

**CHERRY ORCHARD FARM, FIVE LANES,
CAERWENT, MONMOUTHSHIRE NP26 5PQ**

**Newland
Rennie**

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STONE FARM HOUSE WITH EQUESTRIAN FACILITIES AND DETACHED BARN

CHERRY ORCHARD FARM COMPRISES AN IMPRESSIVE AND SUBSTANTIAL COUNTRY RESIDENCE SET IN APPROXIMATELY 3.5 ACRES OFFERING PRIVACY AND SECLUSION, SITUATED IN A SOUGHT-AFTER RURAL LOCATION WITH EXCELLENT ACCESS TO THE A48.

- Welcoming Reception Hall ■ Sitting Room ■
- Delightful 26'4" x 19'11" Double Aspect Lounge/Diner with French Doors to Garden ■
- Authentic Kitchen/Breakfast Room with inbuilt Appliances, Rangemaster & feature Fireplace ■
- Sun Room with vaulted ceiling and French Doors to Garden ■
- Study ■ Utility Room 13' x 11'6" ■ Cloakroom ■
- Double Aspect Master Bedroom with En-Suite Bathroom ■
- Four further Double Bedrooms ■ Family Bathroom ■
- Detached Barn 38' x 23'6" with planning consent for ancillary accommodation ■
- Detached Double Garage ■
- Five Stables and Tack Room each with power and lighting ■
- Private Driveway ■ Beautiful Gardens and Pond ■ Total plot size of 3.5 acres ■
- Additional Land available by separate negotiation ■

Agent's Introduction – Newland Rennie are delighted to offer to the market this charming country residence nestled in a beautiful oasis amidst rolling countryside affording stunning, far-reaching views towards Grey Hill and boasting a detached five-bedroom retreat constructed in attractive stone, with separate detached barn having full planning consent for ancillary accommodation, five stables and double garage.

Cherry Orchard Farm is currently occupied as a delightful private residence and would be highly desirable proposition for those seeking an individual home of much charm and character, with the added option of additional accommodation and equestrian use, surrounded by its own grounds and enjoying great seclusion and privacy.

GUIDE PRICE: £800,000

Location – Five Lanes is a popular residential location approximately 6 miles from Chepstow and 10 miles from Newport enjoying excellent road access to the country's motorway networks at the Coldra roundabout at Newport giving access onto the M4, and then the M5, M32 via the Severn Bridges at Magor and Chepstow. In a westbound direction Newport and Cardiff are also accessible via the M4, M48 at the Coldra. Similarly from the Coldra the A449 leads northwards to Monmouth and the M50 Midlands. Locally the modern shopping centre at Caldicot is approximately 2 miles distance with the usual attendant facilities of a small town including shops, Junior and Senior Schools, regular transport services including a Railway Halt. The larger centres of Newport and Chepstow are also accessible with a wider range of facilities.

The property has solid oak doors throughout.

The accommodation is arranged to provide:-

Ground Floor

Entrance Porch – Hardwood double-glazed windows to double aspect, ceramic tiled flooring, seating area to both sides, leading into:-

Welcoming Reception Hall – Stained glass window feature, radiator, three pendant lights, Maple wood flooring, staircase to first floor, understairs storage and separate storage cupboard.

Cloakroom – Pedestal wash hand basin, w.c., radiator, ceiling lights, Maple flooring, extractor fan.

Superb Double Aspect Lounge/Diner – 26'4" x 19'11" [8.02m x 6.07m] - Oak-framed double-glazed windows to double aspect overlooking the gardens, Oak-framed double-glazed French doors to rear garden, modern double-sided multi-fuel burner in stone surround with inset feature lights, wall-mounted lights, three radiators, Maple flooring.

