



PONTHIR

Offers over **£775,000**



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GILWERN FARM

Gilwern Farm Close, Torfaen NP18 1QW



Substantial detached barn conversion
Ample off road parking
Enjoys superb views

This beautifully presented five bedroom detached property predates to the early 19th century, and has been completely renovated by the current owners with extensions and conversions made to make this an ideal family home for those who enjoy semi-rural living.

Sit on approximately a third of an acre. Gilwern farm comprises of lounge diner, kitchen living room, breakfast room, boot room, utility room, downstairs shower room, and two additional reception rooms currently named the 'Den' and the 'Cwtch'.

To the first floor the property has five bedrooms and family bathroom, with the principal bedroom boasting an en suite, walk in wardrobe and access to a mezzanine study area overlooking the lounge with a spiral staircase to the ground floor.

The property also benefits from being close to schools, shops, pubs and restaurants with access to private country footpaths on your doorstep. You are also just a stone's throw away from equally as popular Caerleon village.



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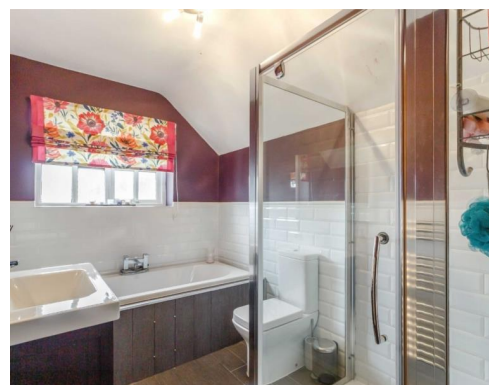
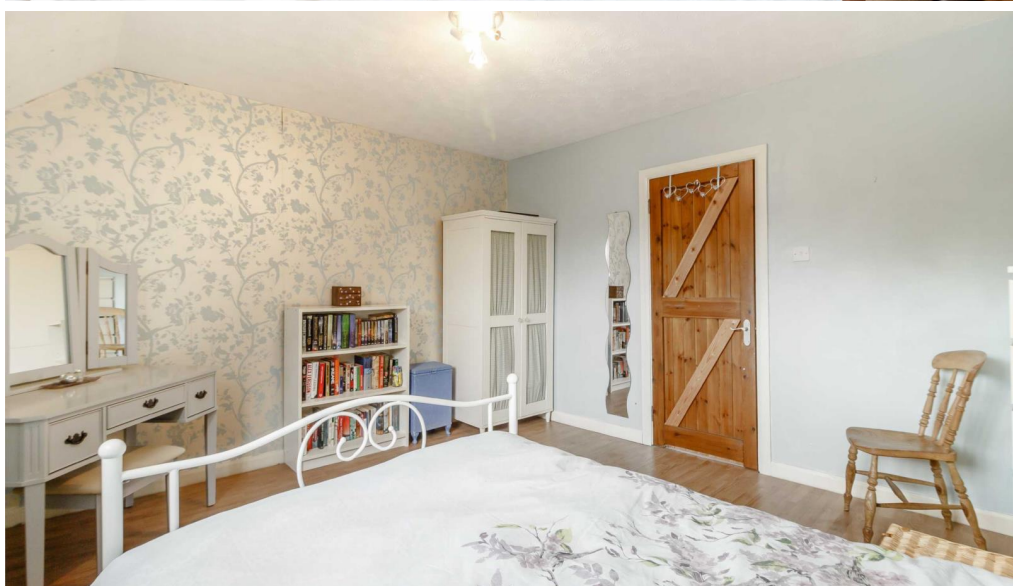


KEY FEATURES

- Detached barn conversion
- Four reception rooms
- Incredible high vaulted ceilings
- Ideal family home
- Quiet cul-de-sac location
- No chain



STEP INSIDE



ENTRANCE PORCH

Tiled flooring. Radiator. Power points. Double glazed window facing side aspect and sliding feature Oak sliding door into lounge/diner.

BARN LOUNGE / DINER

10.14m x 5.46m (33'3" x 17'11")

Tiled flooring. Power points. Two double glazed window facing front. Two facing side and two facing rear aspect and double glazed French doors to rear garden. Spiral stair case to first floor mezzanine. Under floor heating and access into kitchen and downstairs shower room.

