



Arch Farm, Undy
Monmouthshire, NP26 3EN

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A substantial five-bedroom family home with lawned gardens, parking, garaging and outbuildings in a superb edge of village location overlooking countryside with excellent commuter links.

- Thoughtfully extended and detached farmhouse
- Principle suite with dressing room and bathroom
- Four further bedrooms
- Three reception rooms
- Kitchen/Breakfast room and walk-in pantry
- Library and study
- Lawned gardens
- L shaped garaging, workshop and stables
- Overlooking open countryside in edge of village location
- Within walking distance of the popular village of Magor

Asking Price
£760,000

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Description

A large detached five bedroomed farmhouse with garaging and useful outbuildings which has been extended whilst retaining many of its original characterful features. Located in a semi-rural location overlooking open fields on the edge of the village of Undy and within walking distance of Magor village. This property provides comfortable and well-planned accommodation with the L shaped outbuildings offering an opportunity to convert into living space subject to the necessary consents. With large gardens to the front and rear with a long private driveway it all makes for a perfect family home and possible multi generational living.

Situation

The property is located off Church Road in the older part of Undy. Situated in a semi-rural location within walking distance of the ever-popular Magor Square which provides an extensive range of amenities to include shops, pubs, restaurants and post office, doctor and dental surgeries with both Undy and Magor Church Primary schools a short distance away. There is excellent access to the Severn Bridge with Junction 23A of the M4 under 2 miles away providing access eastbound to Bristol (24 miles) and westbound to Newport (11 miles) and Cardiff (22 miles). The Severn Tunnel Junction (2 miles) in Rogiet provides good national rail links, whilst the bus station in Caldicot provides local services and links to neighbouring towns and cities.

Accommodation

Leading off Church Road, with a gated driveway to the side, a pedestrian gate opens onto a path leading up to an open porch and the front door. The Entrance Hall, with staircase up, leads off to each of three reception rooms. The formal sitting room overlooks the garden with a beautiful inglenook fireplace. A dining room also overlooking the front garden retains a stone fireplace with the original bread oven. Towards the rear is a family room with bifold doors leading out into the garden. Beyond the family room is an inner lobby leading to the downstairs WC with wash hand basin and the library which in turn leads on into the study; both rooms are panelled and fitted out with carpentry by locally renowned Quails providing a perfect area away from the main living space. At the opposite end of the house is the Kitchen/Breakfast room with a beamed ceiling and triple aspect giving this room a light and airy feel. Complimented by a walk-in pantry and a door to the inner lobby serving the Utility room and door to back garden. Upstairs the landing serves five double bedrooms and the family bathroom with separate corner shower, bath, wash hand

basin and WC. The principal bedroom overlooks the front garden and has a walk-through dressing room to the bathroom and a freestanding cubicle shower in the bedroom.

Outside

The house is set well back from Church Lane with a large lawn laid out to the front divided by the path leading up the front door. On one side of the path is a formal lawned area and on the other the lawn has grown into a beautiful wildflower meadow area with fruit trees. Alongside the lawn, and separated from it by a stone wall, is a long driveway leading up the side of the house to the stone-built garage which offers tandem parking with workspace beyond. The garage is part of an L shaped building which also offers two former stables now used as stores. This area provides an opportunity for conversion to living space subject to the necessary consents. The rear garden is enclosed and offers a large level lawn with vegetable garden area, greenhouse, arbour, raised terrace and patio all bounded by pretty established flowerbeds. There is ample parking on the driveway for several vehicles.

