



PENHOW

Guide price **£780,000**





# SWALLOW BARN

Penhow, Caldicot, Newport NP26 3AD



Superb south facing private gardens  
Three spacious reception rooms  
Garage and off-road parking for up to four cars

This beautiful family home is tucked away within a secluded position located within the popular village of Penhow. Penhow is split by the A48 which links up to the M4 - making the property ideally located for those wishing to commute to Bristol and Cardiff.

The area is popular not only with commuters, but also families and also those seeking the countryside, as Wentwood Forest is within a short distance drive from the property.

There is a village shop and café within walking distance, along with a well-respected restaurant. The Roman village of Caerwent is a short drive with a range of local amenities to include a post office and farm shop and more comprehensive facilities can be found within the towns of Caldicot and Chepstow.

For the sporting enthusiast, The Celtic Manor Resort is a short drive where a wide variety of eateries and sports/leisure facilities can be found, including a championship golf course and health club.





Guide price  
£780,000



## KEY FEATURES

- Stunning detached barn conversion
- Four double bedrooms
- Ensuite and dressing room to principal bedroom
- Refitted kitchen with breakfast area & utility room
- Ideally located for commuting
- Full of character throughout





# STEP INSIDE



Stepping into the property, you are greeted by the stunning reception hall, which sets the tone for the rest of the home. This beautiful entrance is highlighted by a galleried landing that offers an elegant perspective. The exposed brick wall adds a touch of rustic charm, perfectly complemented by the beamed ceiling, giving the space character and warmth. A window with a cosy seat, while the laminate flooring provides a modern touch. The staircase, leading up to the first-floor landing, beneath which you'll find access to a useful storage cupboard. Additionally, the ground floor cloakroom is fitted with a modern two-piece suite.

The main living room is a stunning reception space. Highlighted by an exposed brick wall feature, this room offers ample space for a variety of furniture arrangements. Deep sill windows offer natural light, and French doors open onto the rear sun terrace, seamlessly blending indoor and outdoor living. The centrepiece of this inviting space is an attractive brick fireplace, housing an inset Chesney's wood-burning stove. The beamed ceiling has inset lighting.

The second reception room, a beautifully presented sitting room, maintains the home's spacious and flexible layout. This room also provides direct access to the garden through doors which once again create a harmonious connection with the outdoors and creates a picturesque view of the rear garden. An attractive stone fireplace infuses the space with character.

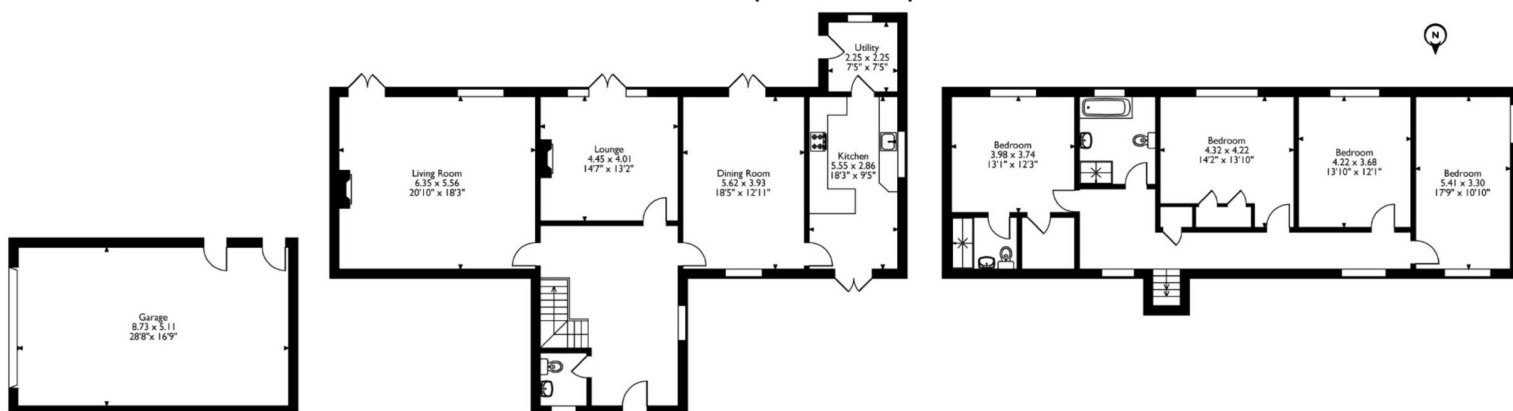
The dining room is a versatile space, perfect for both intimate dinners and lively gatherings. At its heart is a cherry wood table with seating for eight, which will remain in place for the new owners.