DOWNSTAIRS SHOWER ROOM

Three piece suite comprising of shower cubicle, low level wc, wash hand basin, tiled flooring, tiled splash back, radiator and double glazed window facing front aspect.

KITCHEN / FAMILY ROOM

8.19m x 5.45m (26'10" x 17'11")

Tiled flooring. Fitted wall and base units with AGA and companion oven /hob. Free standing American style fridge freezer. Belfast sink. Built in storage cupboards. Tiled splash back. Double glazed window facing rear aspect. Open plan living area which also has built in storage. Radiator. Feature log burner. Double glazed window facing front aspect. Access into boot room, breakfast room and door into internal hallway.

BREAKFAST ROOM

3.63m x 2.34m (11'11" x 7'8")

Tiled flooring continued from kitchen living area. Double glazed windows with great views over the countryside and French doors into rear garden. Power points. Radiator.

BOOT ROOM

2.09m x 2.05m (6'10" x 6'9")

Tiled flooring. Power points. Radiator. Double glazed window facing side aspect. Access into garden and door into utility room.

UTILITY ROOM

2.45m x 1.40m (8'0" x 4'7")

Tiled flooring. Tiled splash back. Fitted wall and base units with space for washing machine and tumble dryer. Stainless steel sink. Access to the boiler. Double glazed window facing front aspect and power points.

