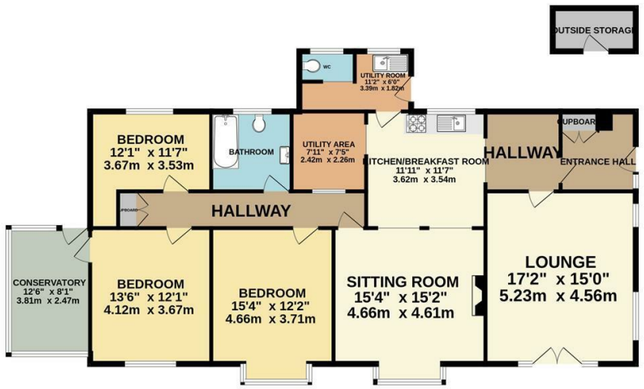
DIRECTIONS

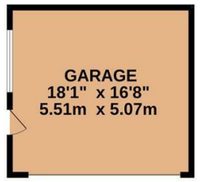
From our Chepstow office proceed to the village of Shirenewton, at the centre of the village by the Tredegar Arms pub bear right towards Earlswood, continue without deviation for approximately a mile and a half, turning left at the Cock-a-Roosting junction, follow the lane for approximately two miles where you will find the property on your right hand side.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

GROUND FLOOR
1885 sq.ft. (175.1 sq.m.) approx.

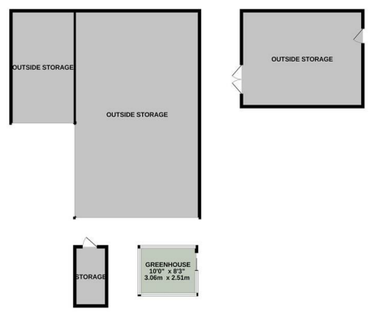




ANNEXE
325 sq.ft. (30.1 sq.m.) approx.



OUTBUILDINGS
1487 sq.ft. (138.1 sq.m.) approx.

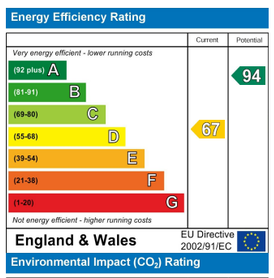


DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.





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BRYN-BRIALLEN, EARLSWOOD, CHEPSTOW, MONMOUTHSHIRE, NP16 6AR

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OFFERS OVER £700,000

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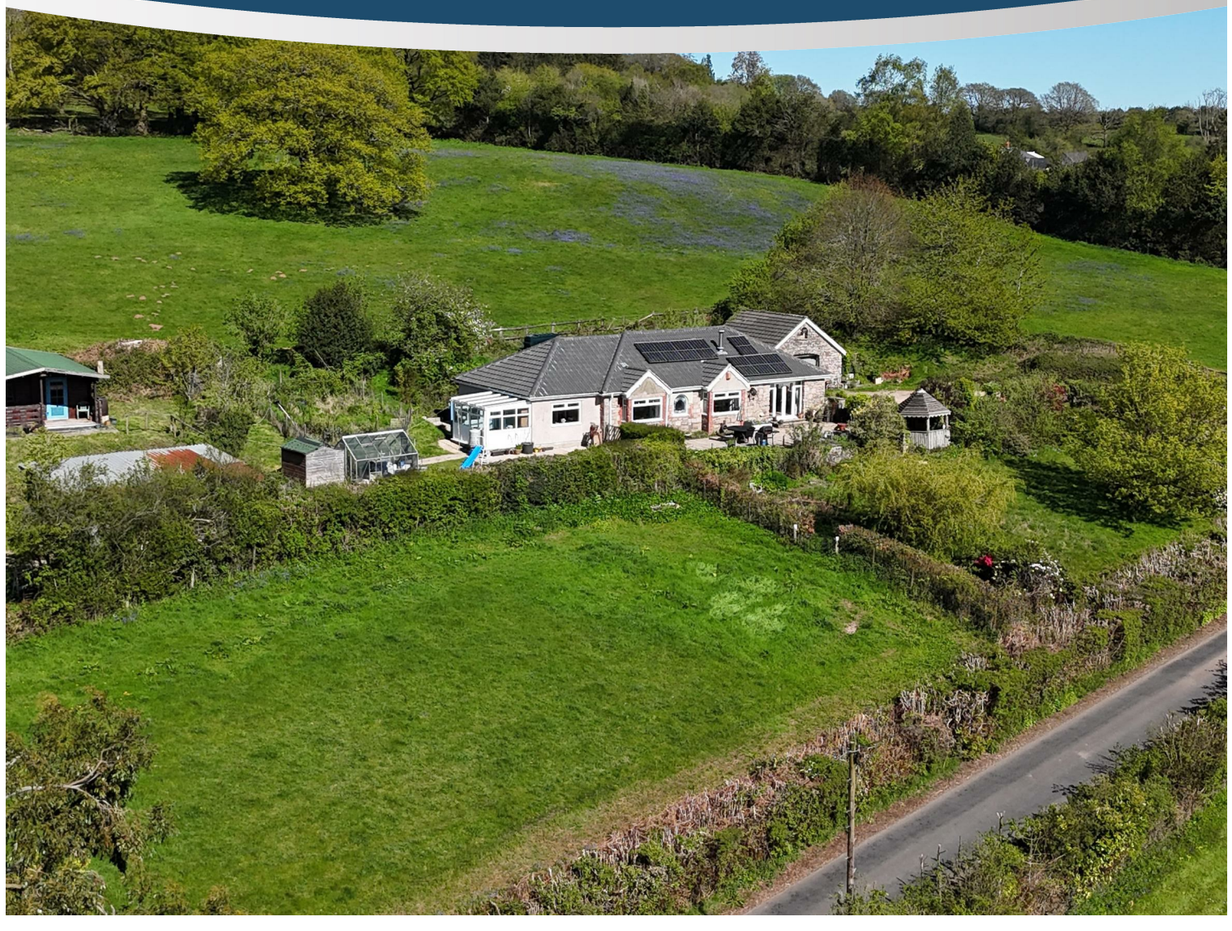
Offered to the market for the first time, this family home enjoys outstanding panormaic views across open countryside and offers a rare opportunity to acquire a detached period bungalow requiring some modernisation yet providing a superb development opportunity set within approximately five acres, located in the sought-after rural hamlet of Earlswood in Monmouthshire. With panoramic countryside views, established gardens, paddocks, self-contained one-bedroom lodge/annexe, along with a range of substantial outbuildings. This is a lifestyle property with scope for buyers to create a highly individual rural home, business base or a multi-generational living arrangements.

