



ST ARVANS

Guide price **£795,000**



OLD MILL BARN

2 Rogerstone Grange, Chepstow, Monmouthshire NP16 6EU



Detached stone barn
Desirable location on select development
Detached garaging and workshop area

Situated within a popular village location, this detached versatile period stone barn presents a captivating blend of historical charm and modern comfort. Originally believed to have served as a working mill, this distinctive property has been meticulously renovated, showcasing a harmonious fusion of character features and contemporary amenities.

One of the most captivating aspects of this property is its breathtaking countryside views, which can be admired from various vantage points throughout the home. Whether indoors or outdoors, residents can immerse themselves in the beauty of the surrounding landscape.

Outside, the property boasts a mature garden and orchard, adding to the allure of the outdoor space. These well-tended areas provide opportunities for relaxation, recreation, and appreciation of nature's beauty.



Guide price
£795,000



KEY FEATURES

- Period stone detached barn conversion
- Detached garaging and workshop
- Large ground approx. 0.50 of an acres
- Select and desired development
- Flexible accommodation
- Open countryside views



STEP INSIDE



Additionally, a detached stone outbuilding enhances the property's appeal, offering further potential for various uses such as additional storage, a workshop, or a studio.

Accessed via a private road that ensures sole entry to the barn development, residents are greeted by a tranquil and peaceful environment, free from the hustle and bustle of through traffic and associated noise.

This secluded setting enhances the sense of privacy and serenity, providing residents with a haven to escape the stresses of modern life and immerse themselves in the beauty of the surrounding countryside.

With its picturesque surroundings, this converted barn offers a rare opportunity to experience countryside living at its finest while still being within easy reach of local amenities and attractions.

As conveniently located with excellent access to major road networks, this property offers the perfect balance of rural tranquillity and connectivity.

Whether commuting to work or exploring the nearby amenities, residents will appreciate the ease of access to, this superbly presented converted barn offers an idyllic retreat in an 'Area of Outstanding Natural Beauty'.

Situated on the outskirts of the sought-after village of St Arvans, the property enjoys a privileged location within a small, exclusive development comprising similar charming properties.

Approximate Gross Internal Area
 Main House = 200 Sq M/2152 Sq Ft
 Garage = 60 Sq M/646 Sq Ft
 Outbuilding = 30 Sq M/323 Sq Ft
 Total = 290 Sq M/3121 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.

Upon stepping through the ground floor front door, you'll be greeted by a welcoming Reception Hall, with slate flooring setting the tone for the rest of the home's charm.

Ascending the wooden staircase, you'll enter the main living area on the first floor, adorned with a vaulted ceiling and rustic beams, creating a cosy yet spacious atmosphere. The patio door opens onto a Juliet balcony, offering picturesque views.

Adjacent to the main living area, a second staircase leads up to a mezzanine area, serving as a convenient study space. The kitchen seamlessly integrates into the main living area, fostering an open-plan layout that allows for a bird's eye view of the neighbouring open courtyard.

Moreover, the kitchen provides ample space for a range cooker and offers separate access via stone stairs from the parking area, leading to a utility area and WC complete with plumbing for a washing machine.

From the lounge area, a second set of stairs leads down to the ground-floor reception room, offering convenient access to the rear patio and garden. This versatile space also features a wood-burning stove. Additionally, there is access back to the ground floor bedrooms from this reception room, and the ground floor shower room provides practical and flexible living options.

From the hallway, access is provided to all the bedrooms, although their versatile layout also makes them suitable for use as studies or additional reception rooms. This flexibility allows residents to tailor the space to suit their individual needs, whether it be creating a peaceful retreat for rest or a productive environment for work and study.

STEP OUTSIDE



Outside this fabulous property, you'll find a detached workshop area and large garage, providing ample space for storage and hobbies. There's also plenty of parking available, along with grassed areas adorned with fruit trees, creating a picturesque setting.

Additionally, there's a large pond adding to the charm of the outdoor space, along with an area designated for chickens and potential vegetable if cultivation. This expansive outdoor area offers opportunities for gardening enthusiasts and outdoor activities, making it a delightful feature of the property.

INFORMATION

Postcode: NPI 6 6EU

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

From Chepstow, take the A466 road past Chepstow Racecourse (on your right) to the village of St Arvans. At a sharp right-hand bend, turn left into St Arvans village and take the second turning left into Grange Road. Follow this lane, passing the village Church on your left-hand side, for approximately a quarter of a mile and take the second left where the property can be found on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, Monmouthshire, NP16 5LJ
 01291 626262
 chepstow@archerandco.com
www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents 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. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.