



**Village Farm, Manmoel, Blackwood. NP12  
ORW  
£750,000  
Tenure Freehold**

- RARE OPPORTUNITY
- STEEL FRAMED BARN SUMMERHOUSE AND OTHER OUTBUILDINGS
- 5 BEDROOMS
- UTILITY ROOM & GROUND FLOOR SHOWER ROOM
- SITTING ROOM LEADING TO LOUNGE
- KITCHEN OPENING TO DINING ROOM
- ENTRANCE HALL
- SOUGHT AFTER VILLAGE LOCATION
- OCCUPYING IN THE REGION OF 1 ACRE
- ATTRACTIVE FORMER FARMHOUSE

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Lying within the heart of Manmoel village this attractive, extended 5 bedroom former farm house offers excellent family accommodation. Occupying in the region of 1 acre, the plot benefits from a large steel framed barn, summer house and numerous other outbuildings.

An entrance hall, with stairs to the first floor opens to a family room with wood burner and conservatory off. Double doors provide access to a spacious lounge with inglenook style fire place and oak mantle over, engineered oak floor and double doors to side.

The L shaped kitchen/diner enjoys an outlook to the front and rear and is fitted with a range of wall and base units. Leading from the kitchen the utility/boot room provides access to the rear and the ground floor shower room.

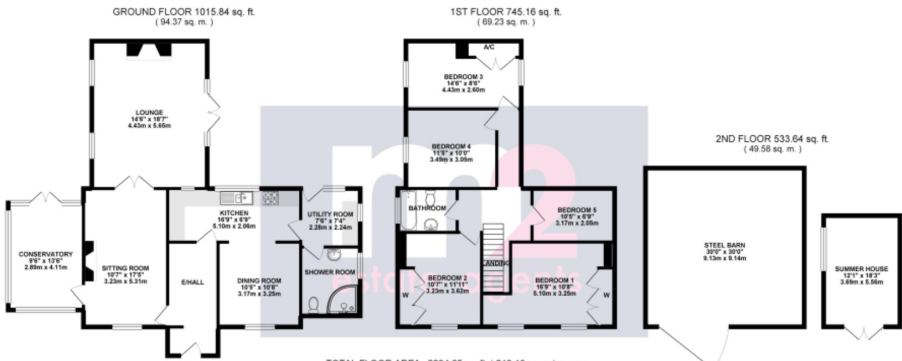
To the first floor: A landing leads to 5 bedrooms and a refitted family bathroom.

Outside: To the front an ornamental garden is planted with box hedge, enclosed by walling, a pathway extends to side access leading to the rear.

The rear garden features a seating area laid over 2 levels. Steps lead up to a garden mainly laid to lawn with randomly planted trees, vegetable garden & summer house. The vegetable garden provides an enclosure for chickens and ducks.

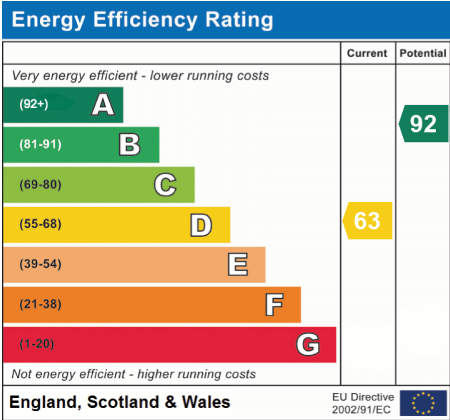
A long driveway extends to the side leading past a timber framed summer house through an enclosure to a useful steel framed barn.

Services:  
Council Tax Band:



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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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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Are Correct

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Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Date \_\_\_\_\_