



LLANDENNY, USK,  
MONMOUTHSHIRE

DJ&P **Newland Rennie** | RESIDENTIAL

# LLANDENNY, USK, MONMOUTHSHIRE

- Detached extended Monmouthshire cottage
- Five/Six Bedrooms
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Entrance Hall
- Study
- Ground Floor Shower Room
- Family bathroom
- Galleried landing
- Separate One bedroom holiday let annex
- Useful outbuildings and log stores
- Land divided into paddocks extending to approx. 6 acres

Portwall House, Bank Street, Chepstow,  
Monmouthshire, NP16 5EL  
chepstow@newlandrennie.com  
Tel 01291 626775  
www.newlandrennie.com

## DESCRIPTION

This charming detached extended five/six-bedroom Monmouthshire Cottage with grounds and paddocks extending to approx. 6 acres with useful outbuildings and a separate large self-contained one bed holiday let annex. Set in rolling Monmouthshire countryside it offers opportunities for those seeking multi-generational living and will be of particular interest to those with smallholding or equestrian interests.

## SITUATION

The property is approached off a lane known as Llandenny Walks linking Gwehelog with Llandenny. Though located on a quiet country lane it is only 3 miles from the A449 providing access to the M4 under 15 minutes' drive from Junction 24 and within 30 minutes' drive of the M4/M5 interchange via the Severn Bridge. Cardiff and Bristol are 30 and 37 miles away respectively and the local villages of Usk and Raglan are both within 3 miles with the market town of Chepstow 13 miles and Monmouth 10 miles away.

## ACCOMMODATION

A covered porch with solid wooden door leads into the:-

### GROUND FLOOR

**Entrance Hall** with multi fuel wood burner set in a stone fireplace, ceramic tiled floor, beamed ceiling and two storage cupboards with double doors leading to: -

**Dining Hall** with large picture window overlooking garden, ceramic tiled floor, french doors to garden and mahogany open staircase leading to galleried landing This room leads to side entrance hall and door to: -

**Kitchen/Breakfast room** with range of fully fitted wooden fronted units, tiled splash back with integral fridge, dishwasher and washing machine, Stoves cooker and hob with extractor over, ceramic tiled floor. Dual aspect with window overlooking garden. Archway to:-

**Sitting room** with oak floors, multi fuel wood burner in stone hearth with feature bread ovens and back boiler (heating four radiators in Dining hall and landing), built in cupboard and storage recess. Window overlooking front and door to: -

**Utility area** with rear door to garden, concrete floor, space for appliances.

**Side entrance Hall** approached from partly glazed door from dedicated parking area, ceramic tiled floor leads to: -

**Study** glazing panels to side entrance hall, dual aspect.

**Snug/bedroom 6** with glazing panels to side entrance hall and views to front.

**Wet room** ceramic tiled floor and walls, electric shower vanity suite with fitted WC and washbasin. The study/bedroom 6 and wet room could provide separate living space for a dependent relative with its own access from side entrance hall.

## FIRST FLOOR

The open mahogany staircase leads to a galleried landing over the Dining Hall off which all bedrooms and family bathroom are accessed

**Master bedroom** part of the original cottage with step down from the landing and with original Elm floorboards, access to insulated loft space, recessed shelving with steps up to **En-suite bathroom** bath with shower over, WC and pedestal basin.

**Bedroom Two** step up from landing with fitted wardrobes and views over the rear garden.

**Bedroom Three** step down with window to front, fitted cupboard.

**Bedroom Four** overlooking rear garden with fitted wardrobes.

**Bedroom five** step down, window to front, built in cupboard, access to loft space with foldaway ladder.

**Family bathroom** UPVC double glazed window, cupboard housing Worcester LPG fired boiler and hot water tank, bath, basin, bidet and WC.

## SEPARATE ONE BED ANNEX

The one bed annex was granted consent as a holiday let (Ref DC2006/00692) and until recently was providing a useful income. Tastefully decorated, an oak door leads to Hallway with storage cupboard housing electric water heater, leading to **Bedroom** with laminate wood flooring and countryside views across the vegetable garden. **Wet room** with electric shower, WC and pedestal basin. **Kitchen Living Dining room** with vaulted ceiling being triple aspect light floods in. The kitchen area has ceramic tiled floor, range of fitted units, plumbing for washing machine, integral hob and cooker with breakfast bar. The living area has laminate flooring, electric wood burner effect fire and access to roof storage. French doors lead to decked first floor verandah (storage under) with steps down to side and enjoys countryside views over the paddocks.

