



Ty Isaf Farm, Ty Isaf Road, Caerleon, Newport
. NP18 1NU
£1,000,000
Tenure Freehold (to be confirmed)

- PRIVATE AND SECLUDED LOCATION
- 41 ACRES LAND
- STONE FARMHOUSE
- 4 DOUBLE BEDROOMS
- 3 RECEPTIONS
- STABLES
- STONE BARN & FURTHER BARN
- AGRICULTURAL BUILDING

Secluded farm/small holding with 41 acres, numerous outbuildings and a detached 4 bedroom home with superb potential to renovate, set in this idyllic location. Entered via a five bar gate opening onto extensive parking and yard area leading to the outbuildings and stone farm house.

From the yard a rear hallway gives access to the utility room, kitchen and sitting room. The utility room features plumbed space for washing machine and tumble dryer along with a low level w/c and sink. A slate floor continues into the kitchen with vaulted ceiling, bespoke wooden units and Belfast sink, wood fired Aga, electric oven, exposed beams and stone wall opening to the dining room.

The dining room features a vaulted ceiling with Velux and exposed beams, exposed stone walls with French doors to the yard. A further door leads to a large store room, ideal to convert to a study. Overlooking the garden is the sitting room with a stone fireplace housing a log burner. A door opens to a further store room. The formal entrance with mosaic floor and stairs to the first floor is accessed from the garden side of the farm house and leads to the main lounge.

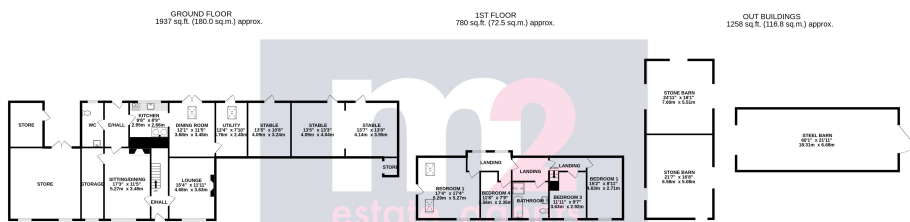
The good size lounge overlooks the gardens and features a central fireplace with log burner in a stone wall. Upstairs the split landing leads to four double bedrooms and a modern bathroom.

Outside the land covers 41 acres with separate lane access to one end. Outbuildings include an agricultural barn, stone barn, open barn, stables and further stores.

Services:

Council Tax Band:

G



TOTAL FLOOR AREA: 3975 sq.ft. (369.3 sq.m.) approx.
 While 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.
 Made with Metrepro ©2024.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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.

M2 Estate Agents for themselves and for the Vendors and Lessors of this property whose agents they are give notice that, (i) the particulars are set out as a general outline only for the guidance of the intended Purchasers or Lessors, and do not constitute part of an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and other details are given without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of M2 Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.