



Cwm Cae Barn  
Maypole | Monmouth | Monmouthshire | NP25 5QH

FINE & COUNTRY







# Step inside

Cwm Cae Barn

Guide price £1,100,000

This imaginatively converted former barn oozes historic character yet has a contemporary, light and airy feel which makes it practical for modern living. It boasts a highly desirable location approximately four miles north-west of Monmouth in the hamlet of Maypole, where it is surrounded by beautiful, rolling countryside. Rural yet accessible, it is ideally placed for commuting to Bristol, Cardiff and the Midlands.

Cwm Cae Barn is a spacious four to five bedroom, split-level family home set in 0.90 acres of lovely, mature south facing gardens, enjoying superb views across over rolling, hilly countryside to the south. It offers fabulous, family-sized accommodation with unique charm, featuring old oak beams and roof trusses, original arrow slit windows and a delightful attic bedroom exposed to the A-frame. It has a stunning modern kitchen, an impressive, 23 ft drawing room and a wonderful, entrance/dining hall, showcasing the two glazed, floor-to-ceiling openings to the original barn. The attractive, stone built barn has a pitched slate tiled roof and hardwood double glazed external doors and windows. The internal, ledge and brace doors are all custom-made from solid oak, with traditional door furniture, giving a classic look.

The vendor bought the barn in 2017, drawn to it by the light-filled rooms and the rural outlook. "Wherever you are in the house, you have beautiful views across to the hills; you can see the weather coming and the light is fantastic." The property's location was also a big attraction. "It's on the edge of a village, so you have neighbours and it is not isolated, but you are not overlooked. I also like the fact that it is close to Monmouth, which is a lovely town."

The vibrant and historic market town of Monmouth provides a wide range of amenities including independent shops, pubs, restaurants, tea rooms and coffee shops and both a Waitrose and an M&S Food. Monmouth hosts regular markets, has a busy programme of events and boasts good leisure and recreation facilities and nearby world-class golf courses including Rolls of Monmouth Golf Club.

For live entertainment and film, there's a choice of The Savoy Theatre and The Blake Theatre. The reputation of Monmouth's state schools, the independent Haberdashers' Monmouth boys' and girls' schools and the nearby Llangattock School Monmouth with Monmouth Montessori Nursery make the area popular with families.

Monmouth is on the edge of the stunning Wye Valley, an area of outstanding natural beauty, known for its beautiful landscapes, wonderful walks and cycle rides, outdoor pursuits, ancient castles and historic buildings.

Step inside:-

A tarmac driveway leads to a generous, gravelled parking area at the front of the property. The entrance door is set in glazed floor-to-ceiling panels which fill the space where the original barn doors would have been.

This door leads straight into a breathtaking, light-filled entrance hallway, with wooden floorboards and exposed wall timbers. This part-vaulted room also serves as a wonderful formal dining area. The room stretches to the back of the property, where glazed doors set in glass panels open to a sun terrace and provide views across the garden to the rolling countryside beyond. A bespoke oak staircase, with galleried landings and half landings, rises from the entrance hallway to the rooms above.

A door off the back of the hall opens to steps which lead down to the living room, a comfortable, family space, with practical, tiled flooring. The room is made cosy in the colder months by underfloor central heating and a wood burning stove set on a raised stone hearth. In the summer, a glazed door can be thrown open to the garden and views.

For more formal entertaining, there is a spectacular, beamed drawing room, which has windows to the front and back garden and also features original arrow slit windows to the side. There is a fireplace with a terracotta tiled hearth and a hardwood surround.



Off the family living room is the stunning, recently-installed kitchen, a luxury, contemporary design with granite worksurfaces and upstands and a comprehensive range of cupboards and drawers. It features integrated appliances, a large built-in wine rack and space for an upright fridge freezer and a tall wine fridge. The kitchen has been cleverly designed to make best use of the L-shaped space and incorporates an irregular-shaped island. Steps lead up from the kitchen through a glazed door into a lobby with a door to the front of the barn. The lobby leads to a useful utility room with space for a washing machine and tumble dryer. There is a downstairs cloakroom off the utility room.

Ideal for working from home or with potential as a fifth bedroom, there is a large study situated off the hall, enjoying views to the front and side of the property and benefitting from extensive cupboards with shelves over.

Across the hall from the study steps lead down to a ground floor bedroom wing, where there are two double bedrooms and a modern bathroom, with a bath with a shower over. One of the bedrooms has a built-in wardrobe and both have windows looking out over the back garden to the countryside beyond.

