



## Sunny Barn Llangeview, Usk Monmouthshire, NP15 1NE

A delightful two bedroom detached barn conversion with potential for extension (STP), along with outbuildings and paddocks, forming a very appealing smallholding

- Detached two bedroom barn conversion •
- Excellent location & elevated position with far reaching views • Dutch Barn workshop •
- Double Garage • Paddocks extending to approximately 13 acres •



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# Sunny Barn

Llangeview, Usk, Monmouthshire, NP15 1NE

Situated in the hamlet of Llangeview, a few miles from the renowned riverside town of Usk, Sunny Barn is a charming detached two bedroom barn conversion with beautiful countryside views.

The property benefits from a double garage and an enclosed dutch barn with workshop area, along with two large paddocks adjacent to the property.

Situated on Alltybella Road, the property is well placed for access to the A449 & A40, linking to the M4/M50/M5.

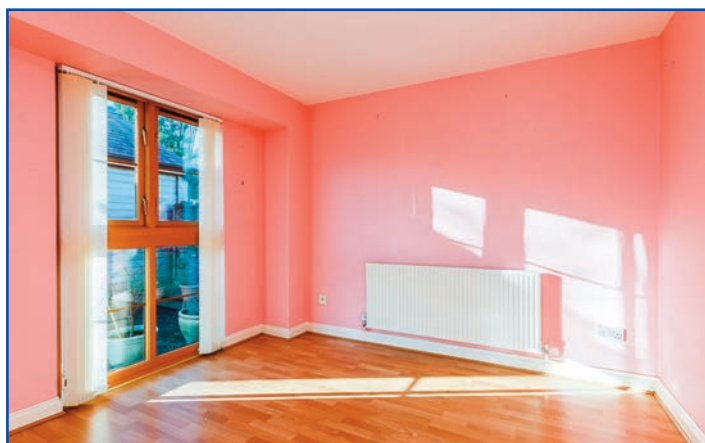
Usk - 3.7 miles • Newport - 18 miles  
Bristol - 28 miles • Cardiff - 30 miles

## Location & Situation

Sunny Barn enjoys a desirable position in the hamlet of Llangeview, close to the town of Usk, which boasts a number of shops, restaurants and a primary school.

An abundance of tourism and recreational activities exist within the Usk Valley and wider region, with the beautiful surrounding Wye Valley and Brecon Beacons National Park also only a short distance away. Further leisure and shopping amenities are situated in the nearby towns of Monmouth and Abergavenny, with more extensive facilities at Newport, Bristol and Cardiff. Good road and rail services exist, with the nearby A449 providing access to the A40/M50/M4/M5.

State schooling can be found nearby at Chepstow and Newport with Monmouth also boasting the renowned Haberdashers Private School for Boys and Girls, which achieved an 'excellent' rating in every category in its 2016 ESTYN report.

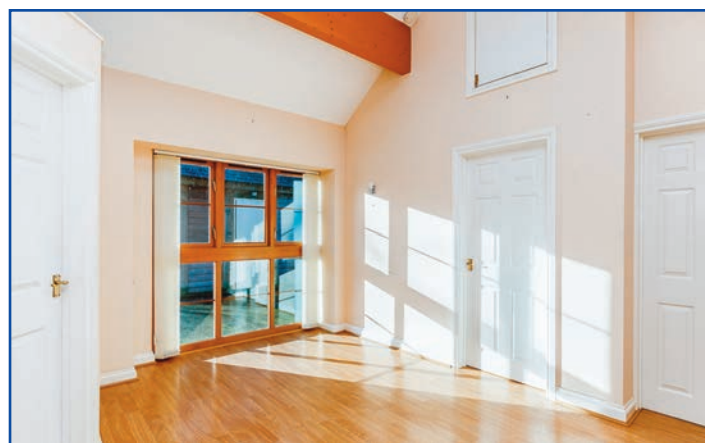


## Sunny Barn

The detached barn conversion is set out over a single storey, briefly described below;

