



# THE FERNS

LLANDENNY | USK | MONMOUTHSHIRE



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THE FERNS IS AN ATTRACTIVE, STONE FRONTED PROPERTY SITUATED WITHIN THE POPULAR VILLAGE OF LLANDENNY. IT HAS FOUR DOUBLE BEDROOMS, THREE RECEPTION ROOMS AND AN ABUNDANCE OF CHARACTER AND CHARM. SURROUNDING THE PROPERTY ARE BEAUTIFUL, WELL LANDSCAPED GARDENS AND AN OUTSTANDING VIEW OVER YOUR OWN FIVE ACRE FIELD.

- Four double bedrooms, one with en-suite facilities •
- Three reception rooms and a ground floor study •
- Well equipped kitchen / breakfast room with aga •
- Shower rooms on both the ground and first floor •
- Beautiful gardens of approximately a third of an acre •
  - Off-road parking for multiple vehicles •
  - Field to the rear aspect approximately 5 acres •
- Boasting good connections to the main road network and excellent amenities in the nearby village of Raglan •

## DISTANCES FROM THE FERNS

Raglan 3.2 miles • Usk 5.4 miles • Monmouth 10.0 miles  
Abergavenny 11.9 miles • Chepstow 12.0 miles • Cardiff 28.6 miles  
Bristol 28.9 miles • London 136.0 miles  
Bristol Airport 43.1 miles • Cardiff Airport 43.7 miles  
Birmingham Airport 87.5 miles • Abergavenny Train Station 11.7 miles  
Chepstow Train Station 12.4 miles • Bristol Parkway Station 24.2 miles  
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

The Ferns is located in Llandenny which is just over 3 miles from the popular village of Raglan. Raglan offers a number of local amenities, including a Tesco Express, butchers, doctors surgery, pharmacy, post office, public houses including the highly regarded Beaufort pub, hotel and restaurant and The Ship Inn. Raglan also boasts a primary school and private nursery.

The picturesque town of Usk, renowned for its floral displays and a regular winner of Wales in Bloom is just over 5 miles away. Usk is located in the heart of the beautiful Monmouthshire countryside but conveniently situated only 10 miles from the M4.

The streets of Usk are steeped in history with many charming old buildings, a wonderful romantic ruined castle and a Town Trail which includes 28 sites of historic interest, each with a Blue Plaque. Usk town centre offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgery and vets. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk. Every year since 1844, the Usk Show is held on the outskirts of the town to celebrate the very best of Monmouthshire farming and rural life. Now one of the biggest One Day Agricultural Shows in the whole of the UK, its popularity is second-to none.

Monmouth, located just 10 miles away, boasts excellent schools including Haberdashers independent boys and girls schools, state of the art Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

## THE PROPERTY

The Ferns dates back to the 1850's and is steeped in history, character and charm.

Step inside, using either the formal entrance into the living room or the practical entrance through the hallway and into the kitchen / breakfast room.

The living room is spacious and has an attractive wood burning stove. There are also dual aspect windows allowing light to flood into the space. A study that could double up as a ground floor bedroom can be found off the living room which currently provides an excellent place for those needing to work from home.



Enter the kitchen / breakfast room where the Aga takes centre stage. There is plenty of space for a table and chairs however a garden room acts as your more formal dining area. The country kitchen has a range of base and wall units and plenty of worktop space. In addition to the aga there is an integrated double oven, microwave and dishwasher. A door leads into the utility room which houses the air source heat pump, additional storage space and a Belfast sink. A lean to boot room can also be found which is the perfect place for storing coats, shoes and wellington boots.

The sitting room has doors leading out to the rear garden and benefits from a stone fireplace with woodburning stove. An internal door allows access to the garden room which is a versatile space perfect for entertaining and flows effortlessly back into the kitchen / breakfast room.

Completing the ground floor is a convenient shower room.

Stairs from the hallway lead to four double bedrooms and the family shower room.

The principal bedroom has ensuite facilities and a pleasant view over the rear garden. Bedroom two has fitted wardrobes and looks out over the front aspect. Bedrooms three and four look out to the front and side aspect respectively. The family shower room could be reconfigured to include a bath however currently comprises of a spacious corner shower unit, w.c and wash hand basin.

## OUTSIDE

A metal entrance gate opens onto a driveway which offers ample off-road parking.

Beautiful well landscaped gardens amounting to approximately a third of an acre surround the property where you will also find a pond and multiple outbuildings.

