



# BARN FARM

EARLSWOOD | CHEPSTOW | MONMOUTHSHIRE



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BARN FARM IS A MAGNIFICENT DETACHED THREE BEDROOM COUNTRY RESIDENCE WHICH HAS BEEN EXTENDED BY THE CURRENT VENDORS OVER TIME. THIS IS THE FIRST TIME THE PROPERTY HAS COME TO THE MARKET IN MORE THAN 40 YEARS. HAVING MULTIPLE RECEPTION ROOMS THE PROPERTY IS VERY VERSATILE AND WILL APPEAL TO A WIDE RANGE OF PURCHASERS. THE PROPERTY SITS WITHIN AN ACRE OF GARDENS AND A FURTHER 2.83 ACRE Paddock CURRENTLY USED FOR AMENITY PURPOSES.

- Charming, characterful detached three bedroom family home •
  - Country kitchen including a woodburning range cooker •
  - Three bedrooms, two bathrooms and three reception rooms •
- Principal bedroom with Juliet balcony enjoying views of the garden •
- Lawned garden surrounding the property with mature shrubs, flower beds and vegetable produce areas amounting to just under 1 acre •
  - Private driveway and double garage including two store rooms •
  - Separate parcel of land currently used for amenity purposes measuring 2.83 acres •
- Beautiful far-reaching views over the neighbouring fields •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Cardiff / Bristol and London •

## DISTANCES FROM BARN FARM

Shirenewton 3.9 miles • Usk 6.7 miles • Chepstow 6.8 miles  
Raglan 9.1 miles • Monmouth 17.1 miles • Newport 19.2 miles  
Bristol 24.8 miles • Cardiff 29.8 miles • London 132 miles

Chepstow Train Station 8.7 miles • Newport Train Station 19 miles  
Bristol Parkway Station 20.2 miles

Bristol Airport 35.5 miles • Birmingham Airport 94.7 miles

*(all distances are approximate)*

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

Barn Farm is situated within the rural hamlet of Earlswood, located 8 miles from Chepstow. It boasts Earlswood & Newchurch West Memorial Hall, a community building used for musical functions, amateur dramatics and private hire.

The nearest of amenities can be found in Chepstow, such as supermarkets, post office, doctors surgery, vets and a variety of primary and secondary schools, including private schooling at St Johns on the Hill. Chepstow Castle and Chepstow Racecourse are popular tourist attractions within the town.

Usk town centre offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgery and vets. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk.

Monmouth, located 17 miles from the property boasts excellent schools including Haberdashers School Monmouth, Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

Further amenities can be found in Newport, 19 miles from the property with all the benefits a city has to offer, such as Friars Walk Shopping Centre, a railway station offering direct trains to London, bus station, cafes and restaurants. Tredegar House is a National Trust 17th century country mansion and gardens located at the western edge of Newport. The Celtic Manor Resort is a 5-star hotel, spa and golf course found at Coldra Woods on the outskirts of Newport. There are plenty of activities that can be enjoyed here such as swimming, high ropes, golf and adventure golf.

An abundance of tourism and recreational activities exist within Monmouthshire and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny. Tintern Abbey, Raglan Castle, St Pierre Golf and Country Club and the Monmouthshire and Brecon Canal are all easily accessible.

## THE PROPERTY

Barn Farm has been a much-loved family home for the past 40 years, and extended by the current vendors during this time.

Step into the multi-functional boot room, which is extremely spacious and could be utilised for many different uses. Through to the kitchen, boasting plenty of character and charm. A woodburning range cooker stands proudly within the chimney breast and is the main source of heating throughout the property. The kitchen comprises of wooden wall and base units, and a stainless sink positioned under the window with views over the driveway. The kitchen also includes a breakfast bar, providing the ideal space for casual dining or morning coffee with family and friends.

Steps lead down to the inner hallway. There is a useful utility room, which can house further white goods. Adjacent to this there is a w.c and wash hand basin with vanity.

The beautifully light and airy living room offers a perfect retreat, featuring a triple-aspect view that overlooks the garden, driveway, and picturesque neighbouring farmland. The rooms focal point is a charming woodburning stove, providing both warmth and character.



Elegant glazed doors seamlessly connect the living room to the dining area, which then flows effortlessly into the Garden Room. This oak-framed extension boasts a vaulted ceiling and is flooded with natural light, creating an inviting and spacious atmosphere. With the added comfort of underfloor heating, this room is perfect for year-round enjoyment.

A staircase from the kitchen leads you to the first floor, where there are three generously sized double bedrooms, each offering beautiful views of the garden or the neighbouring fields.