**Kitchen** Wooden front door with wooden double glazed window, tiled floor, full height ceiling with spotlights, fitted wall and base units with integrated hob, cooker, fridge and slim line dishwasher. Power points, radiator. Door to:

**Sitting Room** Wooden double glazed full length windows to front aspect, laminate floor, full height ceiling with spotlights, wall lights, access to loft space above Bedroom 2. Power points, radiator, television point. Access to:

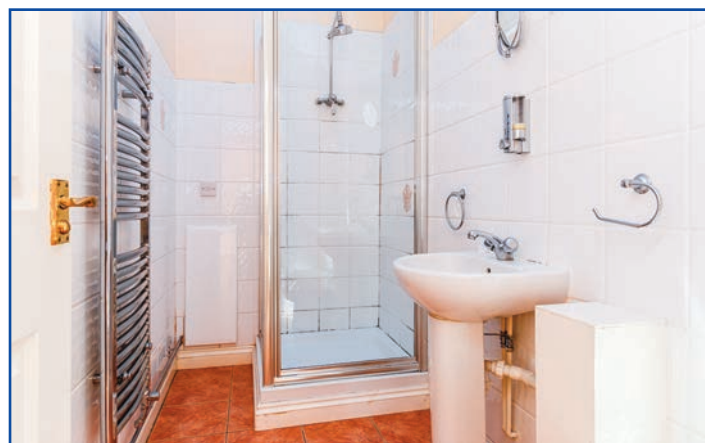


**Garden Room** Wooden French doors from Living Room. Exposed stone wall, tiled floor, full height ceiling, wooden double glazed windows to rear and side aspect overlooking surrounding countryside. Spotlights, power points, radiator, television point, wooden French doors to garden.

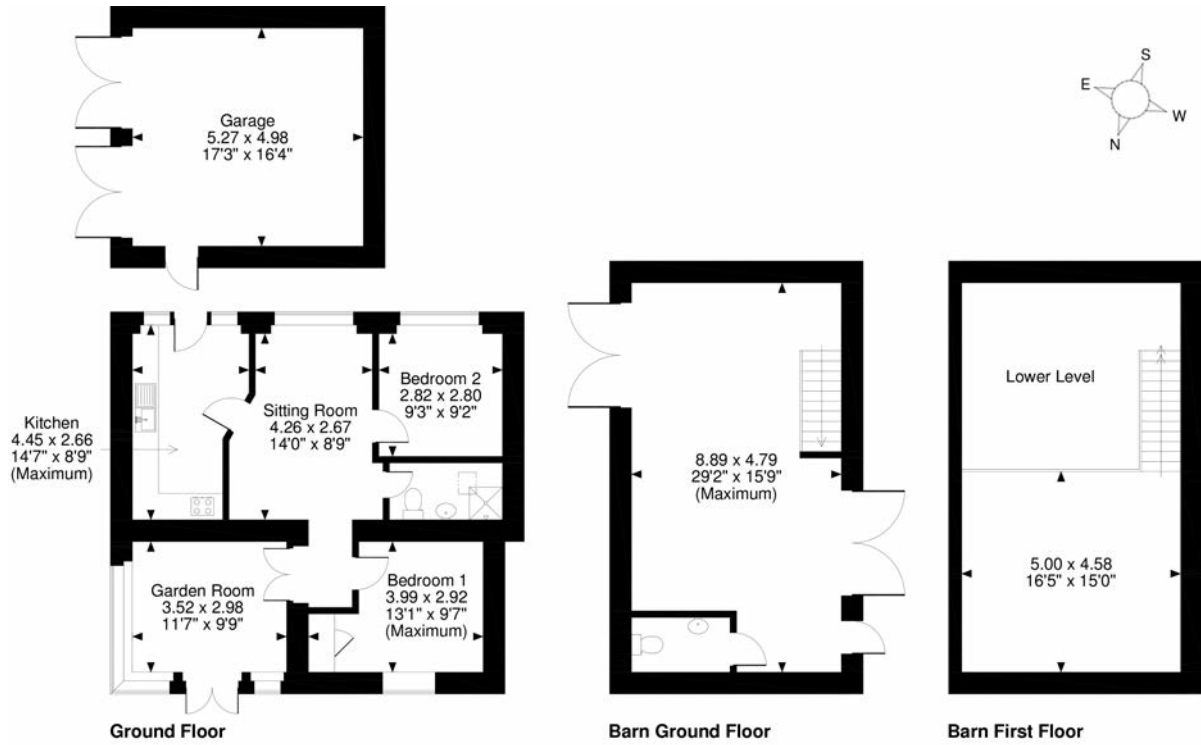
**Bedroom 1** Wooden double glazed window to rear aspect, laminate floor, loft hatch to access storage above. Door to cupboard with hanging space and shelving with radiator. Space for small double bed, single light fitting. Power points, radiator, television point.

