



Oak Tree Barn  
Llansoar | Caerleon | Newport | NP18 1LS







# Step inside

## Oak Tree Barn

Guide price £1,350,000

This stunning stand-alone barn conversion set in gardens and grounds of approximately 7.35 acres offers beautifully presented spacious family size accommodation including an entrance hall, luxury fitted kitchen with appliances, dining area with steps that lead down to a beautiful living room, a central staircase leads up to a wonderful mezzanine sitting room. The four en-suite bedrooms are accessed from an inner hallway leading from the entrance hall. This area has bi-fold doors opening onto the rear patio area enjoying spectacular views of the countryside. The home has oak double glazing and oil-fired central heating operated from a Rayburn. Approached off a private lane, via an electrically gated entrance to a generous parking area with car port and detached garage. The property is a horse lovers dream as it also benefits from a stable block with hard and machinery stores.

This family home is only a short drive from the small towns of Caerleon and Usk and offers great road links to Newport (just five miles away), the M4 and other cities including Cardiff and Bristol. Caerleon itself is recognised for its historically important Roman Fortress and Baths which makes it popular with tourists. Today it is home to numerous small businesses, many of which are near the small common at its centre. The area offers excellent primary and secondary schools, good health care facilities and numerous pubs and restaurants. For leisure enthusiasts, the Celtic Manor Resort is only a short drive away and offers three golf courses, a driving range, spa and gym membership.

An oak door with double glazed side panels allows access to:-

### ENTRANCE HALL

Light grey LTV parquet effect flooring. Ceiling downlighters. Ornate radiator. Airing cupboard. Utility cupboard housing plumbing for an automatic washing machine and space for a tumble dryer. Rear facing double glazed door. Cloaks cupboard.

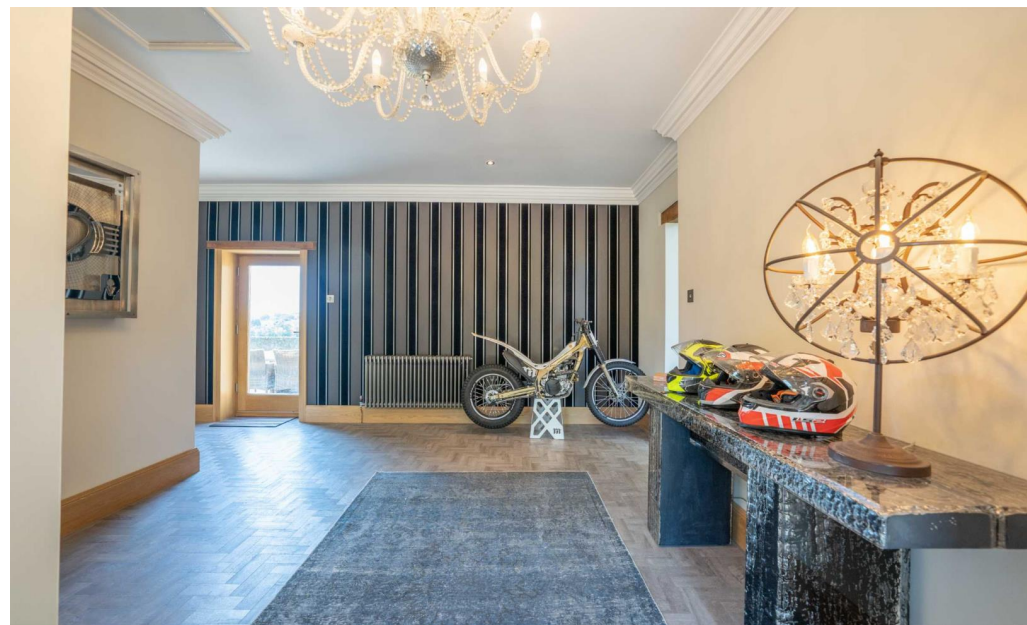
### CLOAKROOM

Ceramic tiling to walls and floor. Front facing patterned glass double glazed window. Wash hand basin with vanity unit, wc. Radiator. Ceiling downlighters. Extractor fan.