A planning application to remove the holiday let restriction (condition 2,3 and 4) was submitted and received a favourable officers report recommending approval subject to conditions and a financial payment of £10,535. However, the planning application was withdrawn but could be resubmitted for determination

## OUTSIDE

Lane at the front of the property leads to a green lane and the separate self-contained one bed annex. Access is permitted over the lane for the property and the Green Lane to provide a secondary access for agricultural vehicles to the paddocks.

The pretty rear cottage garden is laid to lawn with “wendy house” style shed and well stocked established borders and mature trees including oak, copper beech and flowering cherry.

Parking is provided for up to two cars with further parking beyond in front of the annex.

Vegetable garden is fenced and bounded by hedgerows and a further fenced off area with duck pond.

Large outbuilding provides useful area for housing animals/ option to provide stabling with stone dust floor and corrugated

metal roof it benefits from power and water supply with direct access to upper small paddock.

The land is divided into six paddocks; three larger ones and two smaller ones. Water is supplied to the upper areas and a stream borders and runs along the larger lower paddocks.

## GENERAL

Mains water and electric. LPG gas heating and hot water to main house. Drainage for main house to cesspit whilst annex has waste water treatment system. Annex heating is provided by electric Dimplex heaters.

Monmouthshire County Council – Council tax band G  
**EPC F**

## TENURE

Freehold

## VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie. Tel: 01291 626775.

## GUIDE PRICE

£720,000



**Promapv2**  
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2019. All Rights Reserved.  
Licence number 100022432  
Plotted Scale - 1:1500. Paper Size - A4

## PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of DJ&P Newland Rennie or the vendor or his solicitor.

## WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

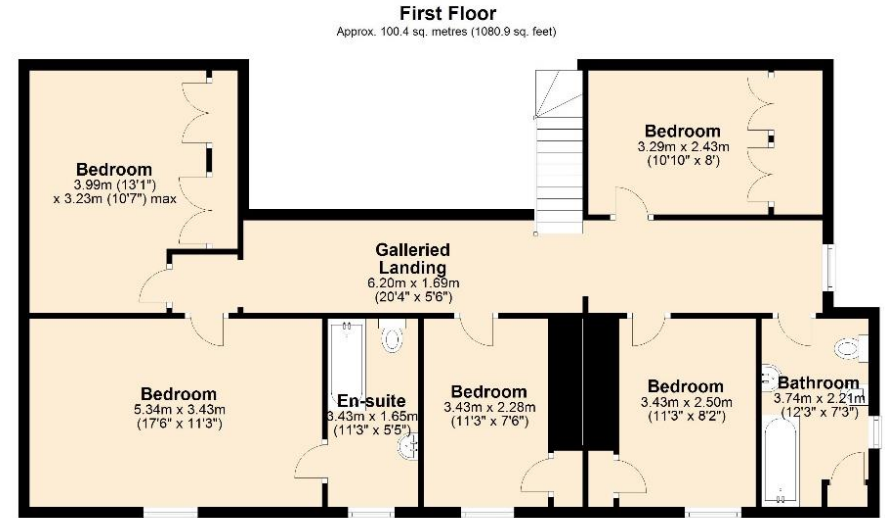
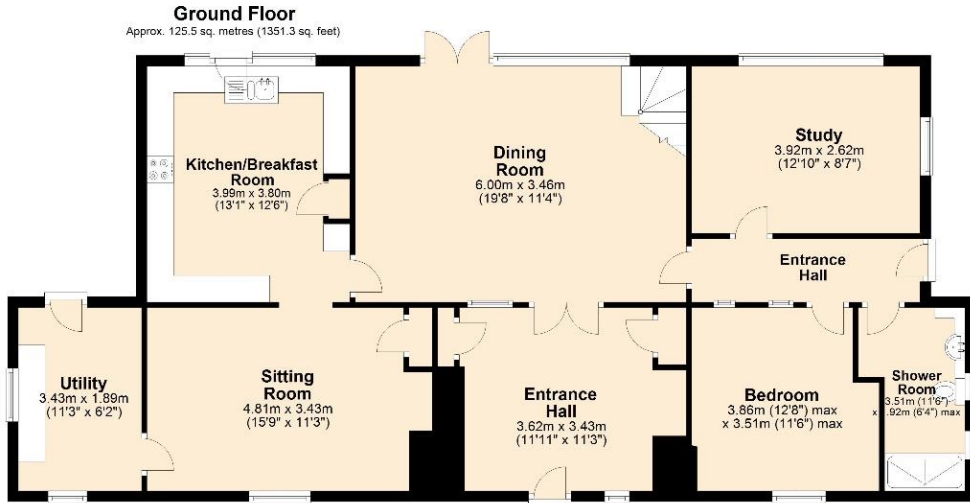
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether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











Total area: approx. 226.0 sq. metres (2432.2 sq. feet)



Total area: approx. 66.5 sq. metres (715.5 sq. feet)