



Ton Farm
Ton Road | Llangybi | Usk | Monmouthshire | NP15 1PD

STEP INSIDE

Ton Farm

Nestled within the glorious Usk Valley this incredible Grade II* listed historic house and country estate called Ton Farm is one of the oldest homes in the county, dating back to the 16th century.

The beautifully preserved house sits immersed within a tranquil setting that effortlessly delivers breathtaking views across this most stunning of Monmouthshire landscapes in all directions.

Outside, the ancient abode is enveloped by about 2.5 acres of garden and lawns with a further 13 acres of pasture/fields that can happily host sunset strolls, family parties and memorable alfresco dining on the sunny patio overlooking the pond. In the garden there's also a detached double garage with a one-bed annexe on the first floor delivering the chance for multi-generational living.

Inside the main house you'll be instantly impressed by centuries of character that cocoons each space. There are inglenook fireplaces, flagstone floors, quarry tile floors, exposed beams and stone walls, but this house has been lovingly restored to combine history with modern day living; it's light, it's comfortable, it's effortlessly welcoming.

There are three reception rooms - lounge, dining room and garden room, a timeless country kitchen with all the appliances and space a cook could need including an Aga, a utility room and cloakroom on the ground floor.

On the first floor three double bedrooms and two bathrooms wait to be discovered, all with historic charm, space and light, a stunning view from the windows and tasteful decor, especially in the bathrooms, that effortlessly reflects the past but is a facility for now and the future. The attic is yet to be converted and with planning consent could be developed - there's potential to add space and value here.

The house has been a happy home for centuries nestled into the Usk Valley, a glorious landscape that undulates across fields and hedgerows, woodland and streams as it meanders towards Newport.

The views are amazing and the outdoor lifestyle the location offers is so enticing - walks along trails, bike rides across rolling countryside, pony treks down bridleways, pints at a country pub and with the occasional medieval ruin to encounter and explore too. Close neighbours include the Wye Valley and Bannau Brycheiniog National Park to visit for further memorable outdoor experiences.

The valley is an idyllic place to call home but is also well connected for socialising and every day needs. The estate is on the edge of the charming village of Llangybi and a few miles to the south is Usk, a pretty market town that regularly turns up in lists that contain the best places to live in Wales, and if you want a city, a major train route and a motorway to the rest of the UK, Newport is just a few miles to the south.

Step inside this incredible Grade II* listed house and the centuries of history welcomes and envelopes you instantly.

Open the historic front door with 1663 carved into it and wander through the three-storey porch that nestles into the centre of the house and you step straight into the 17th century with rooms packed with breathtaking character and 'exceptional preservation' that led the property to being awarded a Grade II* listed by Cadw.

But the house happily offers you modern day comfort too via a combination of past and present that will see this much-loved home survive and thrive well into the future. The inviting entrance hall boasts flagstone floors and a sweeping, hardwood staircase as well as glimpses of the other incredible rooms on this level.

Wander into the sitting room to the right and you won't ever want to leave. The log burner nestled into a substantial and impressive inglenook fireplace is easily calling you over to sit next to the roaring flames and get cosy on a sofa as you admire the historic charm within this space.









SELLER INSIGHT

“ Ton Farmhouse nestles in the pretty countryside of the Usk valley, and the present owner was immediately drawn to the stunning building and its idyllic location. An added attraction was its long and interesting history which began in the late 16th / early 17th century. John Norman, an architectural historian, described it in his Monmouthshire Pevsner as the 'perfect example of a prosperous Monmouthshire farmhouse.' The owner says that it has been a privilege and a pleasure to be a part of its long story.

It is a home where the original beams, inglenook fireplaces, wood panelling, and original stone stairwells have fused seamlessly with the comforts of twenty first century living. The owner has updated the house and redecorated throughout, whilst adding an en suite to the master bedroom, refurbishing the kitchen and adding a self contained guest suite above the garage. There are five kennels attached to the garage and ample space for stabling to be added if needed.

The inviting and characterful hallway with its flagstone floor and staircase leading up to the galleried landing sets the tone for the rest of the house which is enjoyed and appreciated. The beamed sitting room is perfect for winter evenings when you can light the log burner in the inglenook fireplace to create a cosy retreat. The light filled sunroom allows you to access the garden and is ideal for a morning coffee with the gardens and paddocks spread out before you.

The well equipped kitchen is the busy daily hub and leads into the utility room which is perfect for receiving the muddy boots and dogs after a winter walk. The dining room has views across the garden and is the perfect setting for an atmospheric meal: when with candlelight flickering across the beams and fireplace, the room takes on a romantic and timeless appeal.