Off the first floor galleried landing is a spectacular principal bedroom suite. The lovely bedroom features a vaulted ceiling, exposed timbers and two arrow slit windows to the side of the property. The room is flooded with light from a Velux roof light to the front and a further window to the side. It benefits from two recessed wardrobes with oak doors, whilst adjacent is a luxurious dressing room with contemporary fitted wardrobes and a freestanding bath. There is also a beautifully presented, fully-tiled, modern shower room.

From the gallery, stairs lead up to a further charming bedroom, featuring exposed roof trusses. This room has Velux roof lights to the rear of the property and a high level window. There is an en-suite shower room with a recessed shower cubicle.











# Step outside

## Cwm Cae Barn

A five bar gate opens from the village lane to a tarmac driveway which leads to a gravelled courtyard at the front of the barn. There is ample parking and an oak framed, cart shed-style double garage. Alongside the garage is an integrated, secure workshop area and there is boarded loft storage over. To the side is a stone-built lockable garden store and close to the kitchen door is a handy log store.

The mature, private, south-facing gardens stretch to the back of the barn and are bordered on three sides by open fields. For the vendor, they have been a particular delight. On a sunny day, a favourite spot is down at the bottom of the garden, under the trees, where you can have a picnic. I also have a bench by the vegetable patch, which is a nice place to sit.

The two-tiered flagged terrace at the rear of the barn is a wonderful place to relax and entertain and it's the best place to take full advantage of the lovely rural environment and glorious views over open fields to the rolling Monmouthshire hills.

Beyond the terrace is a rectangular lawn with flower and shrub borders. Wide stone steps lead down to a further area of lawn, at the side of which there is a vegetable patch with raised beds. The gardens include a timber garden shed, a greenhouse and water butts, further vegetables beds and an orchard. At the far end of the garden is a composting area and a tractor shed with a flagged floor and double doors.

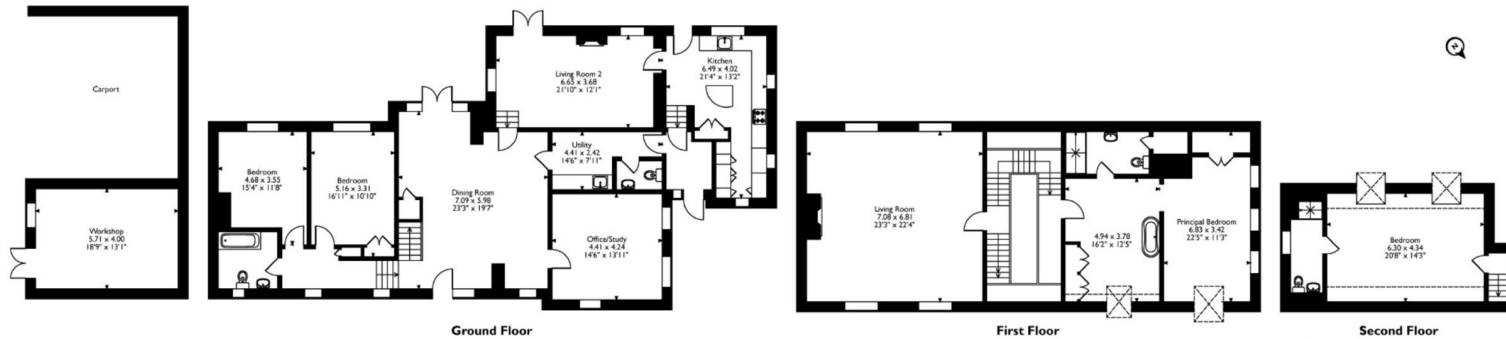
### DIRECTIONS

What3words: ///minute.credible.stood





Approximate Gross Internal Area  
 Main House = 326 Sq M/3509 Sq Ft  
 Outbuilding = 23 Sq M/248 Sq Ft  
 Total = 349 Sq M/3757 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP25 5QH | Tenure: Freehold | Tax Band: I | Authority: Monmouthshire | Heating: Oil | Drainage: Private



\*Internet speed according to the BT Availability Service using the postcode and landline  
 All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright© 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(59-68)	E		
(49-58)	F		
(39-48)	G		
Not energy efficient - higher running costs			
England & Wales			
			EU Directive 2002/91/EC

Current: 60  
 Potential: 80





Fine & Country  
Tel: 01600 775930  
monmouth@fineandcountry.com  
2 Agincourt Square, Monmouth, NP25 3BT