

Town & Country
— COLLECTION —

m2
estate agents



Cloud 9 Barns

Bowdens Lane, Penhow, Caldicot NP26 3AA



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A newly converted barn in this stunning setting sat in circa an acre plot, which includes a large Dutch barn. The barns have one of the most panoramic outstanding views, stretching along the sea estuary coast, all the way from Bristol, to Devon, Penarth and Caerphilly mountain.

This superb location sits between Penhow and Llandeud offering easy access to both junctions 23a & 24 of the M4. Bristol & Cardiff being circa 30 minute drive and Severn Junction station is just 10 minutes away. The Celtic Manor resort is nearby, with main shopping facilities located in Chepstow & Newport.



Accommodation

Approached via a gated private gravel drive, the encircling plot enclosed by a combination of fencing and hedging offers plenty of parking.

Steps lead down into the main tiled entrance hall with exposed ceiling beams. Revealed on the rear wall are restored wooden lintels and barn doors. There is a utility cupboard with space for washing machine and tumble dryer and a further cloaks cupboard.

From the hall, an open tread Norwegian Pine staircase features spindles hand made from a hay rack found within the original barn. The stairs lead to a first floor dual aspect double bedroom with exposed ceiling beams and built in cupboards, radiator.

To the end of the hall is a large reception room, currently arranged as bedroom. Dual aspect, featuring a wall of glass windowpanes with central French doors opening out to the front, with a small window to the rear. Stained Oak floor and exposed painted brick wall, there is also loft access.

Accessed from the hall is the main bathroom. Fully tiled, with limestone tiles to the walls, the bathroom boasts a freestanding style bath, double rainfall shower, vanity sink unit, w.c and heated towel rail.

The exceptional, panoramic views, framed in the floor to ceiling picture window of the superb kitchen/dining/family room bring the outside in. Separate French doors open out from the side onto the patio. The contemporary tall, larder style, gloss units of the fitted kitchen are at the opposite end and incorporate two built in ovens and a microwave. Further units to one side include a built in dishwasher, induction hob with extractor over and double sink beneath a window. A central island features additional pan drawer storage under Corian white mirror fleck, work surface. There is further space for an American style fridge/freezer. Dining area is central to this space whilst the family area faces the view.



Outside

From the kitchen, a glass corridor looks across the patio to the views beyond and leads to two further bedrooms and a shower room.

Bedroom two features a mezzanine level; exposed ceiling beams and exposed painted brickwork with restored wooden lintels and barn doors revealed within the wall.

The part tiled shower room comprises of a double rainfall shower with separate shower attachment, w.c, large vanity sink unit, heated towel rail, a cupboard with mirrored doors houses the under floor heating system, vaulted ceiling with exposed beam and Velux window.

Steps lead down to the main bedroom with a part sloped ceiling and Velux window. French doors with windows either side open onto the patio with open views.

Outside a detached Dutch barn provides extensive storage and offers endless usage options and potential to convert subject to the usual consents.

The impressive plot is divided into an extensive parking area, vegetable garden with raised beds, patio and open lawn areas with wild flower beds and pond.

Completed for just over a year this newly converted barn benefits from Oak doors and underfloor heating throughout.

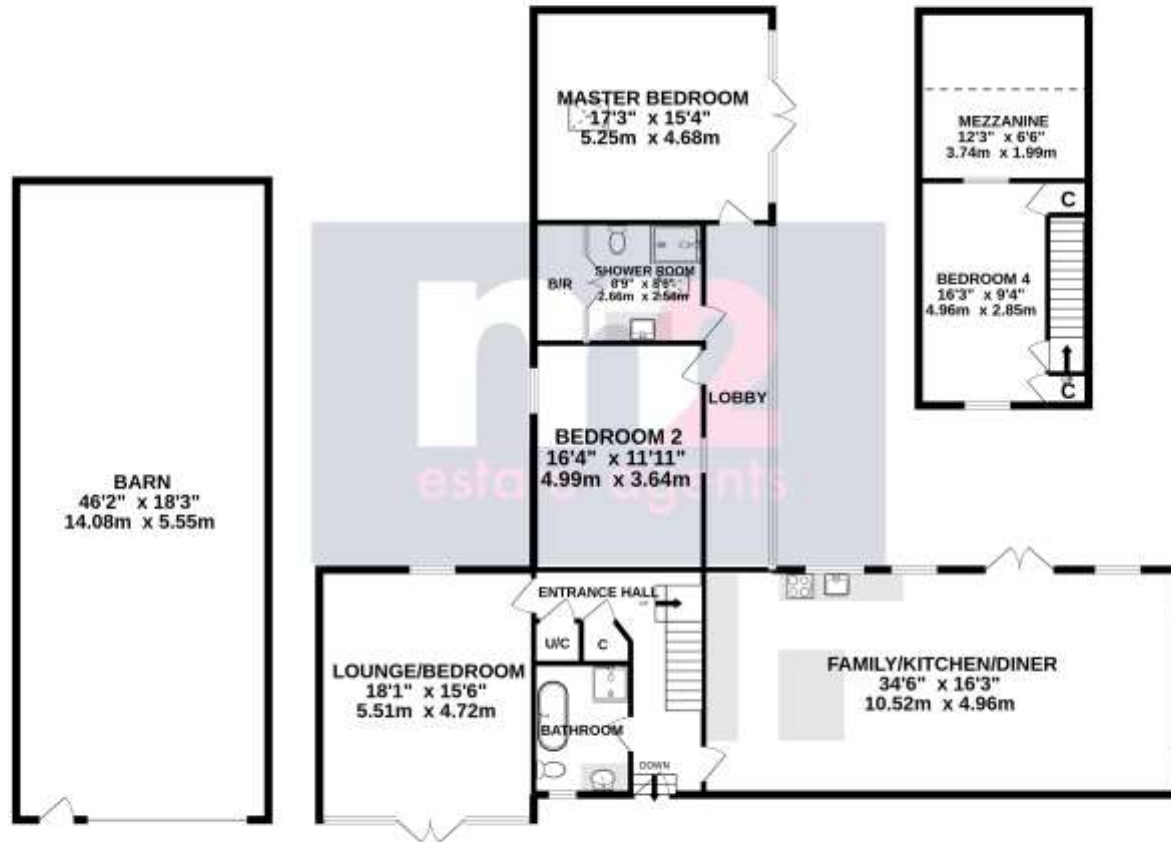
Services: Ground source heat pump, private drainage, mains water and electric.

Council tax Band G (TBC)



GROUND FLOOR
2590 sq.ft. (239.7 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 2930 sq.ft. (272.2 sq.m.) approx.

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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