

Town Barn

Grosmont, Monmouthshire, NP7 8EP



**Newland
Rennie**

www.newlandrennie.com

Town Barn

Grosmont, Monmouthshire, NP7 8EP

Nestled in the valley of the River Monnow, enjoying a glorious position and affording stunning views in the heart of this most favoured village, Town Barn is a luxurious Grade II listed barn conversion. Believed to be around 400 years old, this fabulous home is a beautifully inspired and stylish residence, harmonising an elegant interior with superb character features and fine attention to individual details.

Town Barn is an exceptionally handsome residence, displaying an attractive mix of stone complemented by weather boarding. Sumptuously decorated with an elegant presentation, the property has been converted to an extremely high specification to include a bespoke hand crafted kitchen, contemporary bathroom suites, a combination of oak and limestone flooring with underfloor heating to the ground floor, stone walling accompanied by arrow slit windows, magnificent vaulted ceilings to the bedrooms, exposed roof trusses and beams, and an oak staircase opening onto an impressive galleried landing flooded with light and boasting a double height vaulted ceiling.

The ancient village of Grosmont is renowned for its hospitality, an historic church and castle, and its well-regarded sense of community. Local facilities in this the village include the Angel Inn and a post office. The area is well known for its outdoor pursuits including hill walking along the famous Offa's Dyke pathway and the Monnow Valley walk, pony trekking, and of course, cycling along the national cycle route.

For more comprehensive shopping and leisure facilities, Abergavenny (9 miles) and Monmouth (12 miles) are easily accessible and boast many high-street shops and local boutiques as well as many restaurants and cafes. The area is also well served for schools for all ages, in particular, a primary school in Cross Ash is just 2 miles away. Abergavenny railway station provides services to central London via Newport as well as Cardiff, Newport, and Manchester. Road links via the A465 (3 miles) provide access to the motorway and "A" route network, giving access to Cwmbran, Newport, Cardiff and West Wales as well as Bristol, London and the Midlands.

OFFER IN EXCESS OF £500,000

The accommodation in more detail comprises:

Reception Hall 13'5 x 11'2 (4.09m x 3.4m) With large glass paned door with full length windows each side opening to the reception area with oak staircase leading up to the galleried landing and underfloor heating.

Cloakroom Suite comprising low level w.c and wash hand basin with limestone tile splash back. Limestone tiled floor and underfloor heating.

Dining Area 18'4 x 14'9 (5.72m x 4.5m) A versatile open plan area with large limestone tiled floor with underfloor heating, exposed stone wall and arrow slit windows and the benefit of the large windows to the front and rear elevations. Exposed oak beam. Ceiling spot lights and wall lights.

Study Area 11'2 x 4'8 To the rear of the staircase with double height oak framed glazed windows. Storage cupboard. Underfloor heating.

Sitting Room 18'9 x 14'9 (5.72m x 4.5m) Having large glass panels and glass door separating it from the open plan area to each side of the staircase. Arrow slit windows to the front and rear elevations. Stone fireplace with oak mantel and gas stove standing on a stone hearth. Oak floor with underfloor heating and oak ceiling beam. Wall lights.

Kitchen 15'7 x 15'5 (4.75m x 4.7m) Farmhouse style kitchen with full height windows and French doors running along the front elevation looking out to the church and surrounding countryside. The bespoke fitted kitchen comprises a range of hand crafted wall and floor units with extensive granite work surfaces and incorporating a double Belfast sink, dish washer and Rangemaster cooker with electric ovens and gas hob with granite above and wood mantel. Matching dresser. Limestone tiled floor with underfloor heating.

Utility Room 9'4 x 4'4 (2.84m x 1.32m) Space and plumbing for washing machine and space for tumble dryer. Unit with inset sink and splash tiling. Limestone tiled floor with underfloor heating.

First Floor

Galleried Landing Oak staircase leading up to the galleried landing. Windows looking across to the church and views to the front and across the village to the rear.

Master Bedroom 17'2 x 11'9max (5.23m x 3.5m) Window to the front elevation with views across the surrounding countryside. Oak floor. Vaulted ceiling and exposed roof trusses. Door to rear lobby with double doors to wardrobe/storage cupboard and exterior door opening to the granary steps.

En Suite Shower Room with contemporary suite comprising a fully tiled large shower, twin wash hand basins with mirror and lighting over. Low level W.C. Chrome heated towel radiator. Oak floor.

Double Aspect Bedroom Two 15'9 x 9'4 (4.8m x 2.84m) Two windows to the front, internal window at the end and exposed stone wall. Oak floor. Vaulted ceiling and exposed roof trusses.

Family Bathroom 15'3 x 7'11 (4.65m x 2.41m) Beautifully appointed bathroom with vaulted ceiling comprising a contemporary roll top bath with central mixer tap and chrome fittings, double size fully tiled shower cubicle and shower, wash hand basin and low level W.C.

Double Aspect Bedroom Three 15'9 x 9'3 (4.8m x 2.82m) Two windows to the rear, one to the end elevation and exposed stone wall. Vaulted ceiling and exposed timbers and oak floor.

Bedroom Four 15'3 x 8'4 (4.65m x 2.41m) Two windows, further window to the end and exposed stone wall. Vaulted ceiling.

