



# LLANVACHES

Guide price **£400,000**



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# THE GARDEN ROOMS

The Cayo, Llanvaches, Caldicot, Monmouthshire NP26 3AY



Gated semi- rural development  
Ideally located for M4 commuting  
Private gardens with summer house

Once part of The Cayo Farm, The Garden Rooms is a beautifully converted stone barn offering an immaculate two-bedroom home with a secluded garden and generous off-road parking and a lateral living layout. Set in a rural yet highly accessible location between Chepstow and Newport, near the village of Llanvaches, the property enjoys excellent transport links, with the M4 and M48 approximately four miles away.

Newport, Cardiff and Bristol are all within easy reach, along with fast rail services to London. The surrounding area also offers a good selection of primary and secondary schools. Access is via a shared gated private drive, leading to the property's own gated parking area, with a management company in place to oversee the water supply, shared driveway and communal outdoor spaces.



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## KEY FEATURES

- Beautifully presented single storey barn conversion
- 2 bedrooms
- Ensuite to principal bedroom
- Charming reception room with wood burning stove
- Kitchen with integrated appliances
- Carport and parking for 4 cars





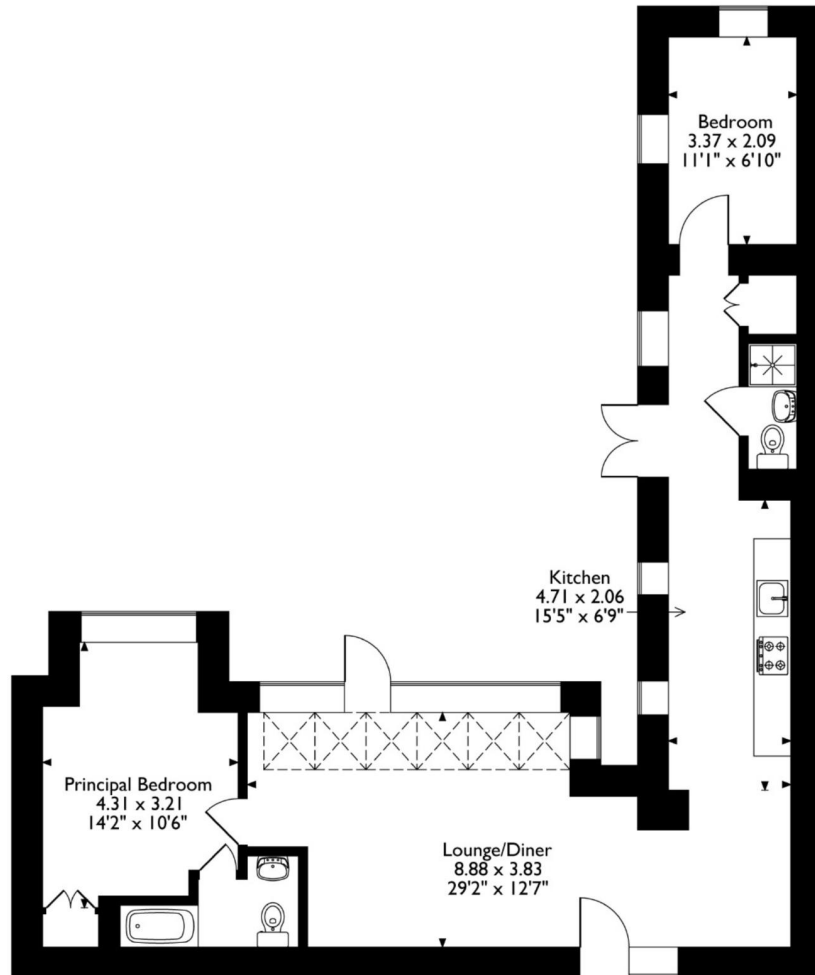
# STEP INSIDE



Approached beneath an attractive covered canopy adorned with wrought iron trelliswork, the glazed double front door opens into a beautifully arranged L-shaped open-plan kitchen, dining and living space, with all accommodation thoughtfully set out on one level. This welcoming central area has been designed to maximise both light and flow, creating a comfortable yet refined environment ideal for modern living.

The living area is particularly inviting, centred around a wood-burning stove that adds warmth and character, while a glazed door opens directly onto the garden, seamlessly connecting indoor and outdoor spaces. Natural light pours in through windows along the side elevation and a partially glazed roof, enhancing the sense of space.

## Approximate Gross Internal Area 69 Sq M/743 Sq Ft



### Ground Floor

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.

The dining area sits comfortably between the living space and the kitchen, providing a natural transition between relaxation and entertaining.

The kitchen itself is fitted with handcrafted units and integral appliances, including an electric hob and oven, combining practicality with timeless craftsmanship.

The principal bedroom is accessed from the living area and offers a peaceful retreat, featuring full-height double windows overlooking the garden, fitted wardrobe space and a stylish en-suite bathroom.

At the opposite end of the property, a few steps lead down to the second bedroom, which is served by a nearby shower room, making it ideal for guests or flexible use.

Underfloor heating runs throughout the property, controlled by individual zones, and is complemented by neutral ceramic tiled flooring and wooden double-glazed windows and doors.



# STEP OUTSIDE



Outside, the property enjoys a charming and secluded garden, sheltered by established borders, raised beds, a beech hedge, wood-panelled fencing and stone walling. Accessible from both the kitchen and living area, this sunny outdoor space is perfect for quiet enjoyment or entertaining. A summerhouse with power and lighting provides an excellent opportunity for use as a home office or hobby room. To the front, the property benefits from ample private parking for in excess of 4 vehicles, including a raised hardstanding area, garden shed and an attractive oak-framed double car port. Steps lead down to a gravelled pathway and the front entrance, with a side pedestrian gate offering convenient access between the garden and parking area.

## AGENTS NOTE:

There is a monthly management charge of approximately £77, which includes water from the bore hole and maintenance of this facility. Maintenance of the communal gardens, driveway and gates, pest control.

The property is on a private septic tank drainage.

## INFORMATION

Postcode: NP26 3AY

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Private

EPC: C







## DIRECTIONS

At the roundabout at the top of Chepstow, take the 3rd exit and stay on A48, sign posted Caerwent. At the next roundabout, take the 2nd exit and stay on A48, proceed along the A48 bypassing the village of Caerwent. Proceed for several miles and pass the recycling centre on the left and turn right into layby and enter the development through the electric gate. Proceed along the drive, bearing right at the fork, and follow the track around where the entrance to the property can be found on the left-hand side.





Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (92 plus)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-10)</p> <p>Not energy efficient - higher running costs</p>	109
	70
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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