

It's not true what they say...
You can have it all



The charm of a newly converted 17c stone barn set in a beautiful rural location.
The privacy of living at the end of the lane with the comfort of being part of a community.
And only 5 miles from the fantastic schools and facilities of Monmouth.

Guild Homes
Special Places for Special People

Dimensions

Kitchen

5.39m x 9.57m

Living/Dining Room

11.31m x 9.56m

Study/Dining Room

5.36m x 9.42m

Bedroom 1

9.56m (max) x 6.13m

En-suite 3.09m x 3.53m

Bedroom 2

7.40m x 7.05m

Bedroom 3

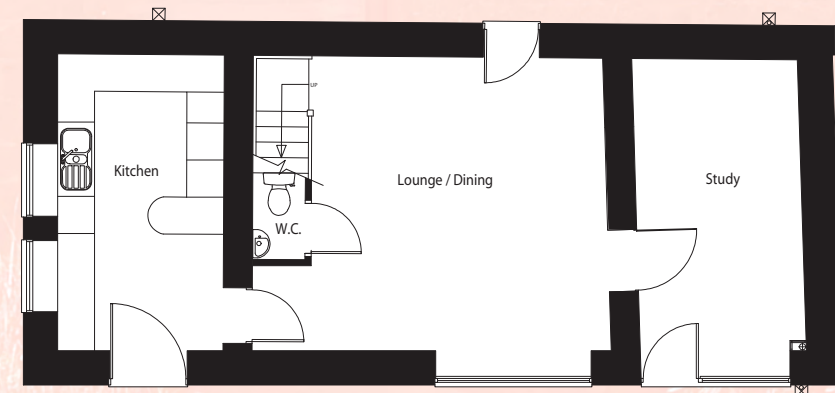
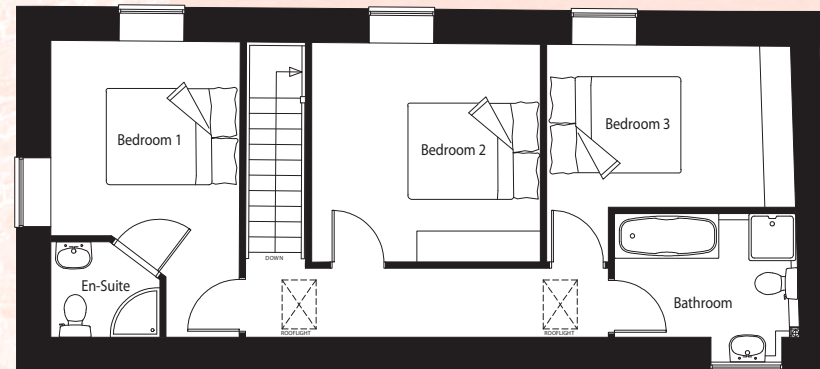
7.90m x 5.22m

Bathroom

5.87m x 3.98m

Nightingale Cottage

A charming 3 double bedroom home with a rustic oak kitchen, large living/dining room, separate study/dining room, large garden. Land available.





Robins Rest

A picturesque 4 bedroom cottage with large living/dining/kitchen area, 4th bedroom could be a fantastic en-suite and dressing room creating a Master Suite on the top floor. Land available

