



The Elms

Upper Argoed Farm | Shirenewton | Monmouthshire | NP16 6AP

FINE & COUNTRY



Step inside

The Elms

Guide price £600,000

A wonderful opportunity to buy an immaculately presented three bedroomed, larger than average barn conversion offering versatile accommodation with the potential of equestrian facilities set in a tranquil rural location and part of a small group of converted farm buildings approximately 20 minutes from the M48 motorway providing onward commuting to Newport, Cardiff, Bristol Bath and beyond. Nestled amongst glorious countryside with quiet country lanes and the nearby village of Shirenewton, it offers superb hacking and walks with breath-taking views over the Severn Estuary.

The Vendors tell us that the barn formed part of their family farm and they loved the property for its rural, yet accessible, location, and the wonderful family space it offers and there is a good community atmosphere amongst the other residents. The accommodation together with broadband speeds makes it ideal to comfortably work from home. The property is offered with no onward chain.

From the single track please take your first left into the driveway which is shared by two other properties. The entrance is via the stable door leading into:-

KITCHEN

3.47m x 3.16m (11'5" x 10'4")

Stable door leading into a Farmhouse style kitchen with a range of base and wall cupboards with worktops. Range of built-in appliances including a five-ring gas hob, built-in eye level oven, eye-level oven with sliding door, concealed upright fridge and upright freezer, concealed dishwasher. Stainless steel sink unit with mixer tap. Hardwood double glazed window and tiled flooring. Open to:-

DINING ROOM

4.00m x 3.79m (13'1" x 12'5")

Hardwood double glazed window and radiator and Junkers flooring that then continues throughout the ground floor. There is a feature arch with double doors leading into the sitting room. There is also a door from the dining room leading into a small lobby gives access to a cloakroom and a storage cupboard for coats and shoes.

LOBBY

Wood flooring, doors to cloakroom and cupboard with coat hanging space.

CLOAKROOM

Comprising Victorian reproduction suite with high level wc and pedestal wash hand basin.



LIVING ROOM

7.29m x 5.07m (23'11" x 16'8")

A lovely room full of character with exposed beams, exposed stone walls and brick-built fireplace with log burning stove. Hardwood double glazed doors leading out to rear garden with matching double-glazed fixed panels either side. Glazed doors leading into a useful study area. Wooden staircase leading to the first floor.

STUDY

3.17m x 2.60m (10'5" x 8'6")

Hardwood double glazed French doors leading out to the front garden with matching double-glazed panels either side.

Stairs from the Living Room to FIRST FLOOR and LANDING

Access to the bedrooms and family bathroom. Radiator.

BEDROOM ONE

4.99m x 3.77m (16'4" x 12'4")

A lovely bedroom with vaulted ceiling and two Velux windows to front and rear elevations. Further hardwood casement windows offering countryside views and two feature windows that cover the arrow slit with exposed stone surrounds. Radiator. Door to wardrobe. Door to:-

EN SUITE SHOWER ROOM

Feature arched double glazed window with deep windowsill. Built in vanity wash hand basin, low level wc and corner shower cubicle with mains shower. Radiator.

BEDROOM TWO

3.96m x 3.89m (13'0" x 12'9")

Vaulted ceiling with large Velux window to the rear elevation. Further feature windows that cover the arrow slit with exposed stone surround. Radiator. Door to wardrobe.





BEDROOM THREE

3.11m x 2.77m (10'2" x 9'1")

Vaulted ceiling with large hardwood double-glazed windows extending the whole front wall. Radiator.



FAMILY BATHROOM

White suite comprising corner bath with mains shower over, bidet, low level wc and pedestal sink. Traditional style heated towel rail. Tiled walls.

DOUBLE GARAGE WITH ANNEXE OVER



GARAGE 6.14m x 5.43m (20'2" x 17'10")

Two up and over doors leading into this spacious garage. Personnel door leading into a kitchen area with staircase leading to first floor. Further door leading into the garage.

KITCHEN AREA 5.29m x 2.06m (17'4" x 6'9")

Range of wall and base units with rolled edge work surfaces, electric hob with electric oven below, plumbing for a washing machine.



FIRST FLOOR BEDROOM / STORE ROOM

7.11m x 3.59m (23'4" x 11'9")

First floor comprises of a large open space being used as a bedroom. Two Velux windows to front elevation. Doors giving access to eaves storage. Door to:-



SHOWER ROOM

Large shower tray with glass sliding doors, pedestal sink and low level wc.



DIRECTIONS

FROM CHEPSTOW: Turn left at Budgens onto the B4235 Usk Road and follow this to your second turning on your left into Ditch Hill Lane just before Huntsman public house follow this to the T-junction and turn right onto the Earlswood Road, proceed out of the village and turn left when you see a small triangular grassed area, follow the single track lane to the first driveway on your left handside.



Step outside

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To the front, there is ample parking bordered by raised beds housing a good variety of established shrubs and plants and paved areas.

The rear garden is accessed off the sitting room and comprises a good-sized lawn and attractive shrub borders. A further garden is to the far side of the property and takes the form of a courtyard style enclosure with a pergola with seating area beneath and established raised beds with mature shrubs.

Steps leading to front door and raised patio area which extends across the front of the property. This area has been created to offer a low maintenance garden which extends to either side of the barn. To the rear garden there is a good size lawn area with mature shrub borders. Five bar gate giving access for ride on lawn mowers. Greenhouse.

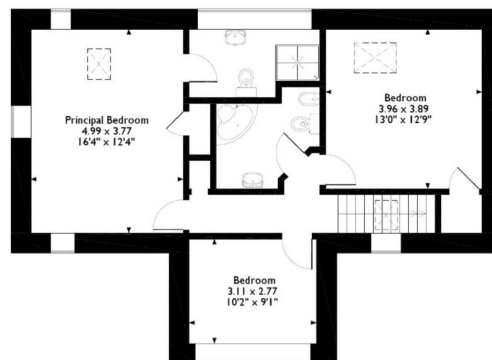
A further five bar gate gives access to an approximately 2.75 acre paddock that is for sale by separate negotiation.



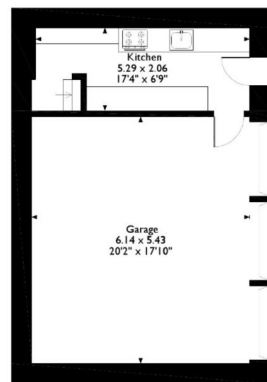
Approximate Gross Internal Area
 Main House = 144 Sq M/1551 Sq Ft
 Garage = 74 Sq M/796 Sq Ft



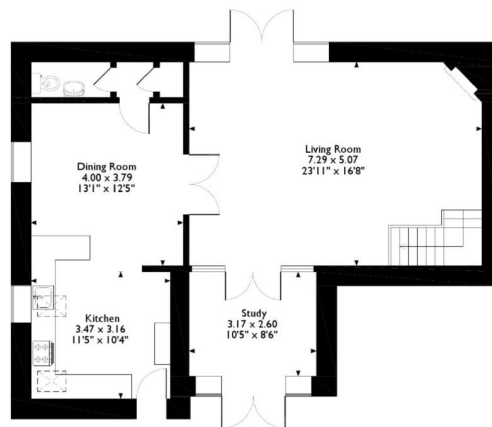
Garage First Floor



First Floor



Garage Ground Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP16 6AP | Tenure: Freehold | Tax Band: H | Authority: Monmouthshire | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(58-68)	E		
(47-57)	F		
(35-46)	G		
Not energy efficient - higher running costs			
		89	36
England & Wales		EU Directive 2002/91/EC	



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