

Estate Agents

Taylor & Co

Abergavenny

Gwernesney

Usk, Monmouthshire NP15 1HF

Guide Price  
£875,000



# Gwernesney

## Usk, Monmouthshire NP15 1HF

Handsome Grade II Listed Georgian country residence sitting in circa 1.9 acres with an additional circa 6.2 acres of Glebe land which is currently let under a farm business tenancy, for which notice has been served (ends Feb 2023) | Perfect rural position, centrally placed betwixt favoured Monmouthshire market towns

Close to the Brecon Beacons National Park and national road network to Bristol, Newport, Cardiff and the Midlands

Modern enhancements required but features shuttered sash windows, panelled doors & stripped floorboards

Generously appointed family home of just over 3,000 sq ft arranged over two floors | Layout highly conducive to home working

Five reception rooms | Kitchen with utility/storerooms | Seven bedrooms | Family bathroom

Coach House offering potential for uses ancillary to the main domestic dwelling (stpp) | Driveway and a parking area

This fine example of a Grade II Listed late Georgian country residence dating from about 1817 is understood to have been built from plans drawn up by Walter Gwatkin of Chepstow. Situated in the beautiful Vale of Usk, this substantial home of just over 3000 sq ft, is arranged over two floors and comprises five reception rooms, seven bedrooms, a modern fitted kitchen with utility/storerooms, and a family bathroom. There is a detached coach house in the grounds, plus gardens and woodland surrounding the property of circa 1.9 acres. Also included, is circa 6.2 acres of Glebe land which is currently let under a farm business tenancy for which notice to quit has been served (tenancy ends Feb 2023). Ideally situated in a semi-rural setting, this geographically centrally placed residence offers ease of access to a good road network for connectivity to the surrounding market towns of Usk, Raglan, Monmouth and Abergavenny, as well as further afield to Bristol, Newport and Cardiff. The property would benefit from cosmetic updating and offers scope for improvement and enhancement to suit individual lifestyle preferences. The ground floor configuration is highly conducive to home working given the garden access to both sides of the house.

The house is noted by Cadw as being a well proportioned Georgian Rectory, retaining some original features. Handsome in appearance, the property is presented with whitewashed render under a slate roof with 12-pane hornless sashes with stone sills to the original front elevation and a centre door with attractive arched fan light over. The original plans for the house show it in its present form but with a single storey to either side of the principal two storey design containing a dairy and a brewhouse. These single storeys have since been adapted to create a large double storey to the left in the 1930's forming a family size room with generous triple aspect master bedroom above and to the right, incorporating a kitchen with useful utility room and store.

**In Accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.**

**N.B. This property will be sold subject to our client's standard covenants, further details of which are available upon request.**

**SITUATION** | Gwernesney is a small hamlet in the Usk Valley, about two miles from the Monmouthshire market town of Usk. Ideally positioned with ease of access to a good road network, there are excellent links to the neighbouring market towns of Monmouth, Chepstow, Raglan and Usk, which provide a variety of local and well-known high street shopping facilities.

The "A" route and motorway network is closely available and offers routes to Bristol, Cardiff and the Midlands. Rail services can be accessed at both Chepstow and Abergavenny giving links to central London, Manchester and West Wales.

The area is well served by schools for all ages in both the private and state sector and popular independent choices include the Haberdasher Schools in Monmouth and Rougemont in Newport.

The Usk Valley is a popular destination for outdoor sports enthusiasts due to the wide variety of activities available, particularly hill walking in the Brecon Beacons, canoeing in the River Usk, pony trekking and cycling both on road and along the Monmouthshire & Brecon Canal.

### ACCOMMODATION

**RECEPTION HALLWAY** | Half-glazed door with arched radiating-bar fanlight in painted timber doorcase of fluted pilasters with panelled heads and open pediment, cornice ceiling, archway to the rear hallway with return staircase to the first floor, understairs storage cupboard with stone flagged floor, radiators to both hallways. Two reception rooms are accessed off the reception hallway:

**DRAWING ROOM** | Shuttered sash window to the front aspect overlooking the garden, cornice ceiling, picture rail, fireplace with cast iron grate and decorative tiled surround with wooden mantle over on a tiled hearth, radiator, stripped floorboards, panelled door.

**LIVING ROOM** | Shuttered sash window to the front aspect overlooking the garden, cornice ceiling, dado rail, brick fireplace (not in use), stripped floorboards, radiator, panelled doors to hallway and kitchen.

**From the rear hallway, doors lead to:**

**TRIPLE ASPECT FAMILY ROOM** | A generously sized room with sash window to the front aspect and crittall windows to the rear and side aspects overlooking the gardens, part glazed door opening to the side garden, picture rail, radiator.