There are fifteen acres of garden and fields, and with views across the landscape and Monmouth hills you savour the beauty of the changing seasons, and in summer you can sit on the sun terrace overlooking the lawn and two ponds; whilst an evening drink is sipped under a star filled sky. Ton Farm provides a delightful lifestyle.

The excellent location is a short distance from historic Usk and Caerleon, and it is under a half an hour to Newport where the train will take you into London in one and a half hours, plus there is easy access to the M4 and M5. Llanybi village is a friendly community with clubs and social events centred round the village hall. It is an area where you can take advantage of town and country living.

Ton Farm is a very special place. The owner has spent happy years there and takes away many memories.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

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There are a number of ceiling beams, as you might expect, a charming latch door that dates back to the 17th century by the fireplace that leads to an original stone staircase to the first floor and original leaded windows, but maybe it's the wall of wood panelling that is the most impressive historic gem to delight within this room.

If you can drag yourself away from this wonderful room, it will be worth it as you then wander into the garden room, boasting oceans of sunlight cascading into the space via a duo of French doors.

It's the perfect place to relax and watch the wild weather and the abundance of wildlife and birds hurry about their business, a place to chat with friends or read in peace and a fabulous spot to work from home cocooned in nature - how could you not be inspired?

On the opposite side of the central hall is another charm and social area. The dining room can boast a beast of an inglenook fireplace with exposed stone walls, a flagstone hearth and a robust log burner nestled inside that throws out oodles of heat.

The quarry tiled floor and ceiling beams top and tail the space in period character and creates an intimate and inviting atmosphere within which to enjoy family meals and dinner parties sat around the substantial central table.

An open double doorway leads into the country kitchen that effortlessly combines a traditional style with the modern appliances and storage - everything a cook requires with the stunning deep blue Aga a standout feature.

This kitchen goes a step further than most to ensure the cook has company, not just via the integrated seating at the kitchen island but via the built-in window seat too, where surely hours of chat occur while the feast is being prepared and cooked.

Also on the ground floor is a handy and sizable utility room/ boot room with a door out to the garden, a cloakroom that

boasts a wonderfully traditional toilet and flagstone floor, and a handy storage cupboard next to the third staircase that this historic home offers.

Take any of the trio of stairs to explore the three double bedrooms on the first floor that all combine character, ample space, and a unique view of the gorgeous grounds framed by the ancient windows.

There are beams, there are internal doors dating back centuries, and there are thoughtful choices of decor on this upper level, especially in the principal bedroom ensuite and family bathroom that perfectly combine timeless and tasteful statement pieces that are ideal for now and the future but expertly reference the past.

The house has an attic with two spacious rooms that adds an extra layer of excitement - the potential to create a fourth bedroom with planning consent.













STEP OUTSIDE

Ton Farm

Step outside into truly tranquil grounds, an oasis of peace teeming with wildlife and boasting mesmerising, far-reaching views of the glorious Usk Valley in all directions.

The around 15 acres of land that sweeps around the historic house offers an idyllic setting that perfectly creates a rural retreat, with breathtaking vistas as an ever-changing natural backdrop and a soundtrack of birdsong for any and all activities that the land can happily host.

