

MONMOUTHSHIRE

Monmouth 5 miles.

**A HIGHLY ATTRACTIVE TRADITIONAL BARN
WITH CONSENT FOR CONVERSION INTO
A SUPERB 3 BEDROOM RURAL DWELLING**



**LLAN-ADAN BARN
THE HENDRE
MONMOUTH**

with about 1 Acre
(Additional Land may be available by separate negotiation)

FOR SALE BY PRIVATE TREATY

Offers based on £250,000

GENERAL REMARKS & STIPULATIONS

(which where applicable shall be deemed part of the Conditions of Sale)

SITUATION

The property occupies a glorious unspoilt location near to the village of The Hendre in North East Monmouthshire. It is most conveniently situated about 5 miles from the market town of Monmouth which contains an excellent range of shopping, recreational and educational amenities.

The property has the benefit of being in a peaceful situation, yet is most conveniently located to the A40 trunk road which ensures excellent road communications throughout the country.

GRID REFERENCE

SO 448 161.

DIRECTIONS

From Monmouth take the B4233 Old Abergavenny road for about 3 miles and turn right for Newcastle. Proceed along this road for about 2 miles and take the second left hand turn. Continue down this minor road for about half a mile and the entrance to the barn will be found on the left hand side of the road.

TENURE

The property is freehold and offered with vacant possession upon completion.

SERVICES

Water: The purchaser will be required to install a borehole at the property.

Electricity: Mains electricity is available for connection in the locality.

Drainage: Drainage will be to a private disposal system.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

AUTHORITIES

District Council: Monmouth County Council,
County Hall, Cwmbran, NP44 2XH.
Tel: (01633) 644644.

Electricity: Western Power Distribution,
Ty Coch Way, Ty Coch, Cwmbran. NP44 7HF.

OUTGOINGS

None disclosed.

PLANNING CONSENT

The Monmouthshire Council granted consent for conversion of the barn into a residence on the 6th of August 2008. A copy of the planning consent is available from the Agents.

TOWN AND COUNTRY PLANNING

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

IMPORTANT NOTICE

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.

VIEWING

Viewing may be undertaken at any reasonable time.

AGENTS

RG and RB Williams, Windsor House, St Mary's Street, Ross on Wye, Herefordshire, HR9 5HT.
Tel: 01989 567233. Fax: 01989 567260.

PRICE

Offers are invited based on **£250,000**.

PARTICULARS OF SALE

**LLAN-ADAN BARN
THE HENDRE
MONMOUTH**

**AN OUTSTANDING BARN WITH CONSENT FOR
CONVERSION INTO A SUPERB 3 BEDROOM RURAL DWELLING**



THE BARN

The barn occupies a secluded peaceful rural location with attractive views over the surrounding countryside. It is substantially constructed of stone elevations and affords considerable scope for conversion into a most attractive rural residence.

The proposed accommodation will comprise:-

ON THE GROUND FLOOR

- Dining Hall:** (approx 19'6" x 13'0") with **Cloakroom** and stairs off.
Drawing Room: (approx 30'0" x 19'6").
Kitchen: (approx 19'6" x 12'0").
Master Bedroom: with en-suite **Shower Room** (approx 19'6" x 13'0" overall).

ON THE FIRST FLOOR

- Landing:**
Bedroom No. 2: (approx 19'0" x 11'0").
Bedroom No. 3: (approx 13'0" x 12'6").

The total internal floor area is approximately 2,000 square feet.

OUTSIDE

- Garage/Store:** (approx 30' x 20').

LAND

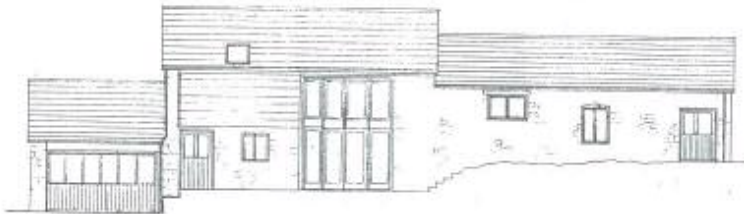
The barn is offered with about 1 acre of land.

Note:

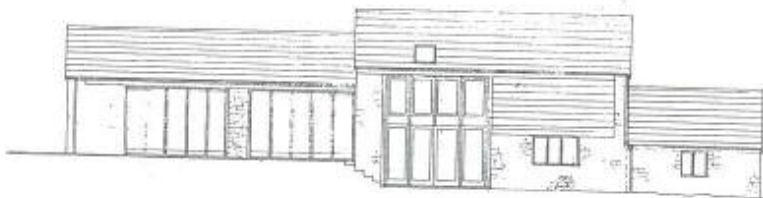
Additional pasture land and woodland may be available by separate negotiation.

ARCHITECT

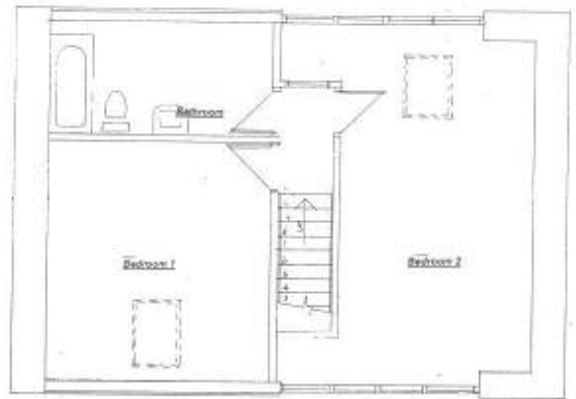
Further information on the plans is available from the architect Mr B Spencer of BS Technical Services (Tel: 01291 690255).



NE Elevation



SW Elevation



Proposed First Floor Plan



Proposed Ground Floor Plan