**DINING ROOM** | Double glazed window to the rear aspect overlooking the gardens, dado rail, serving hatch to the kitchen, stone fireplace with brick lintel over on a slate hearth housing a wood burner, radiator, panelled door.

**STUDY** | Sash window to the rear aspect overlooking the gardens, picture rail, fireplace with decorative tiled slip surround on a tiled hearth with wooden mantle over, stripped floorboards, radiator, panelled door.

**KITCHEN** | The kitchen is fitted with a range of base units with worktop over, inset sink unit, space for electric cooker with extractor hood above, window to the rear aspect overlooking the gardens, floor standing oil central heating boiler (installed 2021), radiator. Doors to:

**UTILITY ROOM** | Fitted with the wall and base units with worktop over, window to the front aspect, loft access, power.

**UTILITY STOREROOM** | Fitted with wall and base units with worktop over, wall mounted meter and fuses, window to the front aspect, loft access.

**From the kitchen a door opens into:**

**SIDE PORCH** | Door to the side opening onto the driveway, window to the front aspect, Belfast sink, quarry tiled floor. Door to:

**CLOAKROOM** | Lavatory, wall mounted wash hand basin, frosted window, wall mounted heater, quarry tiled floor.

## FIRST FLOOR

**LANDING** | 12-pane sash window over the stairwell area, loft access, radiator.

**TRIPLE ASPECT MASTER BEDROOM** | A large room with mixed fenestration comprising four windows to the front, side and rear aspects, picture rail, two radiators, loft access, stripped floorboards, interconnecting door to adjoining bedroom giving potential for an en-suite:

**BEDROOM SIX (REAR)** | Sash window to the rear aspect overlooking the garden, picture rail, wash hand basin, in-built shelving, radiator, stripped floorboards.

**BEDROOM TWO (FRONT)** | Sash window, inbuilt wardrobes to two walls, radiator, stripped floorboards.

**BEDROOM THREE (FRONT)** | Sash window, radiator, stripped floorboards.

**BEDROOM FOUR (FRONT)** | Sash window, radiator, stripped floorboards.

**BEDROOM FIVE (REAR)** | Window to the rear and side aspects, picture rail, airing cupboard with radiator within, stripped floorboards.

**BEDROOM SEVEN (REAR)** | High level window.

**FAMILY BATHROOM** | Fitted with a white suite comprising a panelled bath, lavatory, wash hand basin, shower cubicle housing a thermostatic shower mixer within, window to the rear aspect, radiator.

## OUTSIDE

**GARDEN & GROUNDS OF CIRCA 1.9 ACRES** | Sitting in gardens which surround the house, the property is approached via a driveway which opens onto a parking area providing off road parking for several vehicles.

Steps lead from the parking area to the side porch and to a gravelled pathway providing access to the front of the house. The front lawn is surrounded by a mixture of mature trees and shrubbery providing privacy and seclusion from the countryside beyond.

**LAND** | Included with this sale is an additional circa 6 acres of former Glebe land. This land is currently let under a farm business tenancy for which notice to quit has been served (tenancy ends Feb 2023).

**REAR GARDEN** | The substantial lawn enjoys a southerly aspect and leads to a wooded area at the rear. A small stream flows below the garden on the south western boundary.

## OUTBUILDINGS

**DETACHED COACH HOUSE** | of stone construction, being whitewashed, under a slate roof, this single storey coach house with hayloft over offers the potential for garaging, workshop use or for uses ancillary to the main domestic dwelling.

**Coach store 12'9 x 12'4** | stone walls, part concrete, part cobbled floor, window and door to the front, door to rear, pitched roof.

**Adjoining store with hayloft 17'4 x 8'3 maximum** | Whitewashed stone walls, double coach doors to front, part stone flagged floors, hayloft access.

## GENERAL

**Tenure** | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Services** | Oil central heating, mains water, private drainage (WPL Diamond DM53)