Outside

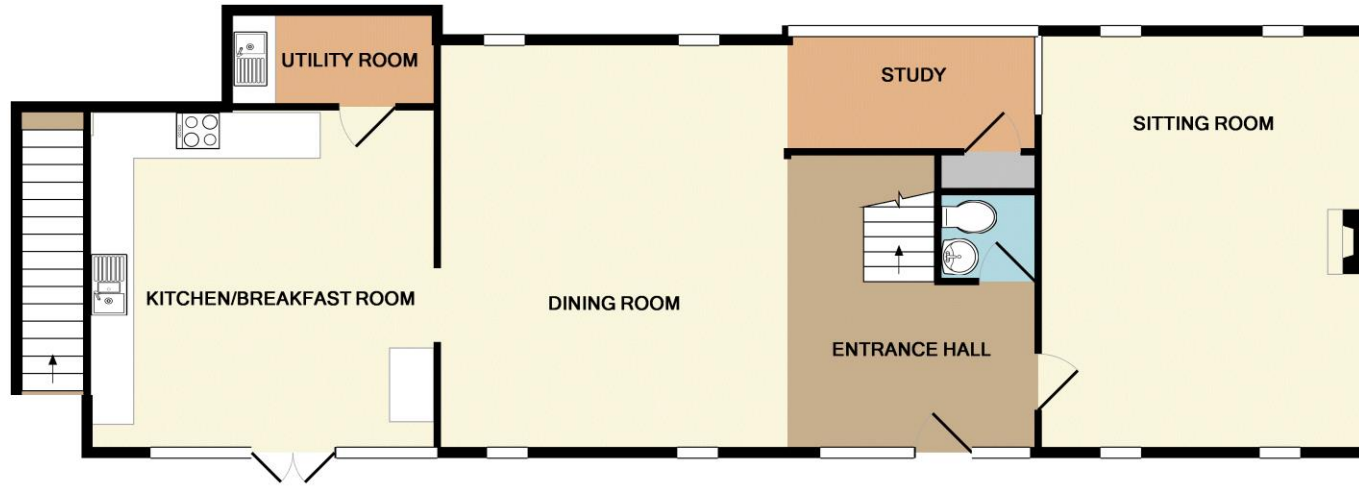
Double wooden gates open to a gravel area with a stone paved drive down to the detached Garage/Carport with workshop area of wood construction with slate pitched roof with floored loft area for additional storage. A stone terrace extends along the front of the barn and providing a seating area under a pergola at one end with steps up to a further terrace at the far end. Well stocked raised flower beds and a level lawn are enclosed by a stone wall.

General

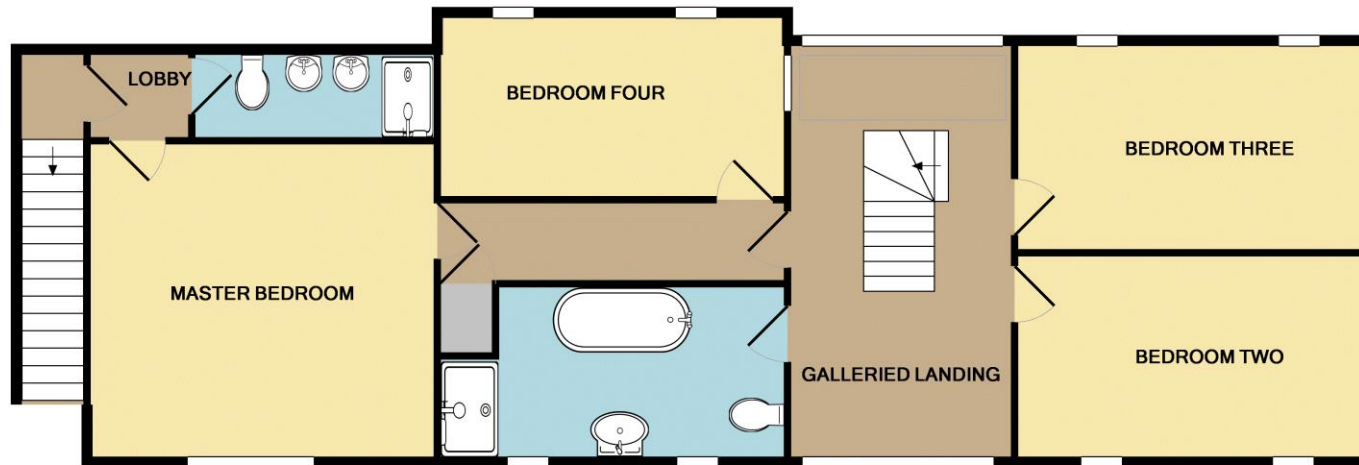
Oil fired central heating and hot water with underfloor heating to the ground floor, mains water, electricity and drainage. Super fast fibre-optic broadband.

Directions

From Monmouth take the B4347 to Grosmont. Proceed up the hill and in the centre of the village turn left at the Town Hall and the property is on the left hand side after approximately 100 yards. From Abergavenny take the A465 Hereford Road. Continue to the village of Llanvihangel Crucorney and turn right sign posted Grosmont 6 miles. Continue for approximately 5 miles and take the right turn signed for Grosmont. Proceed into the centre of the village and turn right in front of the Town Hall and Town Barn is a short way down on the left.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
 Made with Metropix ©2017





Branches at:

Abergavenny
01873 859331

Caldicot
01291 430331

Chepstow
01291 626775

Cwmbran
01633 868341

Monmouth
01600 712916

Newport
01633 221441

All measurements are approximate only. Reference to external/internal floor areas are approximate only and should not be used for Building Insurance purposes. Please note we have not tested the equipment, appliances and services in this property – interested parties are advised to commission the appropriate surveys before making any offer to purchase. Sketch and floor plans are for illustrative purposes only – not to scale. All walls, doors, windows, fittings, their sizes and locations are approximate only and cannot be regarded as being a representation by the seller or his agent Newland Rennie. Reference to North is magnetic and approximate only.