The principal bedroom boasts a Juliet balcony that frames the picturesque garden views and an ensuite shower room, complete with a w.c, wash hand basin, and vanity unit for added convenience and style.

The family bathroom is an elegant space, recently refurbished. It features a bath with a shower above, and a sink with vanity storage underneath. Additionally, a useful storage cupboard provides practical space for everyday needs. For extra convenience, a separate shower room, equipped with a shower cubicle, is located adjacent to the family bathroom.

## OUTSIDE

Barn Farm is set within approximately one acre of beautifully established gardens, offering a tranquil retreat for nature lovers and gardening enthusiasts. Surrounded by mature trees and hedging, the garden is a true sanctuary, providing ample space to explore, enjoy and relax.

For many years, the current owners have embraced a self-sufficient lifestyle, cultivating their own produce right here on the property. The well-stocked flower beds are ready to burst with vibrant colour come summer, adding to the charm of the outdoor space. Two polytunnels, which will remain in place along with all the equipment inside, provide endless possibilities for further gardening projects, offering a blank canvas for any future owner's vision.

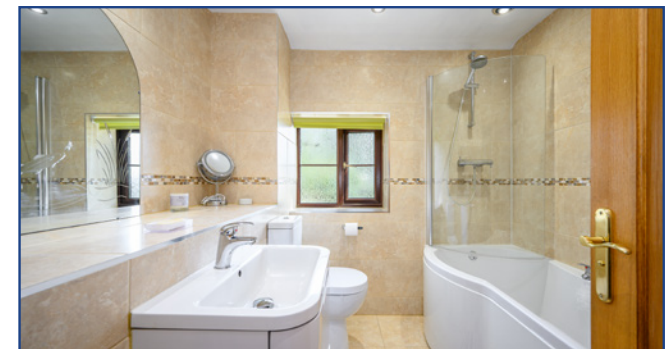
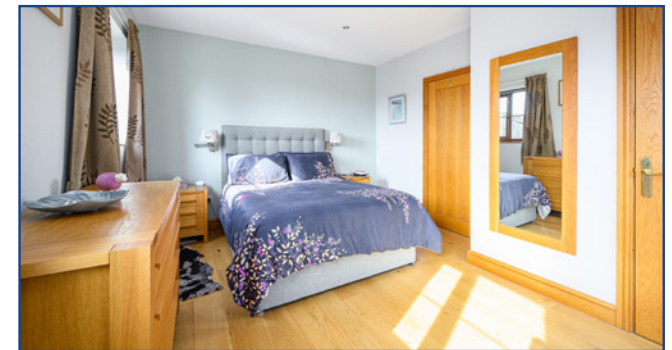
The outdoor area also features a delightful patio, ideal for al-fresco dining and entertaining guests or family during the warmer months. Two small ponds within the patio area are safely covered for peace of mind for the family.

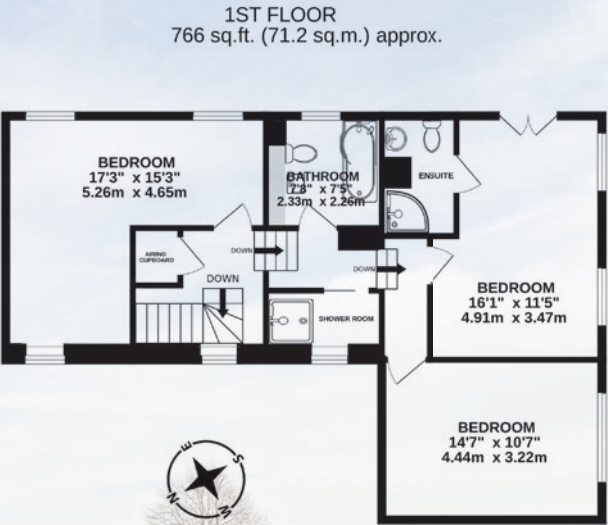
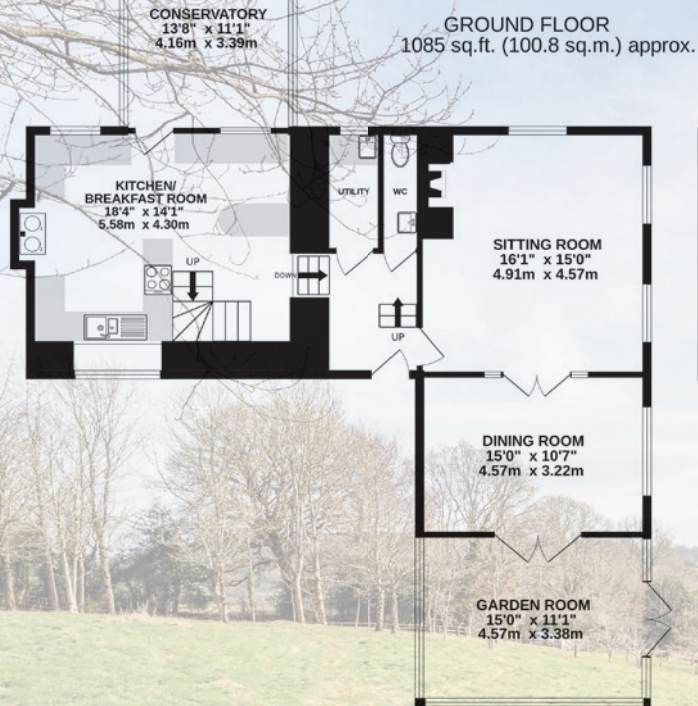
Barn Farm boasts a double garage with two additional internal storage rooms. Currently used for storage, the space offers potential for many other uses, subject to planning permission. Whether it's for hobbies, workspaces, or additional living areas, the options are endless.

