



Llangybi House
Llangybi | Near Usk | Monmouthshire | NP15 1NP

FINE & COUNTRY



Step inside

Llangybi House

Llangybi House was built in 1901 and we are told was the main house for the Llangybi Estate. Located opposite the historic St Cybi's Church which is thought to have origins going back to the 13th or 14th centuries and on a quiet, no-through road which accommodates only three properties, this family home is still close to local amenities including the community hall and local pub, The White Hart.

The village of Llangybi is located 3 miles south of the town of Usk, winner of the 2021 Sunday Times 'best places to live in Wales', and 5 miles north of Caerleon with its range of boutique shops and restaurants. The village has good road links providing access to a host of amenities including a number of well-regarded private and state primary and secondary schools, doctors and dentists.

This beautiful Edwardian detached country house has been lovingly restored and modernised to offer spacious family sized accommodation with the added attraction of an adjoining yet fully self-contained two bedroomed annexe. This annexe is ideal for multi-generational living or could easily be used as part of the main house. It offers the perfect Airbnb location or would suit a range of home working possibilities. The spacious accommodation in the main house is highly versatile and could be used to offer further living options. Set on a plot of approximately half an acre, with an electric-gated driveway leading to a newly built oak framed open double garage and a manicured, south facing, generous rear garden. Early viewing is highly recommended!

The accommodation comprises:-

ENTRANCE HALL

With panelled door and an original Edwardian window. Oak parquet flooring and an original, bespoke oak gun cupboard that has now been converted to offer storage with glass frontage display shelving. There is a large under-stairs store cupboard and double radiator.

CLOAKROOM

Oak parquet flooring. Radiator. Loft access point. Ceramic pedestal wash hand basin and wc. Tiling to splashbacks. Coat hanging area. Patterned glass Edwardian window.

RECEPTION HALL

4.54m x 3.28m (14'11" x 10'9")

A lovely inner hallway with stairs leading to the first floor. Engineered oak flooring. Front facing Edwardian bay window. Double radiator. Feature wrought iron fireplace with tiled hearth.

DINING ROOM

4.54m x 3.30m (14'11" x 10'10")

Front facing Edwardian bay window. Recess housing wrought iron electric log burner. Double radiator.

SITTING ROOM

7.90m x 4.25m (25'11" x 13'11") [max]

A bright triple aspect reception room with front, rear and side facing windows. Feature wrought iron fireplace with inset living flame coal effect fire. The room is further enhanced by decorative coving and architrave. Two double radiators. Fitted carpet. Access off to:-

STUDY / CRAFT ROOM

4.50m x 2.02m (14'9" x 6'8")

Front facing window and side facing double glazed window. Double radiator.

CONSERVATORY

3.32m x 3.67m (10'11" x 12'0")

Accessed from both the sitting room. Amdega conservatory with glazed sides and roof. French doors off to the rear garden. Double radiator.

FAMILY ROOM

4.37m x 5.66m (14'4" x 18'7")

Accessed from both the sitting room and reception hall, the family room has rear facing double glazed French doors and a bay window. Feature fireplace with inset wrought iron open fire. Fitted alcove shelving. Double radiator. Engineered oak flooring.

KITCHEN / BREAKFAST ROOM

6.22m x 4.43m (20'5" x 14'6")

Accessed from the reception hall this room is beautifully fitted and presented throughout.

The kitchen section has a full range of fitted, linen coloured solid wood wall and base units. There is a 1.5 bowl ceramic sink unit with mixer tap, concealed unit lighting, plumbing for a dishwasher, integrated Belling electric oven and 'De Deitricht' hob. The emerald green electric AGA is recessed with a canopy extractor over. Tumbled marble tiling to splashbacks. Inset ceiling spotlighting. Engineered oak flooring throughout. Walk-in larder, rear facing UPVC double glazed window.

The breakfast area has an 'L' shaped fitted church pew and fitted wooden black base units with copper handles and ebony stained work surface. Space for an American fridge/freezer. Double radiator. Original Edwardian window.



REAR PORCH

Tumbled marble Ceramic tiled flooring. Half glazed door to rear garden and a door adjoining the annexe.

LAUNDRY ROOM / BOILER ROOM

This room doubles as a drying room as it houses the new Worcester boiler and hot water tank. There is a Belfast sink, plumbing for an automatic washing machine and space to stack a tumble dryer. There is recessed shelving and cushion flooring.

Stairs to FIRST FLOOR and GALLERIED LANDING

Oak staircase leading to a galleried landing with fitted carpet, front facing Edwardian window and rear facing double glazed window. Radiator. Recessed hanging space. Airing cupboard. There is a half glazed door leading to the lounge of the first floor of the annexe.

MASTER BEDROOM SUITE

4.37m x 5.33m (14'4" x 17'6")

Fitted carpet. Two rear facing double glazed windows with views over the south facing rear gardens and open countryside beyond. Two radiators. Archway to:-

DRESSING ROOM

2.68m x 4.39m (8'10" x 14'5")

LVT flooring. Rear facing double glazed patio door with double glazed window to the side allowing access to the first floor external balcony. Built in wardrobes. Double radiator. Door to:-

EN-SUITE BATHROOM

LVT cream flooring. Ceramic tiling to splashbacks and bath surround. Two towel radiators. Front facing Edwardian window. Suite comprising double ended spa bath, his/hers ceramic wash hand basins with double vanity unit, walk-in shower enclosure with mains mixer shower over, wc. Extractor fan. Inset ceiling spotlighting.