**Council Tax** | Band I **EPC Rating** | Band E

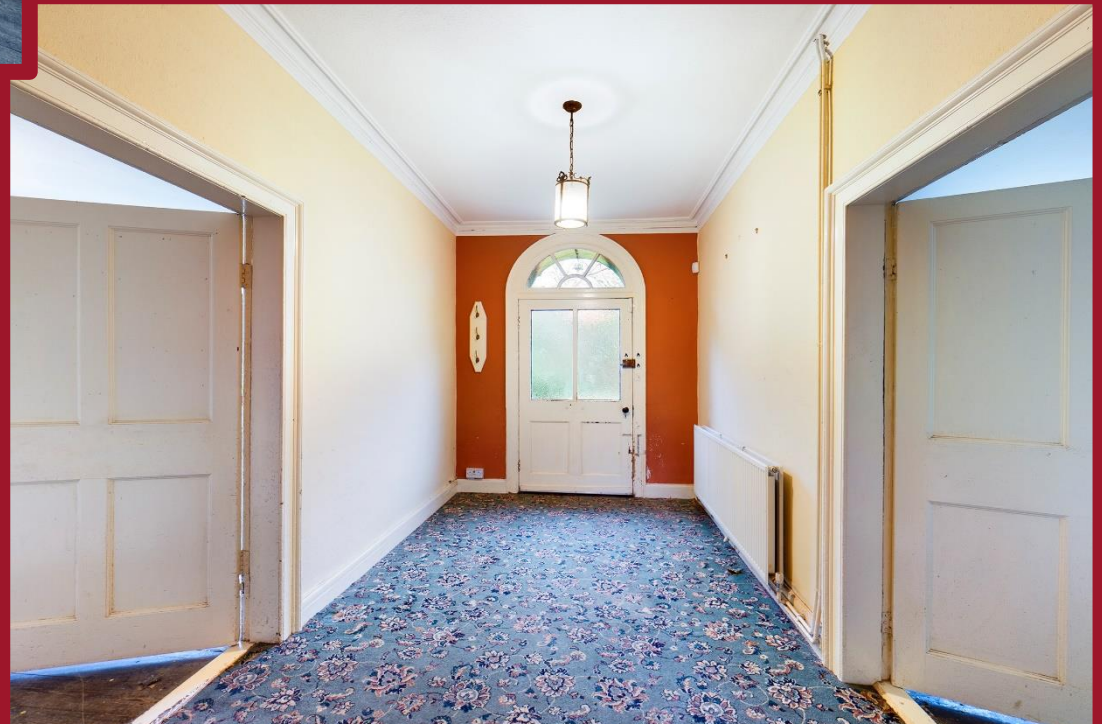
**Viewing Strictly by appointment with the Agents**

Taylor & Co: 01873 564424  
abergavenny@taylorandcoproperty.co.uk  
**Reference** AB153

## SITE PLAN









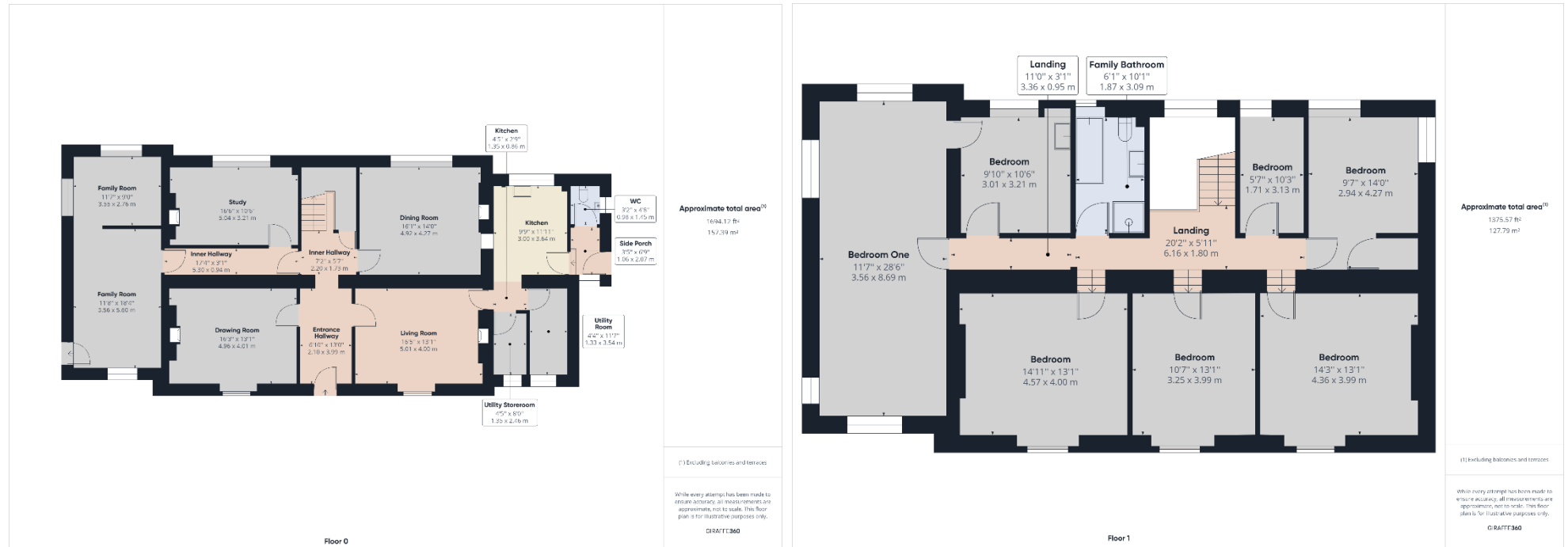












PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822 Both plan and particulars are believed to be correct but they do not constitute any part of any 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 Taylor and Co 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.