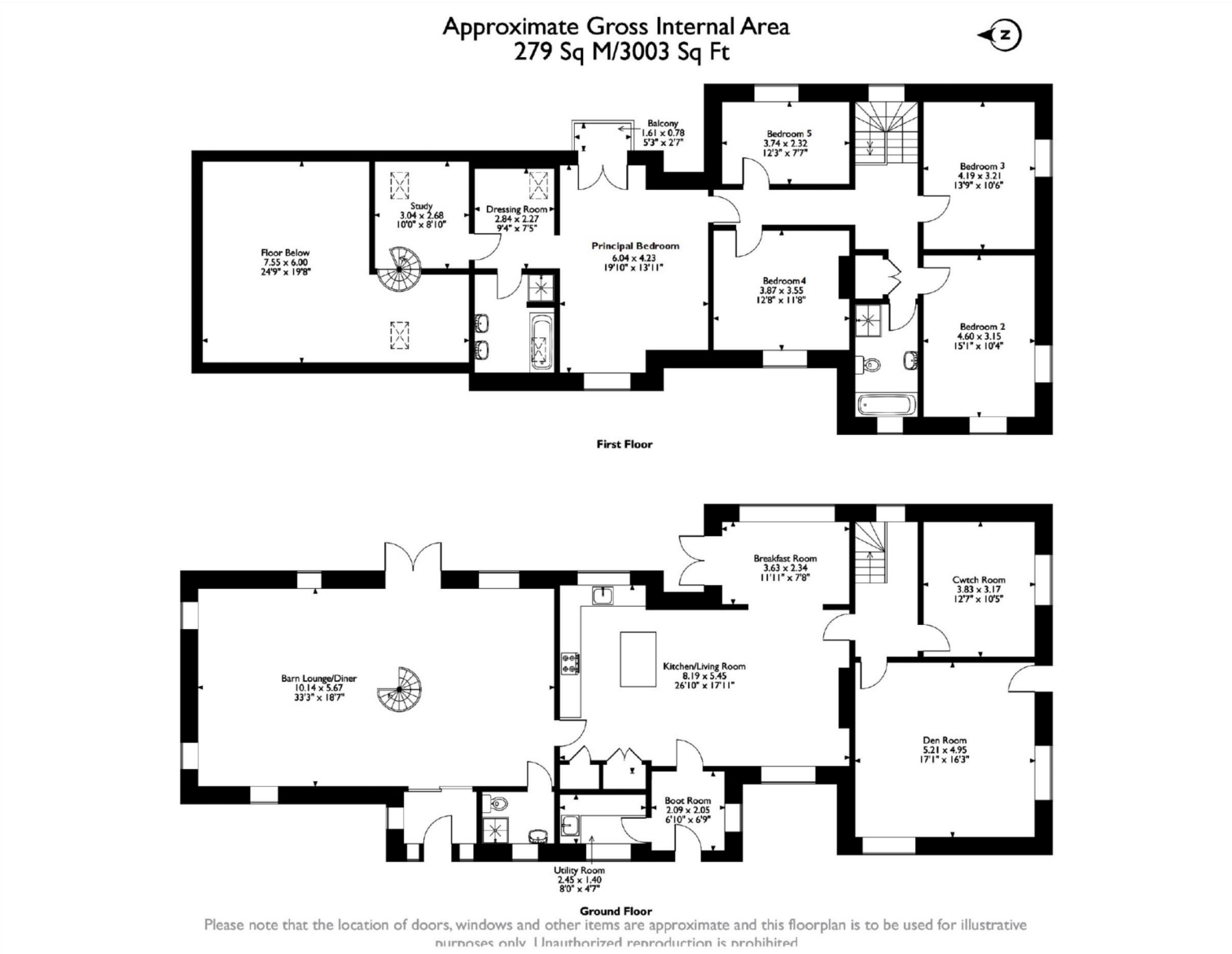
INNER HALLWAY

Tiled flooring. Under stairs storage. Radiator. Power points. Access into the 'Den', the 'Cwtch' and stairs to first floor.

THE DEN

5.21m x 4.95m (17'1" x 16'3")

Part tiled part hardwood flooring. Log burner. Double glazed window facing front. Double glazed window facing side aspect. Power points. Two radiators and door into side garden.



THE CWTCH

3.83m x 3.17m (12'7" x 10'5")

Carpeted. Radiator. Power points. Double glazed window facing side aspect.

Stairs to FIRST FLOOR and LANDING

Carpeted staircase and landing. Double glazed window facing rear aspect. Radiator. Power points. Access into five double bedrooms and family bathroom.

FAMILY BATHROOM

Four piece suite comprising of bath, shower cubicle, wash hand basin and low level wc. Tiled flooring. Tiled splash back. Radiator. Double glazed window facing front aspect.

BEDROOM ONE

6.04m x 4.23m (19'10" x 13'11")

Carpeted. Radiator, power points. Double glazed window facing front aspect, French doors onto balcony over looking the country. Built in wardrobes. Access into walk in wardrobe and en suite.

WALK IN WARDROBE

2.84m x 2.27m (9'4" x 7'5")

Radiator. Carpeted. Double glazed skylight window. Access into en suite and mezzanine study.

EN SUITE SHOWER ROOM

Four piece suite comprising of built in vanity unit with 'his and her' sinks, jacuzzi bath, shower cubicle, low level wc, tiled flooring and tiled splash back. Radiator. Double glazed sky light window.

MEZZANINE STUDY

3.04m x 2.68m (10'0" x 8'10")

Hardwood flooring. Spiral staircase leading to lounge/diner. Power points. Double glazed skylight window.

BEDROOM TWO

4.60m x 3.15m (15'1" x 10'4")

Carpeted. Radiator. Power points. Double glazed window facing side. Double glazed window facing front aspect.

BEDROOM THREE 4.19m x 3.21m (13'9" x 10'6")

Laminated flooring. Radiator. Power points. Double glazed window facing side aspect. Built in storage cupboard.

BEDROOM FOUR 3.87m x 3.55m (12'8" x 11'8")

Laminated flooring. Radiator. Power points. Double glazed window facing front aspect. Built in storage cupboard.

BEDROOM FIVE 3.74m x 2.32m (12'3" x 7'7")

Laminated flooring. Radiator. Power points. Double glazed window facing rear aspect.

STEP OUTSIDE



This beautifully presented 360 garden sits on approximately a third of an acre and has amazing viewings of the countryside and benefits from some great sun trap spots.

Perfect for families and social gatherings. There is also ample parking to the front with space for up to five cars.

INFORMATION

Postcode: NP18 1QW
Tenure: Freehold
Tax Band: G
Heating: Gas
Drainage: Mains
EPC: D





DIRECTIONS

East bound on Caerleon Road (B4236) take the left after Ponthir Village hall onto Candwr Park, then take the first left, and then the third right onto Gilwern Farm, the property is tucked away on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		80
B (81-91)		
C (69-80)		
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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