Dimensions

Kitchen

9.86m x 7.38m

Living/Dining Room

7.44m x 9.61m

Bedroom 1

6.63m x 9.61m

En-suite 3.54m x 3.09m

Bedroom 2

6.06m x 9.41m

Bathroom

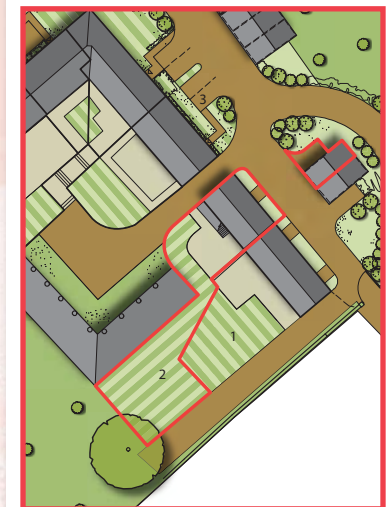
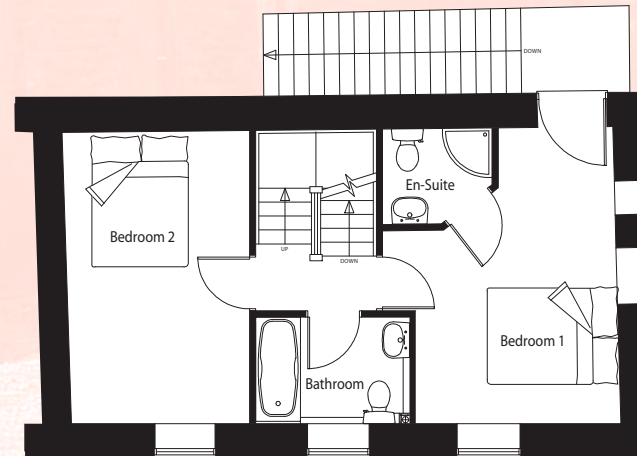
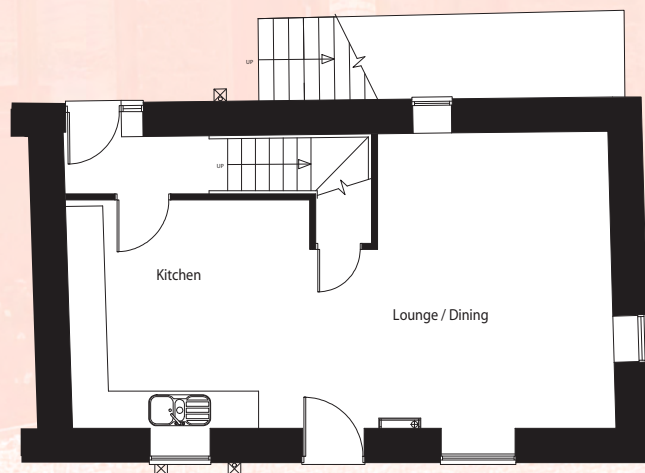
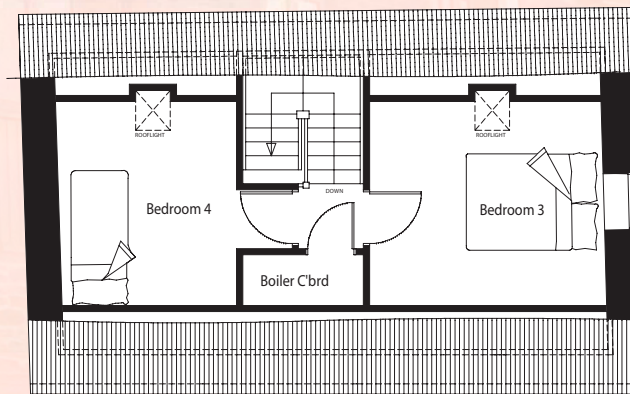
4.97m x 3.36m

