



# An elevated bungalow set in over 3 acres

**High Brow, Five Lanes, Caerwent, Monmouthshire**

Freehold





- Substantial, elevated bungalow in a rural setting
- Huge development potential to create your dream home
- Set in over 3 acres of grounds
- Equestrian potential
- Idyllic countryside views

#### **Situation**

High Brow is located in the village of Caerwent in Monmouthshire. The surrounding countryside gives a wonderful rural feel, yet very well connected. The road network is excellent via the A48, and M4 where it is 25 miles to Cardiff and only 20 miles to Bristol. Severn Tunnel Junction railway station is only 4 miles away, providing rail services to London.

#### **Description**

Approached via a sweeping driveway to an elevated, detached bungalow. Steps take you up to a sun terrace leading to the front door which opens onto a generous entrance hall with glazed doors to the principal rooms.

The living room has large windows to the front and side, taking in views over the land and the surrounding countryside.

The sun room has large sliding doors opening onto the terrace with an open arch to the breakfast area.

The kitchen/breakfast room has a combination of wall and base units with worktops over, sink and drainer, oven with extractor over, windows to front side and rear, with a door to the side.

The utility room is comprehensively fitted with space and plumbing for a washing machine and tumble

dryer and plenty of storage.

There are three bedrooms to the ground floor, the principal bedroom boasting fitted wardrobes. They are serviced by a modern shower room with tiled floor, large shower cubicle, wc and pedestal wash hand basin.

Up the stairs in the utility room is the fourth bedroom with a fitted cupboard and Velux windows.

Outside, there is a generous terrace to the front, taking in the panoramic views. To the rear is a well landscaped garden with lawn, patio, rockery with water feature, greenhouse and shed.

The front garden has a tree lined driveway leading to a detached garage and car port, with a generous lawn with hedgerow borders and a wooden Summer House.

The land is split into two paddocks, fully enclosed with mature hedgerow. There is a stable, tack room and a barn in the one paddock and lends itself to being an equestrian facility.

There is electricity to all outbuildings including the stable, barn and Summer House.

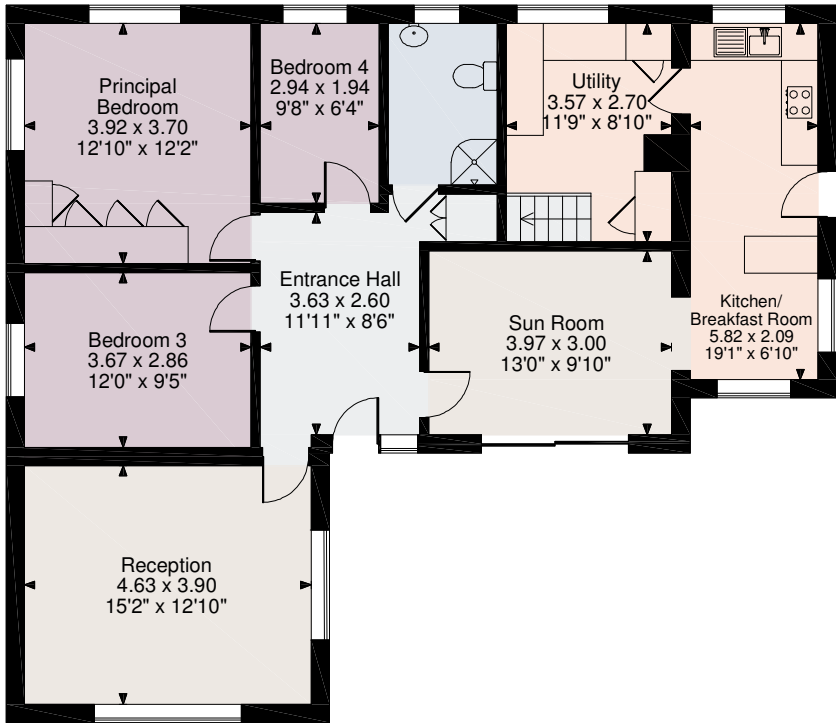
There is also huge potential for development of the bungalow to create your dream home, subject to full planning permission.



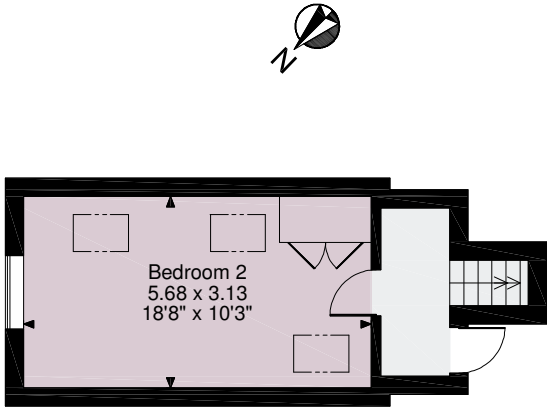








Ground Floor

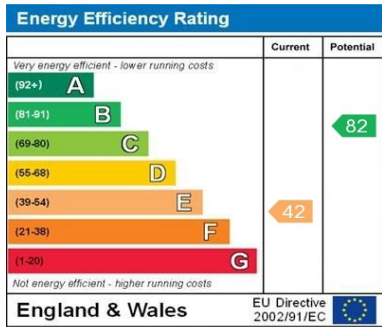


First Floor

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