Beyond the immediate garden, the property also boasts a paddock accessed from the driveway, which has been enjoyed as an amenity space. Numerous trees have been planted to enhance the landscape.

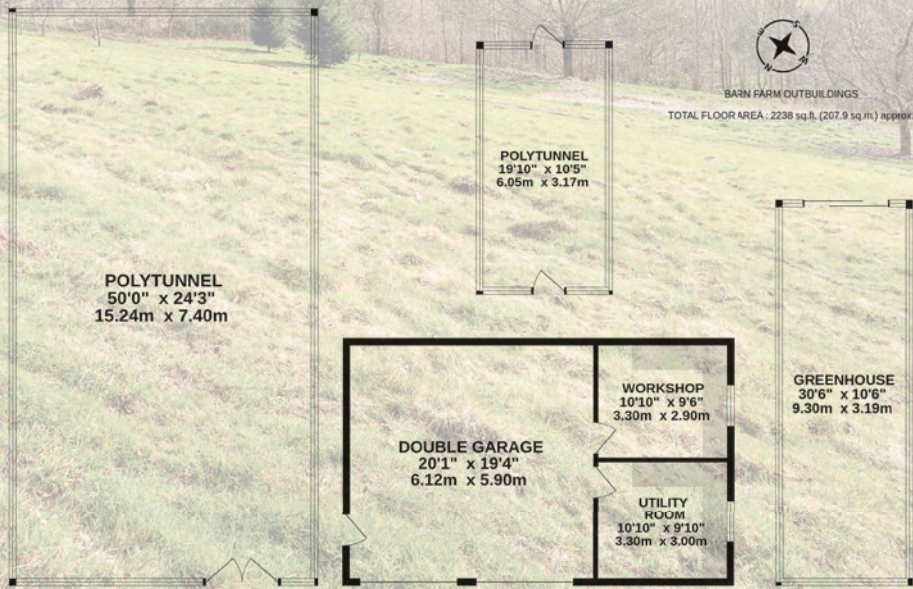
There is a useful woodstore situated in the paddock.

Barn Farm offers a unique opportunity for those seeking a home with character, space, and a beautiful garden to match.





BARN FARM, EARLSWOOD, CHEPSTOW, NP16 6AT  
TOTAL FLOOR AREA : 1851 sq.ft. (172.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 of efficiency can be given.  
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## KEY INFORMATION

**Services:** Mains electricity, water and private drainage (septic tank). The heating is a solid fuel Wamsler Stove situated in the kitchen.

**Tenure:** Freehold.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Council Tax Band:** G

**Local Authority:** Monmouthshire County Council. Telephone: 01633 644644

**Viewings:** Strictly by appointment with the selling agents

**Directions:** Proceed out of Chepstow on the B4293 for approximately 8 miles, passing through Shirenewton. Turn left on to Old Road (if you reach Amazing Alpacas you have gone too far). Proceed along this road, and take the left hand turn at the cross roads. Continue along the lane and the property will be the first driveway on your left handside. The name of the property is upon the entrance to the driveway. Please note the sat nav will take you to a residential property before reaching Barn Farm.

**Postcode:** NP16 6AT

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		



**Powells**

Singleton Court Business Park  
Wonastow Road  
Monmouth NP25 5JA

**T** 01600 714140

**E** enquiries@powellsrural.co.uk

**W** www.powellsrural.co.uk

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