Bedroom 3

7.66m x 6.59m

Bedroom 4

5.64m x 6.59m



Dimensions

Kitchen

6.21m x 4.71m

Living Room

4.41m x 5.73m

Utility 2.14m x 1.50m

Master Bedroom

3.46m x 4.40m

En-suite 2.92m x 1.23m

Bedroom 1

5.10m x 2.56m

Bedroom 2

1.96m x 3.26m

Bedroom 3

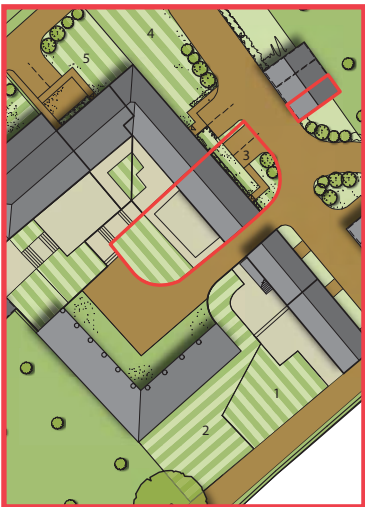
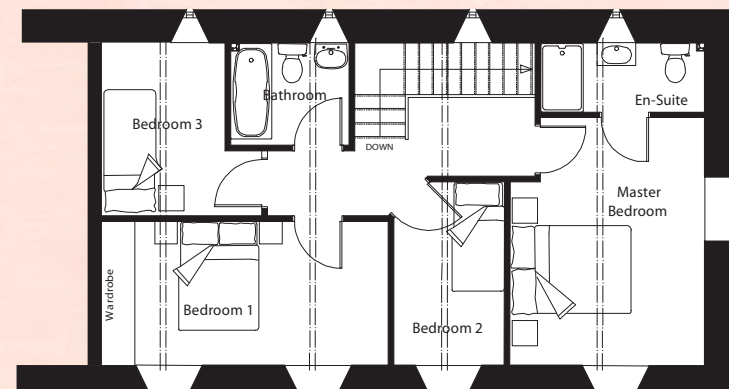
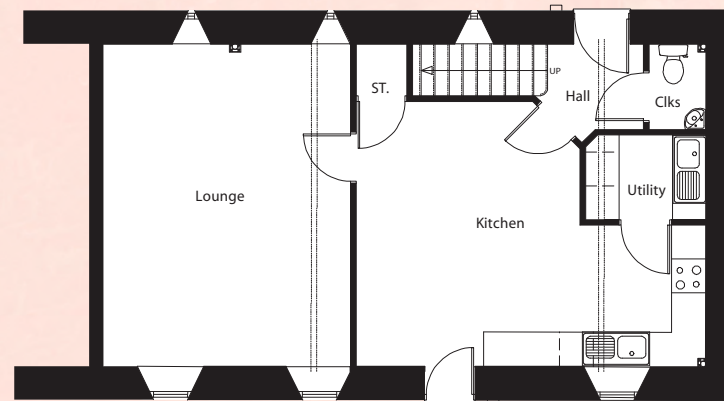
2.21m x 3.07m

Bathroom

2.10m x 1.82m

Pipins

A delightful 4 bedroom home with a spacious kitchen and living room, large garden. Land available





