



Well Farm Barn, Grosmont, Abergavenny NP7 8EP  
**£260,000 Freehold**

**pa** black



## Well Farm Barn, Grosmont Abergavenny Gwent NP7 8EP

A most unique and stunning terraced barn conversion offering much privacy within the picturesque village of Grosmont, situated between Monmouth, Hereford and Abergavenny and boasting far reaching hillside views.

Renovated to an exacting standard this wonderful cosy home features oak flooring, underfloor heating, woodburning stove and vaulted ceiling.

The ground floor accommodation includes a well-defined open plan kitchen with Aga, dining area and sitting room, large hallway/study/library, bedroom and bathroom with roll top bath, shower and travertine flooring.

The second floor is devoted to the master bedroom with built in feature wardrobes and cupboard. The flagstoned courtyard garden offers much seclusion whilst the raised decked platform provides additional space for sitting/dining.

There is parking for one car and a spacious double tandem garage/studio which is currently being used as a utility and storage room. A perfect artists/writers retreat with countryside walks on the doorstep.

### Entrance

Via part glazed stained door into open plan kitchen, dining area and sitting room, with oak flooring and vaulted ceiling, as follows;

### Kitchen

11' 10" x 9' 8" ( 3.61m x 2.95m )

Part glazed stained door from courtyard garden. Fitted with cream shaker style base, wall and drawer units granite worksurfaces and uplifts, deep stainless steel sink and drainer with mixer tap over. Aga stove, integrated dishwasher, space for fridge/freezer.

### Dining Area

12' x 6' 4" ( 3.66m x 1.93m )

Double glazed window to rear with window seat. Wall light. Opening into:



## Sitting Room

15' 11" x 15' 4" ( 4.85m x 4.67m )

Double glazed window to rear with window seat. Feature hanging and revolving woodburner stove. Wall lights. Doorway opening into:

## Hall/ Study/ Library

Double glazed French doors, with side glazed panels, leading out into courtyard. Wall lights. Door into deep understairs storage cupboard with consumer box. Turned staircase to Bedroom One. Doors off to;

## Bedroom Two

10' 7" x 9' 7" ( 3.23m x 2.92m )

Double glazed window to front overlooking courtyard garden. Internal feature stained glass window (to bathroom).

## Bathroom

9' 4" x 5' 7" ( 2.84m x 1.70m )

Obscured high level window to side. Internal feature stained glass window (to bedroom). Free standing roll top bath with claw feet and central shower mixer tap. Shower cubicle with shower over and sliding shower doors. Circular vanity wash basin with cupboard under. Low level w.c. Downlighters. Travertine splashbacks and floor tiles. Extractor fan.

## Bedroom One

10' 4" x 9' 6" ( 3.15m x 2.90m )

Double glazed window to front with views across countryside. Bank of fitted part glazed wardrobes to one wall and fitted part glazed cupboard.

## Outside

### Coutyard Garden

Pretty and private 'L' shaped courtyard garden. Space for seats and dining table. Decked steps lead up to decked platform with further sitting/dining area (hatch gives access to oil tank concealed under platform). Gate to side pathway. Door into:

### Garage/ Studio

31' 8" x 10' ( 9.65m x 3.05m )

Utility area with space for washing machine, tumble dryer and fridge/freezer. Floor mounted oil fired central heating boiler. Storage area. The space would lend itself to workshop/art studio. The entrance currently is enclosed by two pedestrian doors but a garage door could be re-instated if required to provide tandem parking for 2 cars.



### Parking

Parking for one car to the front of the garage. The vendor has fenced this area off to contain potted plants but the fence could be taken down to allow vehicle access.

### Directions to this property:

From Monmouth head out of town on the Rockfield road. Follow this road to Rockfield and turn right at the grass triangle. Continue on this road through Newcastle and at the turning on the left for Cross Ash turn sharp right towards Skenfrith. At the T junction turn right and immediately turn left towards Grosmont. Stay on this road for a few miles until you arrive in the village of Grosmont. Pass the Angel Inn public house on your left and take the third turning left signposted 'Bevan Court' Take the turning on the right and the property can be found a short distance up on the left as denoted by our 'For sale' board.





71 Monnow Street, Monmouth, Monmouthshire NP25 3EW

EPC Rating: C

Property Ref: MMT300145 - 0001



**Note:** While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