The property combines the charm of stone-fronted bungalow and original stonework with the practical benefits of significant recent infrastructure investment, including a new roof, upgraded insulation, solar panels, boiler, radiators and oil tank. The interior offers generous proportions and an opportunity for modernisation, allowing incoming purchases to design the finish around their own needs while retaining the setting, land, views and existing improvements.

A key feature is the detached one-bedroom lodge/annexe, which has its own access, electricity and water. This provides flexible accommodation for extended family, guests, home working or potential income use. In addition, the Dutch Pole Barn benefits from authorised permitted development for studio/workshop use.

The grounds extend to approximately five acres and include private gardens, two paddocks, a large south-west-facing patio which enjoys all-day sun and beautiful sunset views over Wentwood Forest. There is also a large double garage, a substantial block-built workshop and further outbuildings.

Earlswood offers a peaceful countryside setting with Forestry Commission land, walks and rural scenery close at hand, while remaining within easy reach of Chepstow, Caldicot and wider road links towards Bristol, Cardiff and the M4/M48 corrido

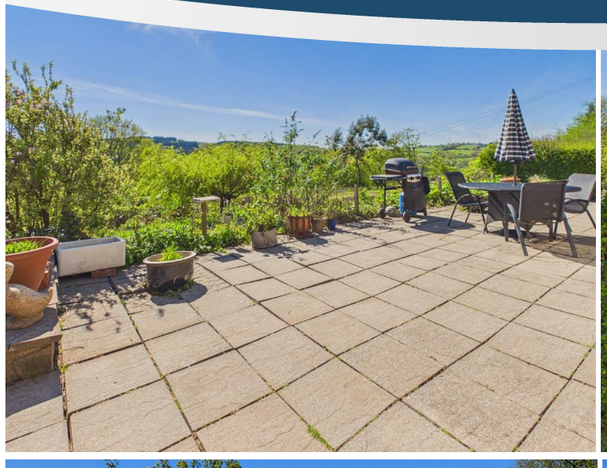


GARDENS

The property stands in pretty lawned gardens with sun terrace to the front elevation enjoying attractive panoramic views to the south-west. There are also other areas of garden complemented by two paddocks. the grounds extend to approximately 5 acres.

SERVICES

Mains water electricity, private drainage (septic tank). Oil fired central heating. Solar panels.