Housemartins

A glamorous 4 bedroom home with fantastic kitchen / dining / family room. Land available

Dimensions

Kitchen
4.06m x 3.70m

Utility 1.42m x 3.70m

Dining Room
4.70m x 4.59m

Living Room
6.26m x 5.72m

Master Bedroom
4.22m x 3.70m

En-suite 2.36m x 2.10m
Dressing 2.36m x 1.50m

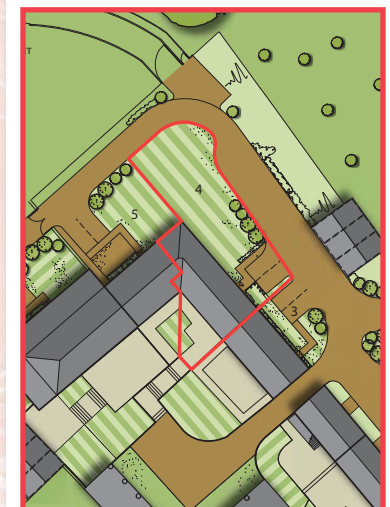
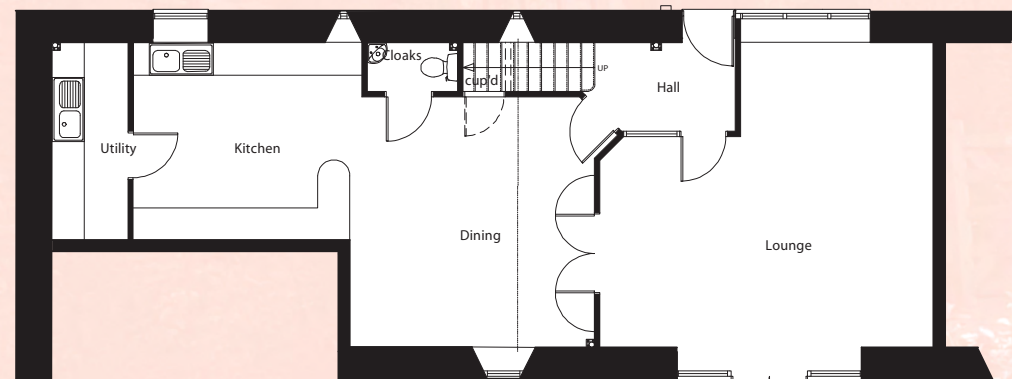
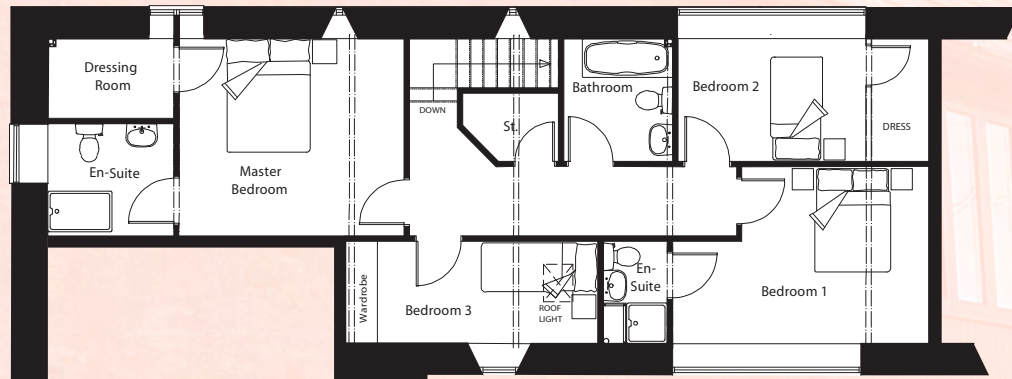
Bedroom 1
4.82m x 1.92m

