



Lodge Farm  
Bettws Newydd | Usk | Monmouthshire | NP15 1JN

FINE & COUNTRY



# Step inside

## Lodge Farm

Guide price £1,925,000

This magnificent, high quality country property is nestled in the Monmouthshire countryside in the highly desirable village of Bettws Newydd, overlooking its own pastureland and the woodlands of the Usk Valley.

A rare find, this large, five-bedroom home has two spacious and characterful reception rooms, a lovely formal dining room and a farmhouse-style kitchen/breakfast room that's provided a hub for family life. The property has been lovingly maintained by the vendors for the past 20 years, during which time they have added a stunning Amdega conservatory to take full advantage of the peaceful, private location and the idyllic rural views.

The property sits in gardens and grounds of just under 20 acres. It enjoys truly special, neatly-tended, south-facing walled gardens, full of mature shrubs and planted for seasonal colour. There is a paddock of approximately half an acre nearest the house and the remainder of the land is grazing pasture.

"We were looking for a rural lifestyle and we were attracted by the location, which is close to Usk and Abergavenny, two historic towns which we knew well. It is also commutable to Cardiff, Bristol, Hereford and Cheltenham. Bettws Newydd is a premium village with an ancient church, lovely old pub and one of the oldest yew trees in the country."

The vendors were also drawn to the property's historic charm and the way its careful and stylish conversion, some 10 years previously, had seamlessly blended 200-year-old farm buildings with new additions, built using matching reclaimed stone under a welsh slate roof and featuring oak beams, and solid wood doors "You are conscious both of a sense of history and of the exceptional build quality."

The picturesque Monmouthshire village of Bettws Newydd is about 3.5 miles north of the pretty riverside market town of Usk, where there is a Church in Wales Primary School. It is about 7 miles from the shops, schools and facilities in the larger medieval market town of Abergavenny.

The property is also ideally positioned for access to Monmouth (12.8 miles distant). The name of the village means "new prayer house in Welsh", as it was founded by the 6th century Irish Saint Aedan of Ferns. The grounds of Lodge Farm adjoin those of the lovely, ancient church of St Aeddan's, which is Grade I listed and where the veteran yews include one of particular age and notoriety. It's the church where the vendors' son got married, with the reception being held in a marquee in the property's gorgeous gardens. The Usk Valley Walk runs through the area and near the village is a large Iron Age hillfort at Coed-y-bwnydd, in the care of the National Trust. The village pub and restaurant, The Black Bear Inn, is a short stroll from the property. The vendors also enjoy a lovely country walk from their door, up to the hillfort and over the hill to The Clytha Arms - "frequently voted as the best real ale pub in Wales".

### *Step Inside:-*

The house has a charming ambience and a wonderful flow, with a spacious, airy feel. "It is south-facing so the rooms have lots of light, which is quite unusual for an old property. We also have beautiful views from the house, looking down the Usk Valley and to the Black Mountains beyond"

The front door opens from a clay paviour courtyard to a large and attractive entrance/dining hall, with an oak beam and exposed stone pillars adding character. This room is used for formal dining and entertaining. Meanwhile, the large farmhouse kitchen, converted from a former single-storey cowshed, is the heart of the family home. With space for a large table for informal get-togethers, it has characterful exposed ceiling timbers and slate flooring. It is fitted with cottage-style wall and base units and features an Aga which runs on LPG. The worksurfaces are granite and limestone tiles have been used for the splashback behind the Aga. The kitchen sink is placed under a window overlooking the courtyard.



Next door to the kitchen is a useful fitted utility room with a Belfast sink, space and plumbing for a washing machine and space for a tumble dryer. The other side of the kitchen is a cosy snug/study with built-in cupboards and shelving and a fireplace, with a wooden surround, housing an LPG fire.

There are two fabulous reception rooms leading off from the dining room, both full of character. They both overlook the gardens and have French doors to a sunny patio. The drawing room has feature beams and ceiling timbers. An imposing stone fireplace with a rustic oak mantel houses a large multi-fuel stove. The sitting room, part of a converted 200-year-old barn, has exposed beams and an exposed stone wall and there is a wood burning stove in an open fireplace.