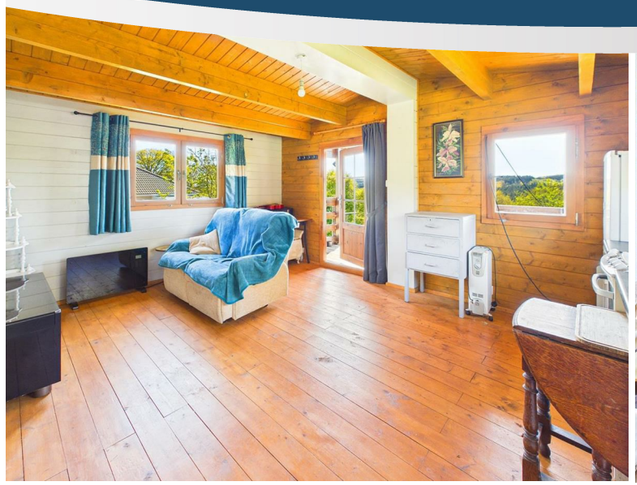


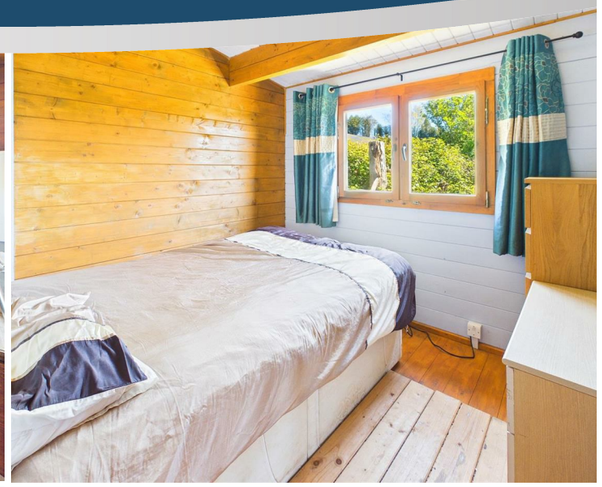
GARAGE
Large garage with power / workbenches.

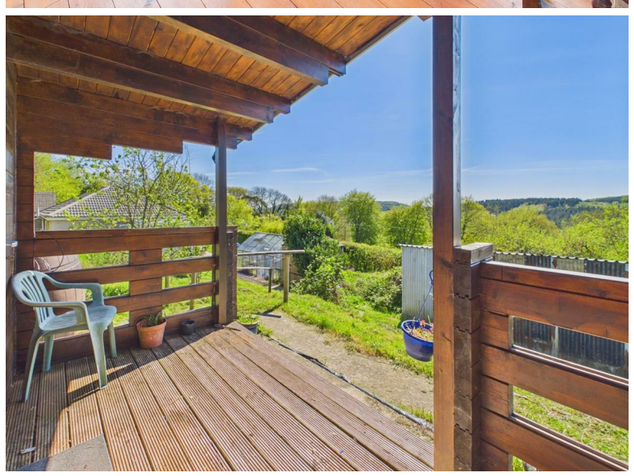
SELF-CONTAINED LODGE
Comprises attractive living room with kitchenette, veranda, double bedroom and shower room. Offering a further space for additional guest accommodation or potential for Airbnb holiday let.

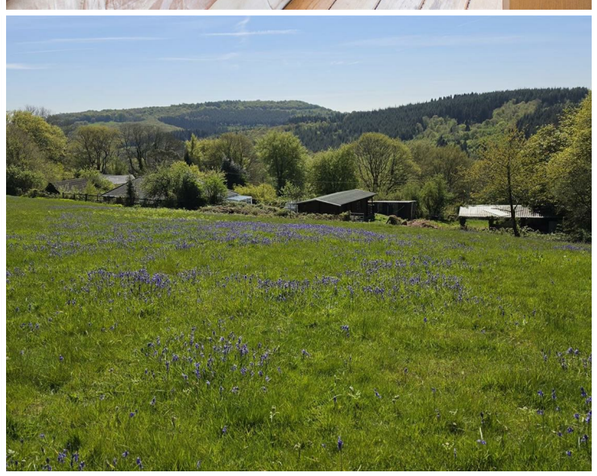
DUTCH POLE BARN
Spacious barn with authorized permitted development for studio / workshop conversion.

WORKSHOP
Large block-built workshop with electricity, lighting, car inspection/viewing pit and double-door access









ENTRANCE HALL
With door to side elevation. Ceramic tiled flooring. Leading into: -

HALLWAY

LIVING ROOM
5.23m x 4.57m (17'2" x 15'0")
A spacious light and airy reception room with French doors to front elevation affording attractive views and window to side elevation. Feature original stone work to one wall.



KITCHEN
3.63m x 3.53m (11'11" x 11'7")
Appointed with a matching range of base and eye level storage units with ample work surfacing over. Stainless steel two and half bowl sink unit. Freestanding cooker with extractor over and eye level integrated oven. Space for full height fridge/freezer and dishwasher. Windows to rear elevation. Archway to: -

UTILITY AREA
2.41m x 2.26m (7'11" x 7'5")
A useful space with window into inner hallway.

UTILITY ROOM
3.40m x 1.83m (11'2" x 6'0")
Single drainer sink unit set over storage cupboard. Space for washing machine. Window to rear elevation. Gives access to:

WC
With low-level WC. Window to rear elevation.

SITTING ROOM
4.67m x 4.62m (15'4" x 15'2")
Cosy second reception room with two windows to front elevation and wood burning stove.

INNER HALLWAY
Giving access to bedrooms and bathroom. Storage cupboard.



BEDROOM 1
4.11m x 3.68m (13'6" x 12'1")
A double bedroom with window to front elevation with extensive views. Door to: -

CONSERVATORY
3.81m x 2.46m (12'6" x 8'1")
With door and windows to garden, linking living accommodation to the outside space.

BEDROOM 2
4.67m x 3.71m (15'4" x 12'2")
A double bedroom with window to front elevation.

BEDROOM 3
3.68m x 3.53m (12'1" x 11'7")
A double bedroom with window to rear elevation.

BATHROOM
Appointed with a three-piece suite to include L-shaped bath with mixer tap and hand-held shower attachment, glass shower screen and tiled surround. Pedestal wash hand basin with taps and low-level WC. Window to rear elevation.

BUILDINGS AND GROUNDS