En-suite 1.20m x 1.92m

Bedroom 2
3.53m x 2.30m

Bedroom 3
4.73m x 1.92m

Bathroom
2.04m x 2.30m



Dimensions

Kitchen
6.49m x 4.76m

Utility
3.11m x 1.60m

Living Room
6.47m x 3.35m

Study
5.36m x 9.42m

Bedroom 2
4.65m x 3.03m

En-suite 1.69m x 3.39m

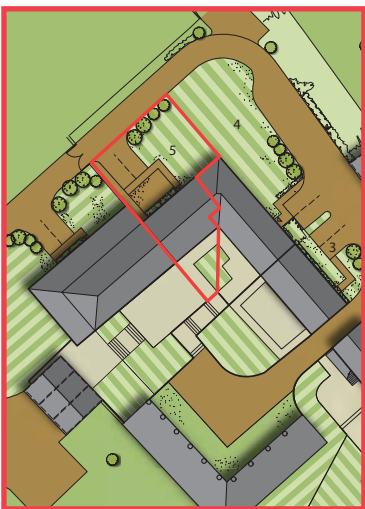
Bedroom 3
2.90m x 4.32m

Bedroom 4
2.22m x 3.12m

Bathroom
2.30m x 2.40m

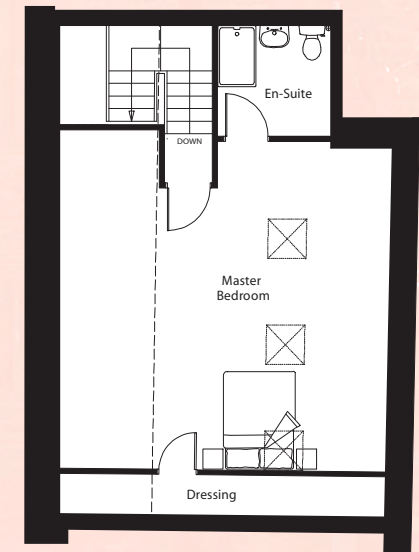
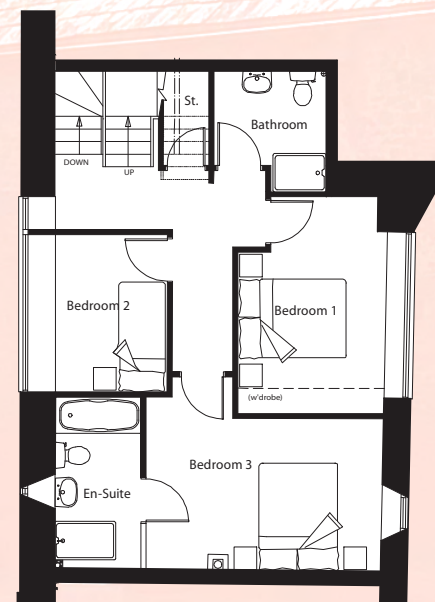
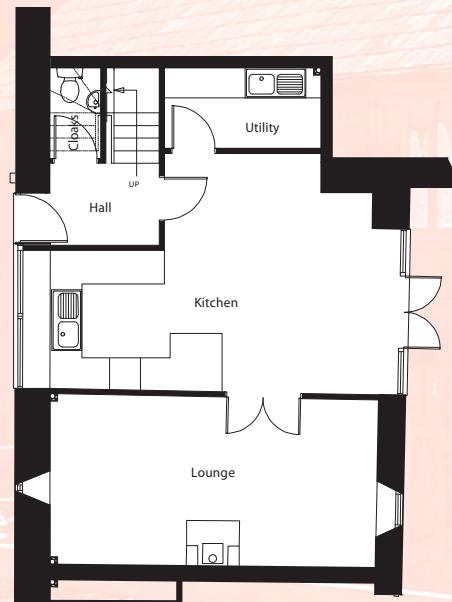
Master Bedroom
6.61m x 6.71m