A door from the sitting room opens to the stunning cedar wood Amdega conservatory. This was added to the property 15 years ago, in a style that is in sympathy with the rest of the house. It has limestone flooring with electric underfloor heating and features the exposed stone exterior walls of the property. It makes a wonderful, atmospheric dining and entertaining space. "It's a great addition for all seasons and it gives a sense of living in the garden."

The conservatory also links the main property to a further utility area and a double garage with an ensuite bedroom over. The vendors currently use the garage space as a gym and for a sauna. With its own independent heating/hot water system, there is potential for this part of the property to be converted into an annexe, subject to planning permission.

In the main house, there is also a downstairs WC, whilst from the dining hall, a staircase leads up to the first floor landing. The beautiful principal suite has a walk-through dressing room with bespoke oak wardrobes along one side. The wardrobes continue along two walls of the bedroom. This room has a vaulted ceiling featuring exposed timbers. French doors open to a balcony with lovely views over the walled garden and the pastureland and wooded Usk Valley beyond. There is a luxurious ensuite with a bath and a steam shower.

There are three further, charming double bedrooms, one with a well-presented open plan walk in shower and the others served by a family bathroom with a slate floor, bath and a large glass shower cubicle.







# Step outside

## Lodge Farm

The house enjoys a secluded situation, off a quiet lane in the most historic part of the village. A private driveway leads to ample parking space for four cars in front of the double garage/annexe.

The house sits in beautiful, mature, formal gardens bordered by walls constructed of reclaimed stone. The garden features some lovely established trees and is planted with spring bulbs and shrubs including a mature fig tree, rhododendrons, azaleas, magnolias, hydrangeas. There is a large patio for outdoor dining and a sun trap gravelled garden area is used for barbecues.