**Bedroom 2** Wooden double glazed full length window to front aspect, laminate floor, space for small double bed, single light fitting. Power points, radiator, television point.

**Shower Room** Full height ceiling with velux window, tiled floor, shower enclosure with mains shower unit, WC & basin. Shaving point & light, extractor fan, heated towel rail.



## Sunny Barn Floorplan



## Sunny Barn Gardens, Land & Outbuildings

Sunny Barn is entered via double wooden five bar gates from Alltybella Road to a large tarmac parking area. To the South of the property is a double garage, benefitting from two sets of double doors and a pedestrian door to the side. Internally there is light, power and water, including plumbing for a washing machine and tumble dryer, making for a useful utility area.

To the East of Sunny Barn is a good sized enclosed Dutch Barn. The barn has a number of entrances and a pedestrian door from the parking area. Internally there is a WC, power, light and water, along with a first floor providing additional storage. The barn has potential for a number of uses, as a workshop, storage or stabling.

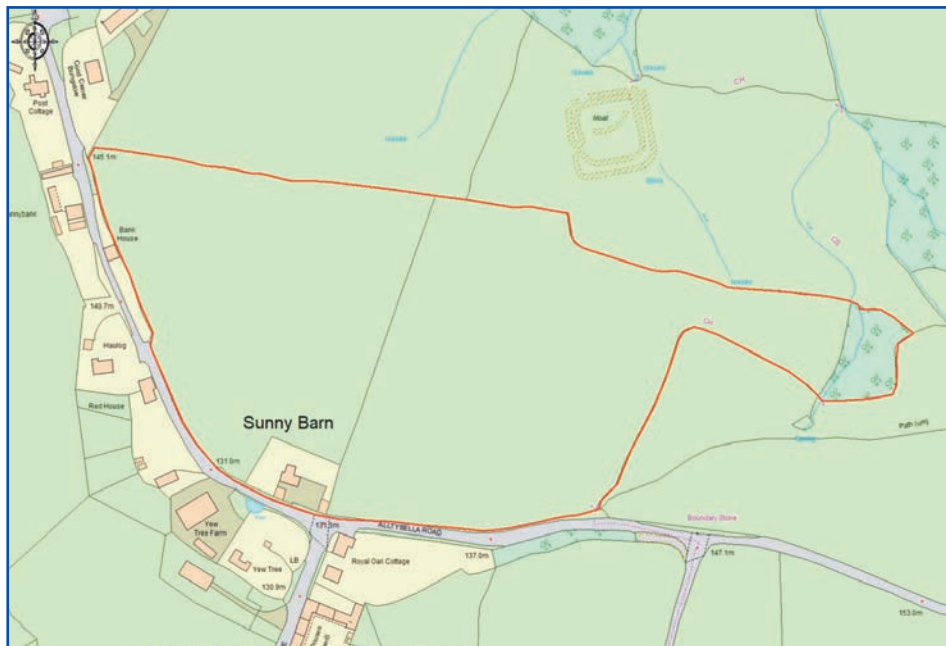
From the tarmac parking area there is a stone wall with planting borders and a pedestrian gate to the rear garden. This is laid mostly to lawn. To the West side of Sunny Barn there is vegetable garden, with a number of beds and a gate back to the lane at the front.