Open plan walk-through from Hallway to:-

### KITCHEN

5.66m x 5.04m (18'7" x 16'6")  
Newly fitted in 2020. Luxury dark grey units with stone coloured 'Silentstone' work surfaces. One section having an etched drainer and sink with mixer tap over. Integrated appliances include a dishwasher, fridge and freezer, Neff double oven, grill and coffee machine, wine cooler. A large central island unit has a Wi-Fi controlled induction hob and pop-up extractor fan. There are drawers and cupboards built into the base with breakfast bar seating at either end. To one side of the kitchen is a large dresser style unit with central Rayburn with a mosaic tiled backplate and illuminated display cabinets over. The kitchen has LVT parquet style flooring, a vaulted ceiling with two Velux windows, exposed beams and downlighters. There is an ornate radiator, a side facing double glazed window and front facing double glazed French doors. A slatted glass door allows access to:-



### DINING ROOM

9.46m x 5.03m (31'0" x 16'6")  
Engineered oak flooring. Vaulted ceiling with exposed beams and downlighters. Full height tubular log burner with slate hearth. Side facing bi-fold oak double glazed doors with panels above. Further bi-fold doors to rear garden and patio. Two radiators and a central oak staircase with glass balustrade that leads up to:-

### MEZZANINE SITTING ROOM

6.51m x 5.66m (21'4" x 18'7")  
An open area overlooking the dining room with fitted carpet. Beamed ceiling with downlighters. Rear facing double glazed French doors with glass Juliet balcony that has beautiful views over the surrounding countryside. Large feature stone fireplace and hearth to one corner with inset wrought iron log burner and oak beam above. Two Velux windows and concealed LED lighting.

Returning to the Dining Room, steps down both sides of the central staircase allow access to:-

### LIVING ROOM

6.51m x 5.66m (21'4" x 18'7")  
A lovely, cosy reception room with two side facing double glazed windows and side and rear facing double glazed French doors. Engineered oak flooring. Radiator. Corner feature fireplace with stone hearth and hardwood mantel. Inset log burner and recess above. Beamed ceiling with downlighters.

Returning to the Entrance Hall a slatted glazed oak door allows access to:-

### INNER HALL

Fitted carpet. Two radiators. Rear facing double glazed window and panel. Bi-fold doors opening onto the rear patio. Access off to:-









#### MASTER BEDROOM

4.36m x 3.81m (14'4" x 12'6")

A double bedroom with fitted carpet. Front facing double glazed window. Ceiling downlighters. Built-in wardrobe with part mirrored doors. Radiator.

#### EN-SUITE BATHROOM

Grey wood effect tiling to walls and floor. Ornate radiator. Front facing patterned glass double glazed window. Large vanity unit housing the wash hand basin and wc with concealed cistern, mirrored panel above, bath with shower off mixer tap. Ceiling downlighters and extractor fan.



#### BEDROOM TWO

3.81m x 3.60m (12'6" x 11'10")

A double room with fitted carpet. Mirrored door wardrobes. Front facing bi-fold doors. Radiator. Ceiling downlighters.

#### EN-SUITE SHOWER ROOM

High gloss ceramic tiling to walls and floor. Radiator. Front facing double glazed patterned glass window. Ceiling downlighters. Fitted vanity unit with marble effect top housing the wash hand basin and wc with concealed cistern, mirrored cupboard over with downlighters, corner shower cubicle with mixer shower.



#### BEDROOM THREE

3.81m x 2.69m (12'6" x 8'10")

A third double room with fitted carpet. Full width fitted wardrobes. Front facing double glazed window. Radiator. Ceiling downlighters.

#### EN-SUITE SHOWER ROOM

High gloss ceramic tiling to walls and floor. Ornate radiator. Fitted vanity unit with wash hand basin and concealed wc. Toiletry cupboard over with downlighters. Extractor fan. Corner shower enclosure with mixer shower over.