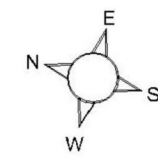
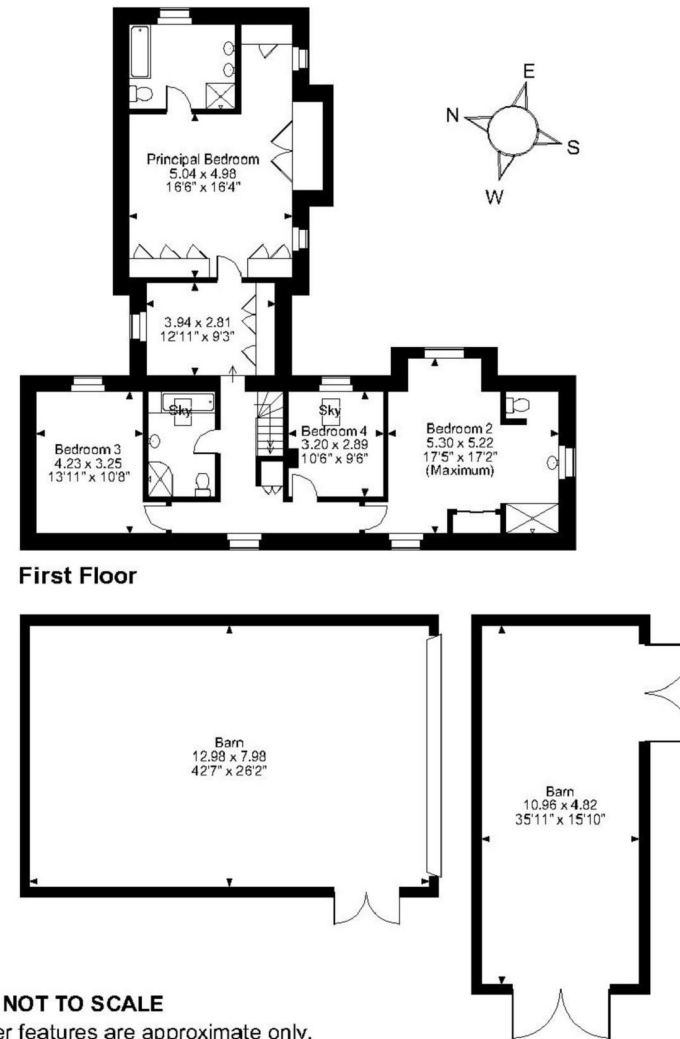
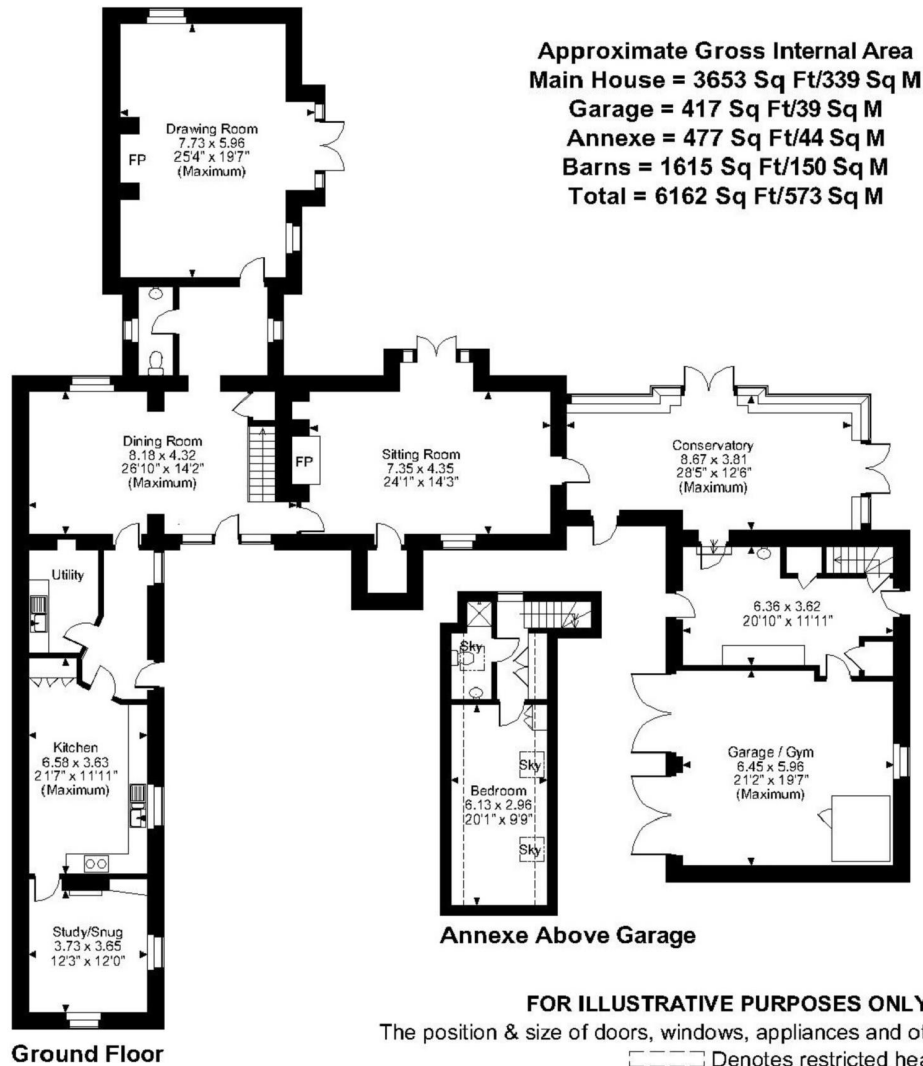
There is a paddock of approximately half an acre nearest the house, with a modern barn which the vendor uses as a workshop, store and garage for four vehicles including a tractor. This has the potential to be a pony paddock and the vendors also considered siting a tennis court there. The remainder of the land is grazing pasture, currently used by a local farmer for his sheep and with its own separate access and a modern agricultural building, also used as a tractor and storage shed. There is a stream running through the land and a wildlife pond which attracts herons, ducks and geese.

"We love the tranquility of Lodge Farm, as well as being surrounded by beautiful countryside and wildlife within the Bettws Newydd conservation area. When our children were growing up here, the garden and land made a real adventure playground for them and for our Cocker Spaniel."

### DIRECTIONS

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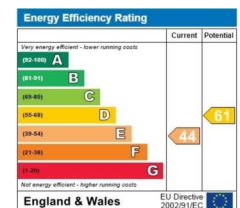


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Postcode: NP15 1JN | Tenure: Freehold | Tax Band: I | Authority: Monmouthshire | Heating: Gas LPG | Drainage: Private



\*Internet speed according to the BT Availability Service using the postcode and landline  
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