En-suite 2.25m x 2.20m



Meadow View

An attractive 4 bedroom home with beautiful views down to river and an exceptional Master Bedroom suite.





Oaklands House

A sensational 17C timber framed barn that has been transformed to a modern home with much of the original timber on show. The upper floor as been left for the purchaser to design to their own requirements. Perhaps an additional 2 bedrooms or maybe a gym. Large garden and orchard. Additional land available.

Dimensions

Kitchen/Breakfast
10.14m x 6.71m

Utility 2.45m x 2.33m

Living Room
10.08m x 5.93m

Dining Room
3.71m x 6.12m

Master Bedroom
5.24m x 4.42m

En-suite 2.62m x 4.08m
Dressing 2.62m x 2.29m

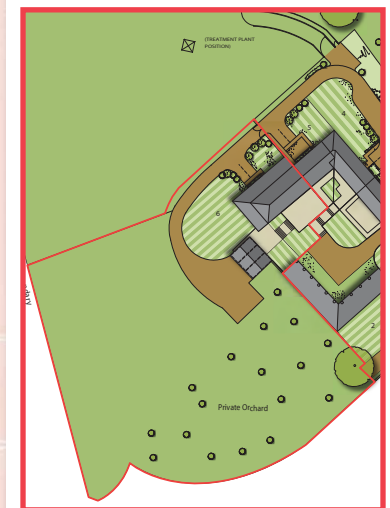
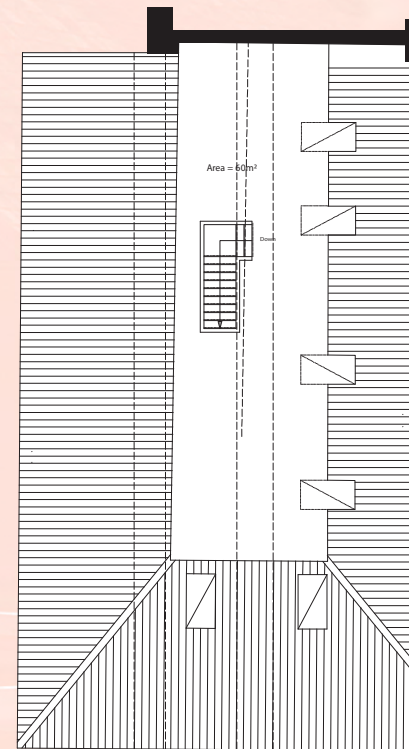
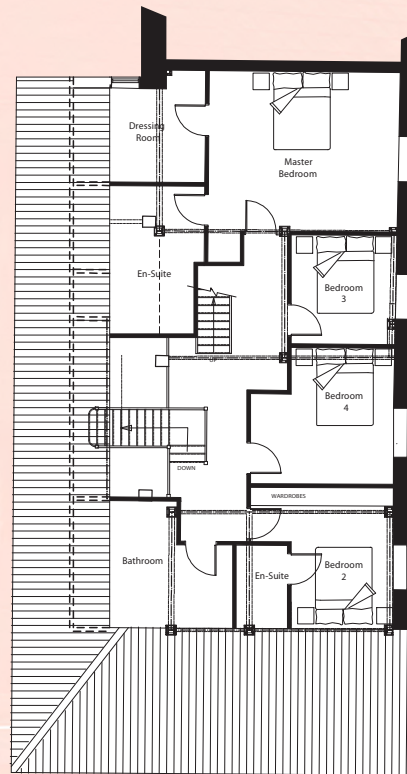
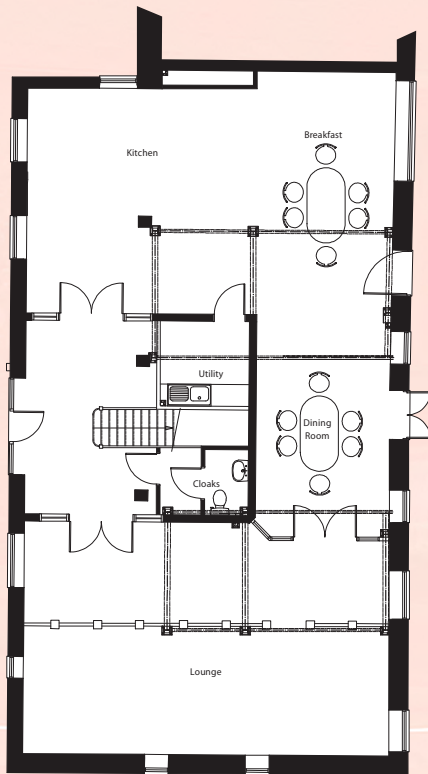
Bedroom 2
2.81m x 3.87m