Services

Mains water, electricity and drainage. Gas central heating (Worcester boiler located in utility room). EPC rating D

Local Authority

Monmouthshire County Council
Council Tax Band: H

Tenure

We are informed the property is freehold, intending purchasers should verify this with their solicitors

Viewing

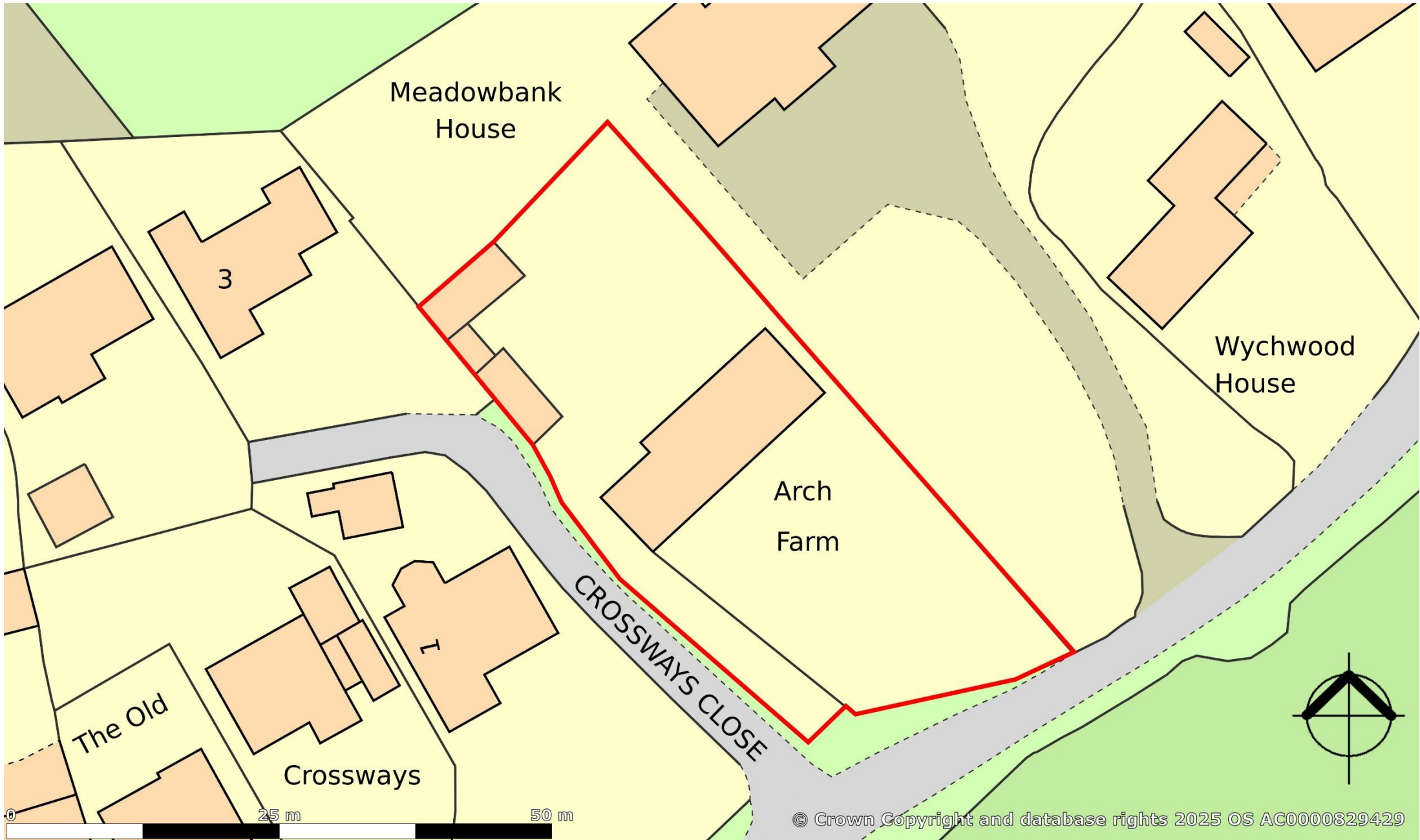
Strictly by appointment via the Agents David James Chepstow

PLANS AND PARTICULARS

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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.