This remarkable table opens up to reveal a full-sized pool table, making it an ideal setting for both formal meals and fun-filled entertainment. The room boasts beautiful oak flooring and a charming brick wall feature adds character. The front-facing window offers lovely views and a door to the rear elevation provides easy access to the garden.

The kitchen has been thoughtfully refitted with a stylish range of base and wall units, all complemented by granite work surfaces. At its heart is a convenient breakfast bar, perfect for casual dining or a quick morning coffee. Modern amenities include an integrated dishwasher, the range is available by separate negotiation, the space is further enhanced by laminate flooring.

A small step leads up to the utility room, a practical extension of the kitchen. This useful room serves as a gateway to the rear garden through a stable door, making it easy to transition between indoor and outdoor activities. Inside, the central heating boiler is discreetly housed within a cupboard.

Approximate Gross Internal Area  
 Main House = 226 Sq M/ 2432 Sq Ft  
 Garage = 45 Sq M/ 484 Sq Ft  
 Total = 271 Sq M/ 2916 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.

Ascending to the first floor via a turned staircase, you are welcomed by a stunning galleried landing that offers a captivating view back down to the reception hallway. The landing is illuminated by two front-facing windows and a shelved storage cupboard with an integrated radiator provides practical storage.

To the left of the landing lies the principal bedroom, a spacious double room featuring a beamed ceiling and a rear-facing window that offers a garden aspect. One of the standout features of this room is the walk-in dressing room, providing ample storage.

The ensuite shower room is modern and well-appointed, featuring a three-piece suite that includes a double-width shower enclosure with a rain shower; the room is naturally lit by a Velux window.

The family bathroom offers a generous space fitted with a four-piece suite. This includes a panelled bath and a large shower enclosure with a rain shower.

The three additional bedrooms are all spacious doubles, with the front-facing room boasting picturesque countryside views, while the rear-facing rooms enjoy tranquil garden aspects. Each room is designed to offer comfort, making this home perfect for family living.



# STEP OUTSIDE



Stepping outside the property, the plot extends to approximately 0.16 acres, featuring a rear garden with an enviable southerly orientation. The front elevation boasts a driveway providing off-road parking for two cars, bounded by a stone wall and complemented by a small sun terrace.

To fully appreciate the rear garden, one must view it in person. It offers a high degree of privacy and is beautifully landscaped with a variety of established shrubs and trees. The area is well enclosed by a stone wall and fencing, doors provide pedestrian access to the side access lane and the garage. A spacious paved sun terrace is a standout feature, separated by a low-level wall from the neatly manicured lawned area. Additionally, there is an outside water tap. At the rear boundary, there is a generously sized garage and extra parking spaces for two cars.

**AGENTS NOTE:** There is a shared access to the property. We are advised that the ground floor radiators and boiler were replaced in 2023.

## INFORMATION

Postcode: NP26 3AD  
Tenure: Freehold  
Tax Band: G  
Heating: Gas  
Drainage: Mains  
EPC: C








## DIRECTIONS

From Chepstow proceed along the A48 in the direction of Caerwent/Newport without deviation for several miles. Bypass the village of Caerwent and remain on the A48 passing the Rock and Fountain pub on the right-hand side, continuing for a short distance and the entrance 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	71	79
(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, NP16 5LJ  
 01291 626262  
 caldicot@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.