En-suite 1.41m x 2.30m

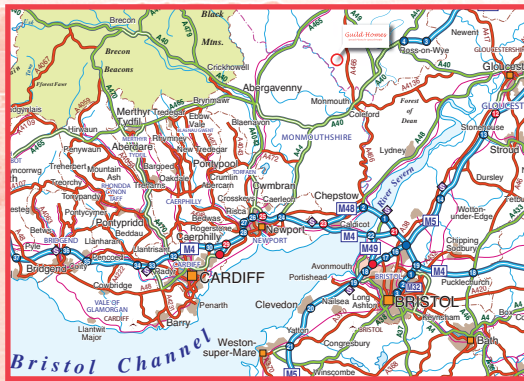
Bedroom 3
2.86m x 3.00m

Bedroom 4
3.94m x 3.75m

Bathroom
3.38m x 3.50m



Location

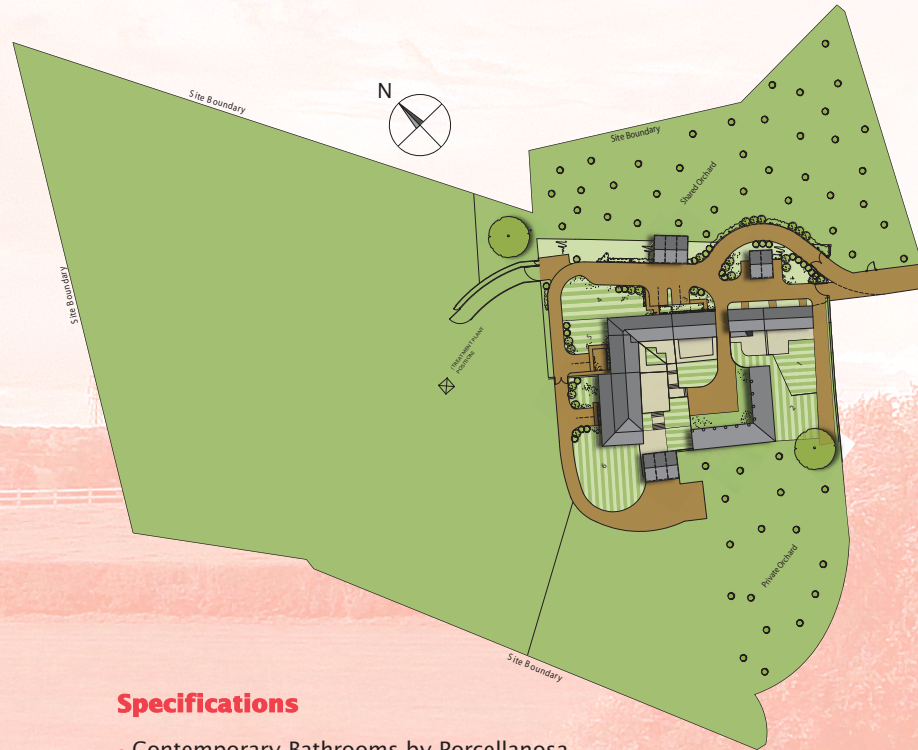


Directions: From Monmouth, proceed in a westerly direction on the 4233 for Rockfield bear right at the stone memorial cross for Rockfield Village and Skenfrith (B4347). Continue on this road for a further mile and bear right for Maypole / St.Maughans. Follow the road through the village and turn right for Trigate. Continue for half a mile and you will cross a stone bridge and continue uphill for another 0.3 mile and turn left for Llanrothal (no through road). Follow this lane for a 1.1 mile and you will reach the entrance to the development.

Selling Agent:



Monmouth: 01600 712916
 Newport: 01633 221331
 Cwmbran: 01633 868341
 Abergavenny: 01873 859331
 Chepstow: 01291 626775



Specifications

- Contemporary Bathrooms by Porcellanosa
- Fully fitted Kitchens incorporating Siemens integrated appliances and Range Cookers by Rangemaster
- Extensive range of power points & TV/ Telephone sockets throughout
- Ecofriendly heating system
- Landscaped gardens
- Large garages incorporating storage
- Communal orchard and meadow
- Double glazing throughout
- 30 Years timber and damp guarantee
- Fully tiled kitchen floors
- Pre wired for SKY TV



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The illustrations/photographs are from an imaginary viewpoint within the open space area. Their purpose is to give a 'feel' for the development not an accurate description of each property. For specific parking provisions and additional architectural details please see layout. Details correct at time of going to press, however changes may have been made without notice. Please check with the Site Manager for details. The developer reserves the right to change this specification without prior notice.
 MISREPRESENTATION ACT 1991. These particulars do not constitute, nor constitute part of, an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give or Agents, nor any employee of the Agents any authority to make or give representation or warranty whatever in relation to the property. Information correct at time of going to press.

An exclusive development of six barn conversions situated within the beautiful Monnow Valley positioned on the border of England and Wales, just 6 miles North West of Monmouth. The development consists of a range of historic stone barns dating back to the 17C and formerly part of Llanrothal Court Farm.

These delightful homes are situated at the end of a country lane in an area renowned for its natural beauty and rural appeal with outlooks over the surrounding countryside. These exceptionally attractive 'out of town' homes will appeal to buyers seeking a rural lifestyle coupled with a home that reflects quality and tradition combined with a contemporary specification embracing stylish fittings and finishes.

The barns are arranged around a quadrangle at the rear framed by the landscaped gardens of each property and feature generous garages, including storage and parking within a secure landscaped environment to create a prestigious profile throughout the development.

Each home offers an excellent energy proficient central heating system with efficiencies of between 250-400% compared to traditional boilers with massive reductions in CO2 emissions, some barns also benefit from under floor heating to the ground floor complimented by double glazed windows. All kitchens are equipped with range cooker, extractor, dish washer, fridge/freezer and washer/dryer as standard and some homes have utility rooms and additional tumble dryers. All sanitary ware will be in white complimented by co-ordinating floor, wall tiles and accessories. The barns have fully integrated electrical and media systems and come with broadband connections, mains electrical fire alarms, telephone and TV sockets in a number of rooms.

The nearby town of Monmouth provides an excellent range of national and independent shopping, leisure and cultural facilities and professional services along with first class private and state schools for children and pupils of all ages. The A40 provides extremely good road connections to the M4 and M50 bringing the regional centres of Newport, Cardiff, Bristol and the Midlands within commuting distance of these homes. Mainline train services are available at Abergavenny and Bristol Parkway. Herford 16 miles and Ross on Wye 10 miles (distances approximate).