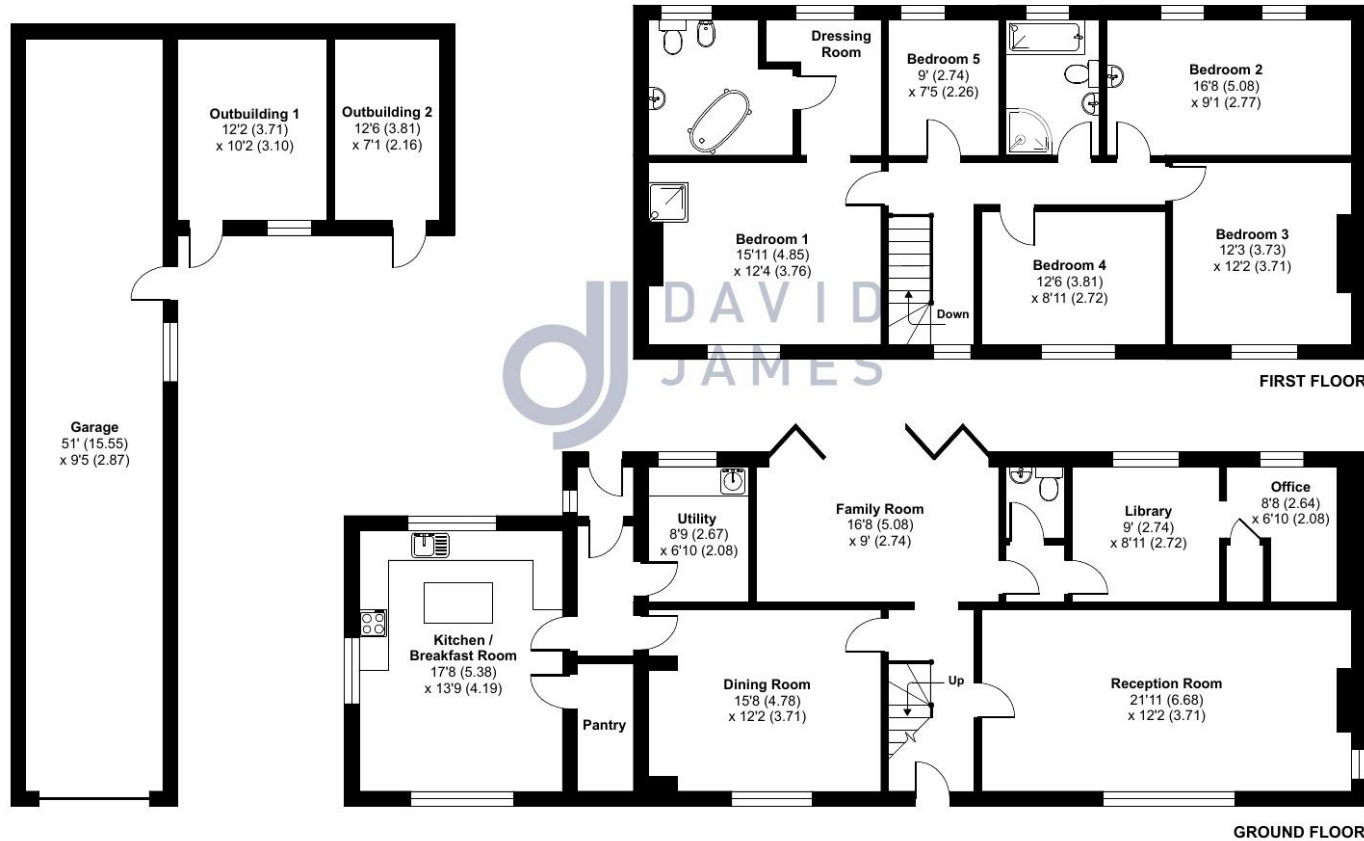


Arch Farm, Undy, Caldicot, NP26

Approximate Area = 2463 sq ft / 228.8 sq m
 Garage / Outbuildings = 708 sq ft / 65.8 sq m
 Total = 3171 sq ft / 294.6 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for David James. REF: 1317961