Kitchen/Breakfast Room – 16'6" x 15'7" [5.02m x 4.74m] - Fitted with a range of Oak base units, quartz worktop, including inbuilt larder, oven, induction hob, microwave, overhead extractor hood, dishwasher, refrigerator, freezer, *Rangemaster*, inset sink and drainer, exposed original stone walling to one side with feature fireplace and 'Monmouthshire' stone staircase providing access to bedroom four, oak-framed double-glazed window to front aspect overlooking the gardens, radiator with thermostat control, ceramic tiled floor.

Study – 12'7" x 9'9" [3.83m x 2.97m] - Oak-framed double-glazed window to rear aspect overlooking the garden, stained-glass window feature, wall-mounted lights, radiator, inbuilt storage cupboard.

Sitting Room – 13'6" x 13'3" [4.11m x 4.03m] (potential to use as a dining room) – Oak-framed double-glazed French doors to rear garden, pendant light, radiator, Maple wood flooring.

Sun Room – 16' x 7' [4.87m x 2.13m] - Hardwood double-glazed windows with double aspect overlooking the garden, double-glazed French doors to patio area, vaulted ceiling, inset ceiling lights, radiator, ceramic tiled floor.

Utility Room – 13' x 11'6" [3.96m x 3.50m] - Fitted Oak base units, laminate worktop, inset sink with tiled splashback surround, space and plumbing for washing machine, exposed original stone walling to one side, oil-fired central heating boiler, strip lighting, loft access, ceramic tiled floor, hardwood double-glazed windows to double aspect overlooking the gardens.



First Floor Landing – With storage cupboard.

Master Bedroom – 15'6" x 12'11" [4.72m x 3.93m] - Oak-framed double-glazed windows to double aspect, two pendant light fittings, radiator, loft access.

En-Suite Bath/Shower Room – Range of wall and base units, bath, pedestal wash hand basin with mixer tap, w.c., large walk-in shower cubicle with electric shower fitment, shaver point, part-tiled walls, tiled floor, inset spotlights, double-glazed frosted window to front aspect, radiator.

Bedroom Two – 16'3" x 13'9" [4.95m x 4.19m] - Oak-framed double-glazed windows to double aspect, range of built-in wardrobes, two pendant light fittings, radiator.

Bedroom Three – 12'11" x 12' [3.93m x 3.65m] - Three double-glazed windows to double aspect affording fabulous views over Grey Hill, built-in storage to three sides, storage cupboard, radiator, two pendant light fittings, wash hand basin.

Bedroom Four – 12'9" x 11'1" [3.88m x 3.37m] max – (Alternative access from the kitchen via the original stone staircase) – Oak-framed double-glazed window to front aspect, radiator, pendant light fitting, loft access, radiator, hot water tank.

Bedroom Five – 13'1" x 6'8" [3.98m x 2.03m] max – Two oak-framed double-glazed windows to front aspect, pendant light fitting, radiator, built-in fold-out single bed.

Family Bath/Shower Room – Range of base units, bath, wash hand basin with mixer tap, w.c., walk-in shower cubicle with electric shower fitment, inset spotlights, radiator, double-glazed frosted window to front aspect.

Outside - The property is set in grounds to approximately 3.5 acres, as shown edged red on the plan illustrated for identification purposes only.

Detached Barn/Workshop – 38' x 23'6" [11.58m x 7.16m] max – Full planning permission was granted by Monmouthshire County Council under planning reference no: BN/2013/00485, where work has already started to convert into ancillary accommodation to serve the main house. Power and lighting connected, drainage to be connected.

Five Stables & Tack Room – On concrete hardstanding, each stable with individual power and light connection. Option to connect water.

Detached Double Garage – 17'9" x 16'8" [5.41m x 5.08m] - Manual up-and-over door, power and light connect, double-glazed window and courtesy door to side, overhead storage.