BEDROOM TWO

4.56m x 3.31m (15'0" x 10'10")

A double bedroom with fitted carpet and front facing Edwardian window. Radiator. Built-in cupboard.

BEDROOM THREE

2.71m x 4.43m (8'11" x 14'6")

Another double bedroom with rear facing double-glazed window overlooking the gardens. Radiator. Recessed hanging space with shelving above.

FAMILY BATHROOM

LVT flooring in light grey, tongue and groove cladding to bath surround and walls. Ceramic wash hand basin, wc and bath, walk-in shower enclosure with waterfall shower over.





ANNEXE

This area can be fully self-contained to accommodate an opportunity for multi-generational living or to generate an income as a luxury two bedroomed Airbnb or other business opportunity. The annexe can be accessed internally via the ground and first floor of the main house or via its own door leading onto the rear garden. The annexe has its own heating controls.

Entering from the rear garden through a double glazed door with side panel to:-

KITCHEN / BREAKFAST ROOM

3.09m x 3.68m (10'2" x 12'1")

Tumbled marble flooring, quality solid oak fitted kitchen from John Lewis with granite work surface and splashbacks. Integrated 'Miele' oven, microwave and hob. Stainless steel sink unit with mixer tap. Larder unit. Walk-in store and under-stairs store cupboard. Underfloor heating.



BEDROOM ONE

3.77m x 4.81m (12'4" x 15'9")

Fitted carpet. Full range of solid oak bespoke shelving, dressing table, wardrobes and over bed storage. Inset ceiling spotlighting. Front and side facing double glazed windows. Underfloor heating.

EN-SUITE SHOWER ROOM

Ceramic tiling to floor and splashbacks. Wash hand basin with vanity unit, wc, shower cubicle with Mira shower. Extractor fan. Ceiling spotlighting. Chrome towel radiator. Front facing frosted glass double glazed window. Underfloor heating.



Stairs to FIRST FLOOR

The staircase currently has a chair lift fitted which can be removed by the owners if required.

LOUNGE

6.17m x 5.33m (20'3" x 17'6")

A light, dual aspect room with side and rear facing double glazed windows allowing lovely views down the Usk Valley and over the church. Fitted carpet. Fitted oak library shelving. Two radiators.

BEDROOM TWO

4.37m x 3.82m (14'4" x 12'6")

Fitted carpet. Side facing double glazed window. Double radiator. Hand made, beech fitted wardrobes to one side. Sliding door to:-



EN-SUITE WET ROOM

Shower enclosure with handrail and seat, ceramic tiled walls and floor, wash hand basin, wc, bidet. Chrome towel radiator. Inset ceiling spotlighting. Extractor fan. Front facing frosted glass double glazed window. Underfloor electric heating.



Step outside

Llangybi House

Approached at the front via a wrought iron pedestrian gate leading to an enclosed and private flagstone courtyard with further gated access leading to one side of the property accommodating the conservatory and upper lawn.

At the opposite side of the house is an electric-gated, private driveway with parking for numerous cars, this leads down to a newly built oak framed open double garage.

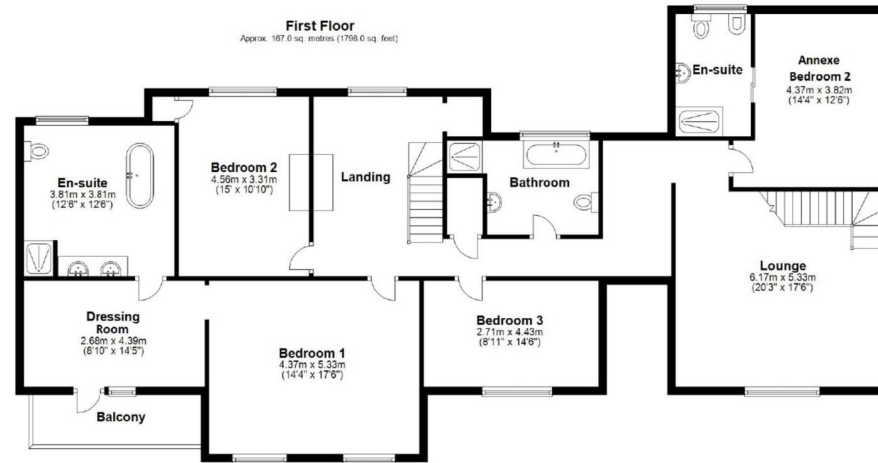
The lower rear lawned garden, being south facing, is a lovely private area with an abundance of mature shrubs and trees with well stocked borders and an established grapevine. There are two patio areas from which you can enjoy the lovely views across open countryside, ideal for outside entertaining.

DIRECTIONS

From Usk, head west on the A472 crossing over the bridge, turn left signposted Llangybi. Continue along this road for approximately 2.5 miles. Turn left immediately after The White Hart Inn and Llangybi House can be found a short distance along on the right hand side.

Llangybi is easily accessible via the M4 to Bristol and Cardiff city centres and is 15 minutes from Newport Railway Station with a journey time to London Paddington of 1 hour 50 minutes.





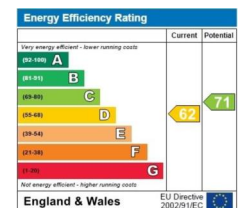
Total area: approx. 371.2 sq. metres (3995.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.

Postcode: NP15 1NP | Tenure: Freehold | Tax Band: I | Authority: Monmouthshire | Heating: Oil | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2019 Fine & Country, Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ





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