to the Important Notice on the last page of text of the Particulars.



GARDENS & OUTBUILDING

To the front of White House Barn there is a large gravelled parking area, ideal for multiple vehicles. The front gardens are planted with a beautiful array of mature shrubs and small trees, with a gravel path winding through the centre. There is access to the front gardens, gravelled seating area and lawn from the front door and French doors opening from the Study. A wide gravelled area to the right of the property leads to the rear gardens. The rear gardens are laid predominantly to lawn, with a seating area having been created from the Dining Room French doors. An old well is situated in the garden, making a lovely character feature along with a raised stone planting area.

To the side of the property is a useful storage building, with electricity and lighting. There is potential for someone to replace this with a smart garage building or workshop, subject to necessary planning permissions. The boundaries have been marked with new wooden fencing panels.



KEY INFORMATION

Services: Mains electricity and water, private drainage, Calor Gas fired boiler, underfloor heating to ground floor.

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

Important Information: Sale plan included for identification purposes only.

Fixtures & 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.

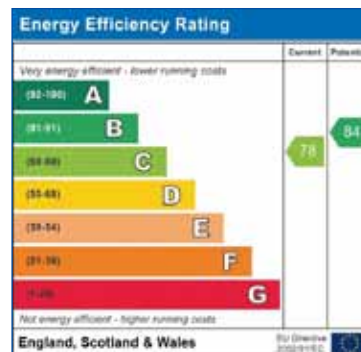
Council Tax Band: County Council Band 'G'

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 with fork to the left, signposted towards 'Trelleck'. Continue to wind up the hill until the first left hand turning signposted 'Penallt', take this road and follow it for approximately 1.5 miles, where the property will be found on your right hand side. Postcode: NP25 4AH (PLEASE NOTE THAT THIS POSTCODE WHEN USED ON A SAT NAV WILL NOT DIRECT YOU TO THE CORRECT PROPERTY).

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IMPORTANT NOTICE

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