Gardens – Access at the front via electric gates on to a gravelled parking area and paved driveway leading up to the house with an extensive further parking area. Large feature pond and decking area surrounded by mature trees and bushes, plus large lawned area fully enclosed by fencing. Low level stone wall and paved path leading to the front entrance with a small lawned area. To the rear of the property there is a patio area accessed off the main the living/dining room. Access to: -

Paddock – With a field shelter and possible option to convert an area to the front of the property into a manege, subject to the necessary consent.



N.B. – There will be an additional three acres available by separate negotiation, fully enclosed by post & rail fencing, with gated vehicular and pedestrian access and mains water connected, situated just down the lane.

Tenure – We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services – Mains electricity & water. Private drainage. Oil-fired central heating.

Energy Performance Rating Band - E

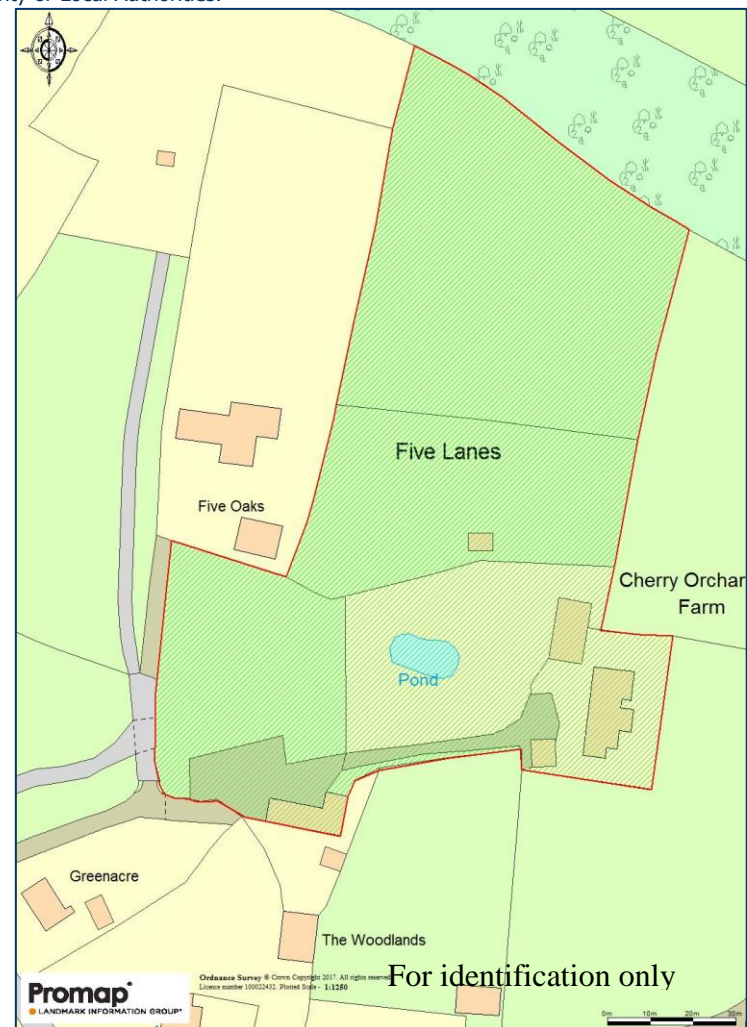
Viewing - Strictly by appointment with the Agents, Newland Rennie, Portwall House, 5 Bank Street, Chepstow. Tel: 01291 626775.



Floor plans shown for illustration only

Directions: Travelling from Chepstow on the A48, pass Caerwent village, after the second right-hand turn to Llanvair there is a bus stop on the opposite side of the road. Turn left immediately after the bus stop sign posted Five Lanes, immediately taking the left hand turn behind the bus stop, follow the sharp right-handed bend and take the immediate left, follow this road for approximately 200 yards, where Cherry Orchard can be found on the left-hand side at the end of the lane.

RIGHTS, EASEMENTS & BOUNDARIES ~ The property is sold subject to, and with the benefit of, all existing rights whether public or private, including rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.



For identification only





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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.