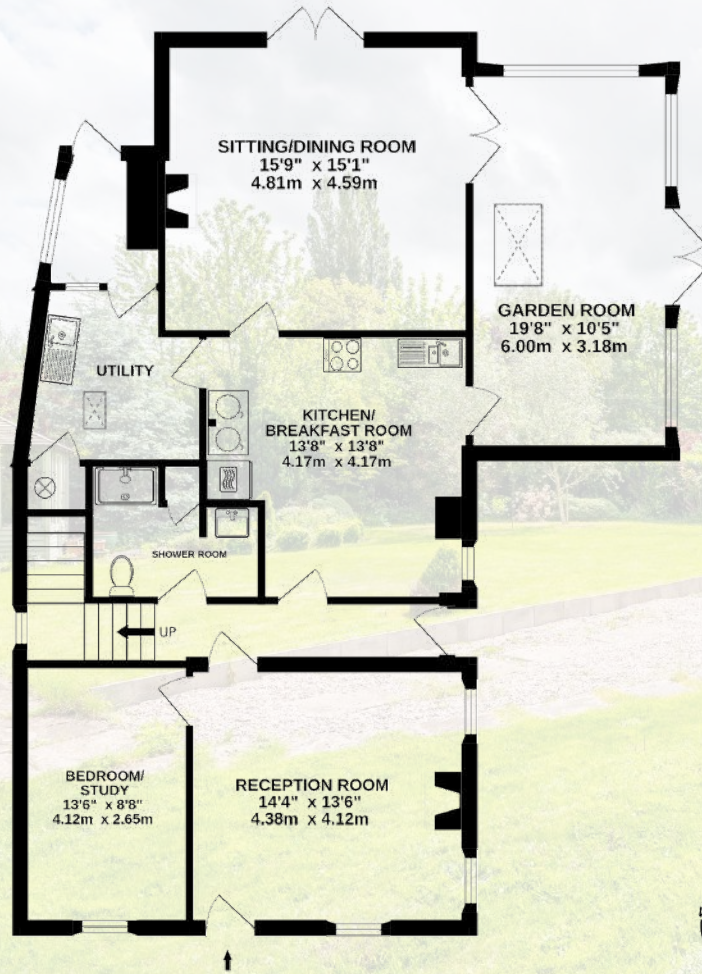
In addition to the garden is a field to the rear aspect which measures approximately five acres (to be verified).

Wonderful views can be appreciated from the garden and land.

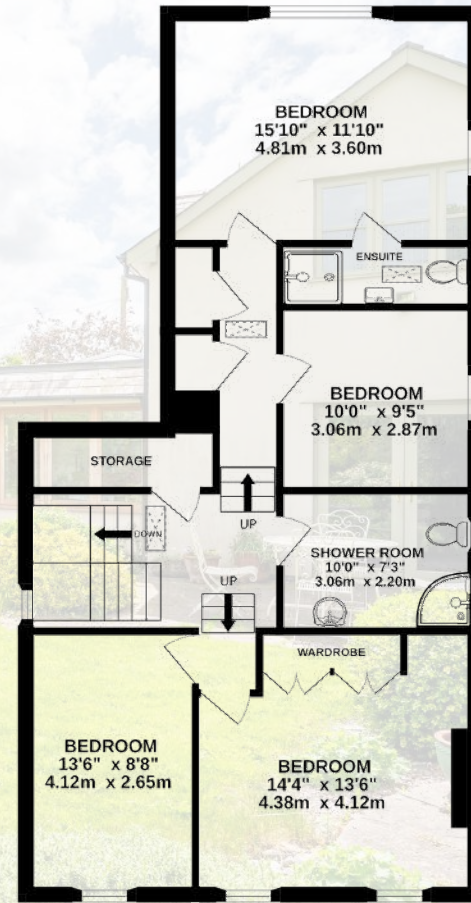


# FLOORPLAN

**GROUND FLOOR**  
1171 sq.ft. (108.8 sq.m.) approx.



**1ST FLOOR**  
879 sq.ft. (81.6 sq.m.) approx.



THE FERNS, LLANDENNY, NP15 1DL

TOTAL FLOOR AREA : 2050 sq.ft. (190.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## KEY INFORMATION

**Agents Note:** Part of the field to the western boundary is being retained by the current owners.

**Services:** Mains electricity and water, air source heat pump and private drainage (septic tank).

**Tenure:** Freehold

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

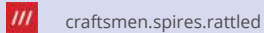
**Council Tax Band:** G

**Local Authority:** Monmouthshire County Council. Telephone 01633 644644

**Viewings:** Strictly by appointment with the selling agents

**Directions:** From Raglan, turn onto Chepstow Road and continue for approximately two miles. Head over the A449 and take the third right. Continue on this road passing over the A449 once again. Take the first right as you head into Llandenny where you will see the property's gates straight ahead.

**Postcode:** NP15 1DL



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## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	88 B

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