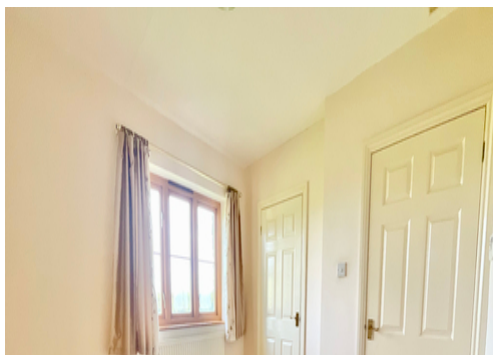




Sunny Barn, Llangeview, Usk. NP15 1NE
Offers Over £575,000
Tenure Freehold

- QUIANT BARN CONVERSION
- POPULAR HAMLET LYING ABOVE THE USK VALLEY
- OCCUPYING IN THE REGION OF A THIRD OF AN ACRE
- EXTENSIVE PARKING, DOUBLE GARAGE AND USEFUL BARN
- LOUNGE WITH PANORAMIC VIEWS
- SEPARATE DINING ROOM
- MODERN KITCHEN
- 2 BEDROOMS
- SHOWER ROOM
- NO CHAIN

Situated in a small hamlet above the Usk Valley this quaint 2 bedroom barn conversion enjoys fine rural views and benefits from extensive parking a double garage and useful steel framed barn.

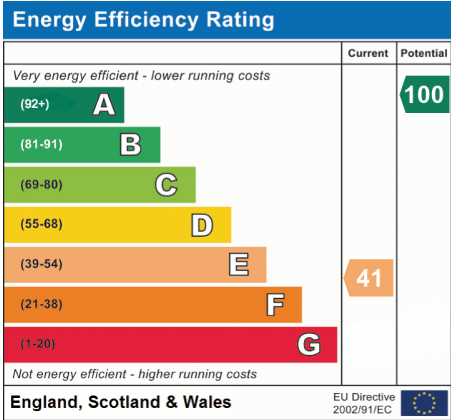
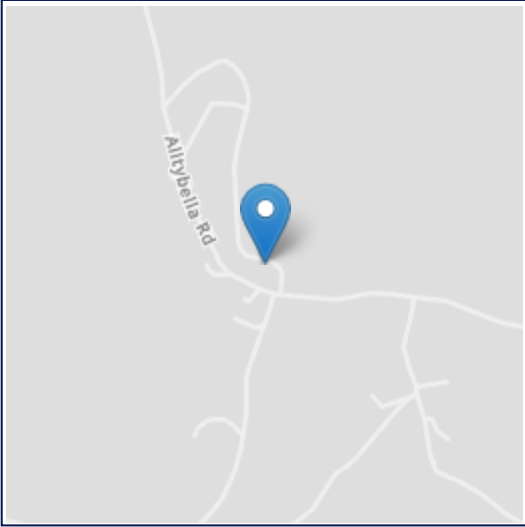
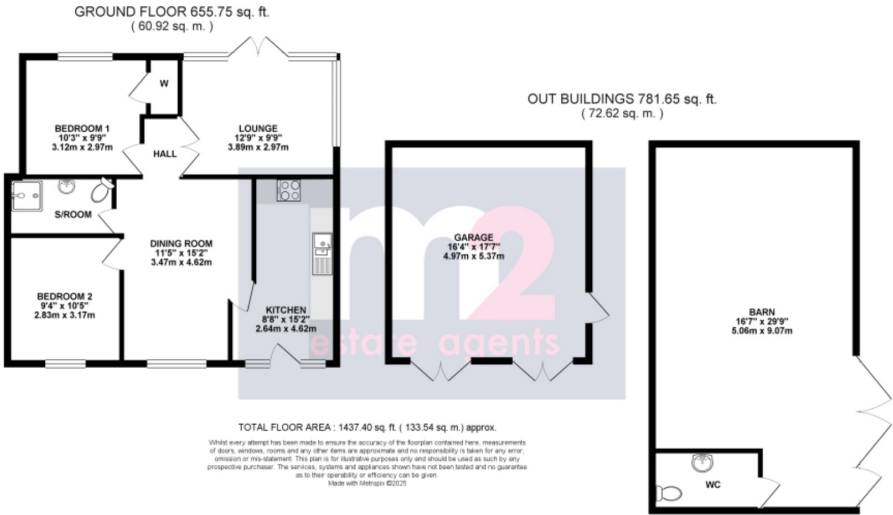
Further accommodation comprises: A long kitchen/breakfast room benefits from built in appliances and an extensive range of storage units, a door leads to a good-size dining room with shower room and master bedroom off.

A second bedroom with built in wardrobe leads off the inner hallway as does the impressive lounge with vaulted ceiling and panoramic views.

Outside: a concrete driveway and hard standing provide extensive parking and leads to a double garage and useful steel framed barn with wc. (Purchasers should note that the vendors intend to reduce the height of the Dutch barn and apply a covenant to this building to avoid any possible residential conversion.)

To the rear of the property a wrap around garden laid mainly to lawn, enclosed by hedging and stock fencing, green house. In total the property occupies in the region of 2/3 of an acre.

Services:
Mains electric & water, oil heating, private drainage
Council Tax Band:
E



All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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