#### BEDROOM FOUR

5.27m x 4.43m (17'3" x 14'6")

A good size fourth double bedroom with fitted carpet. Rear facing double glazed French doors. Side facing double glazed window. Ceiling downlighters. Fitted wardrobes. Radiator.

#### EN-SUITE SHOWER ROOM

Wood effect ceramic tiling to walls and floor. Ceiling downlighters. Loft access point. Vanity unit with wash hand basin and wc with concealed cistern, shower enclosure with rain and mixer showers over. Towel radiator.





# Step outside

## Oak Tree Barn

Approached off a private lane, the grounds of the property are entered via a powered remote control five bar gate allowing access to a brick pavior driveway that leads past one side of the barn with lawned areas to either side complimented by outside lighting, shrubs and trees. To the left of the drive is a generous size, fully enclosed paddock with mature trees and a small wood. This area is accessed via a five bar gate off the main driveway.

Sweeping around to the front of the barn, the driveway continues and has further lawned areas on the left. The courtyard houses a large open carport, a detached garage with covered entrance, garden shed and stable block with yard and machinery stores. To the front of the stables there is a five bar gate accessing two fields measuring approximately 4.59 acres that are included in the sale. A further lawned section in front of the garage has mature trees and shrubs with walk-through access to an excellent size enclosed flat rear lawn with border.

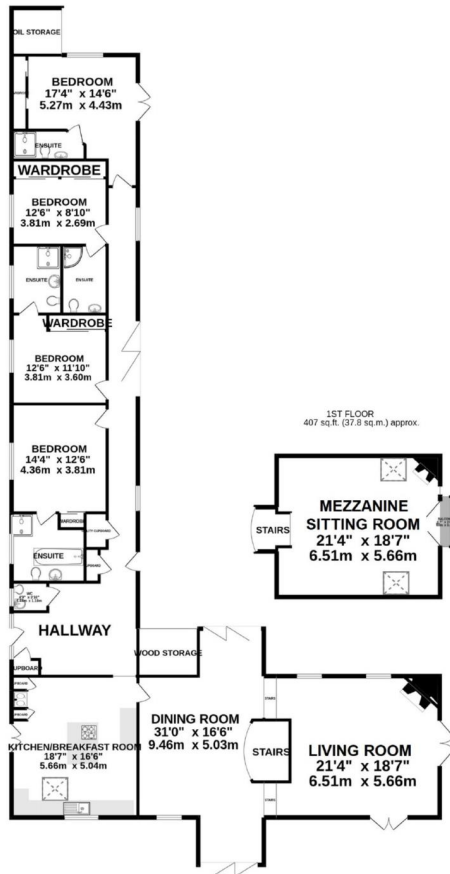
### DIRECTIONS

Travelling from Newport and entering Caerleon over the River Usk Bridge and entering High Street and the one way system, continue along this road passing Goldcroft Common on your left. At the roundabout continue straight ahead onto Usk Road, signposted Llangybi and Usk. Continue along this road for approximately 3 miles turning left signposted Llandegfedd Village. Continue along this road and the entrance to the property can be found on the left hand side signposted Ty Coch Farm, continue down this lane, passing a paddock on your left hand side and take the first turning left into Oak Tree Barn.



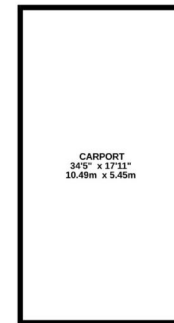


GROUND FLOOR  
2573 sq.ft. (239.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
616 sq.ft. (57.2 sq.m.) approx.

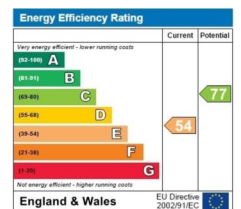


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Postcode: NP18 1LS | Tenure: Freehold | Tax Band: I | Authority: Monmouthshire | Heating: Oil | Drainage: Private



\*Internet speed according to the BT Availability Service using the postcode and landline  
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