Sunny Barn overlooks its land, which extends to approximately 13 acres. There is access from a five bar gate through the garden along with a gate from the front road. Additionally there is a pedestrian access alongside the Dutch Barn. The land is currently divided into two large paddocks, which gently slope from either side to the valley in front of Sunny Barn. To the eastern edge there is a small dingle with a wooded area and lightly running stream. There is mains water supply to a trough in one of the paddocks.



# Sunny Barn

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## Services

Sunny Barn is connected to mains electricity and water. Foul drainage is via a private system. The property is serviced by an oil fired boiler with radiators in most of the principal rooms.

## Local Authority

Monmouthshire County Council.  
Sunny Barn is classified as Band E for Council Tax.

## Wayleaves, Easements & Rights of Way

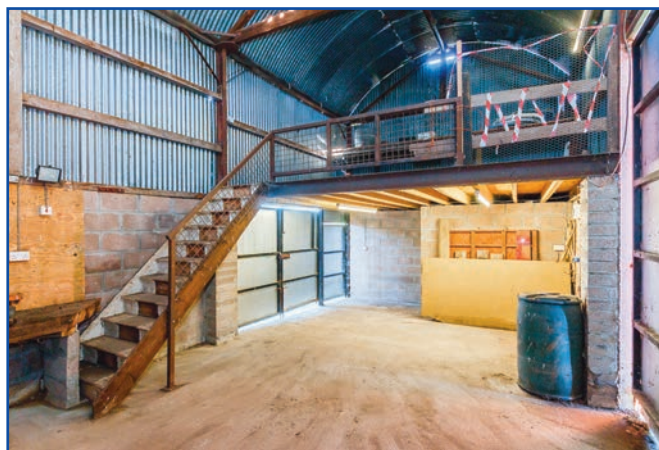
The property will be sold subject to, and with the benefit of, all existing Wayleaves, Easements and any Public and Private Rights

of Way, that currently exist, whether these are specifically referred to in these particulars or not.

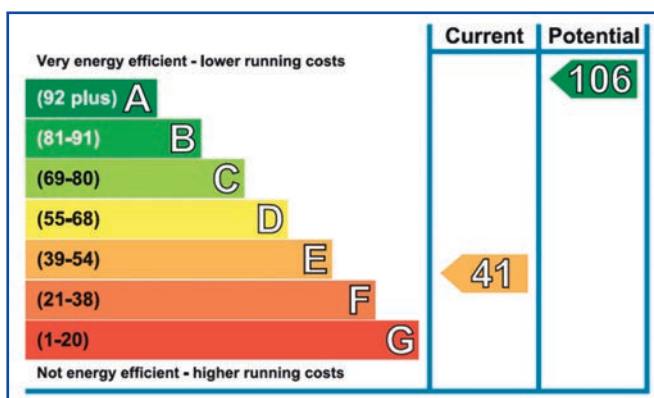
## Directions

From the Usk Town Square take the A472 East towards the A449, continue along this road until a left hand turning signposted 'Chepstow, Gwernesey, Llandenny'. Follow this road (B4235) through Gwernesey and into Llangwm.

As you enter Llangwm you will pass a bus stop and a post box on your left hand side, take the next turning on the right in front of the terraced cottages to follow Llanynant Road. Proceed for just over a mile where the property will be found on your right hand side as denoted by our For Sale board, opposite the junction with Llanhowell Lane.



## Energy Performance Certificate Rating



## Viewings

Viewings are strictly by appointment with the selling agent. Please contact Powells: 01600 714140.



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