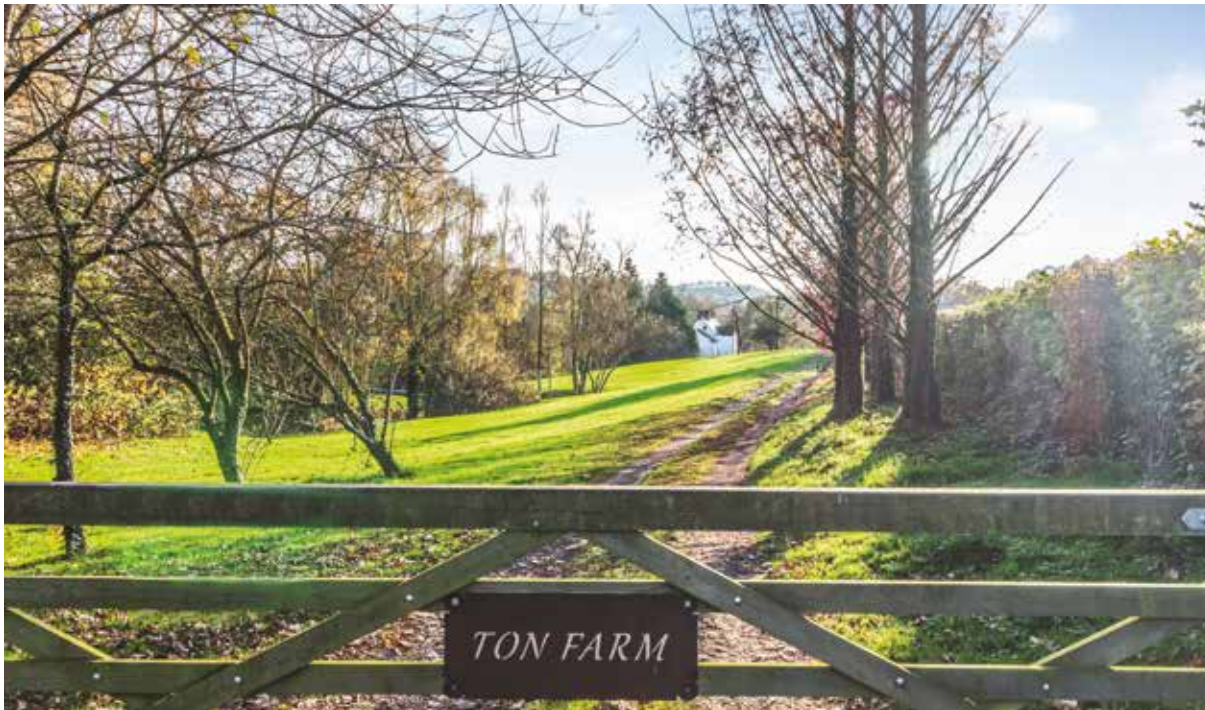
How about enjoying a quiet brunch on the sunny rear terrace looking out over the pond, a busy summer BBQ with all the family and visiting friends, games to enjoy on the extensive and mainly level lawns, evening strolls as the sunsets - this house and its grounds effortlessly delivers it all.

Of course, as one of the oldest and most impressive country homes in the area it has the quintessential sweeping driveway that meanders through the secluded land. The gentle journey raises the anticipation that there will be a special property waiting at the end, and this grand detached historic house does not disappoint.

There's ample parking for the many guests that will always want to visit this welcoming abode, plus a detached double garage that includes an external staircase leading to accommodation on the first floor.

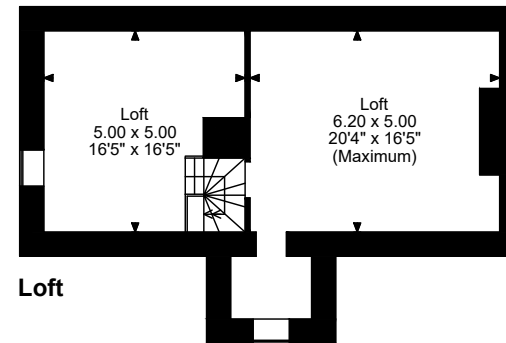
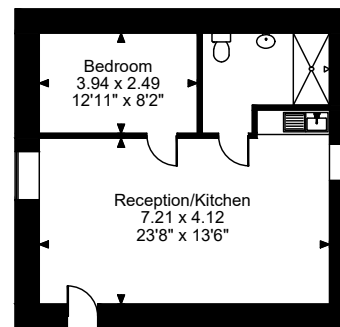
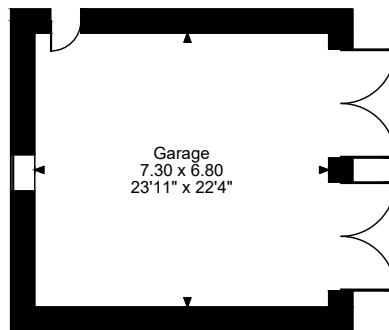
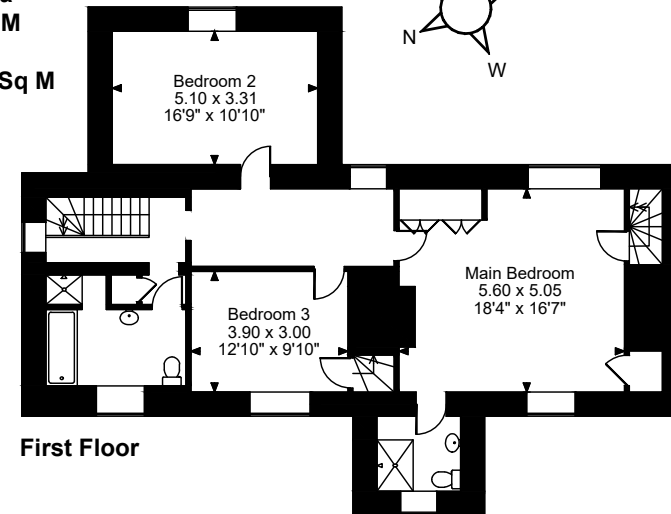
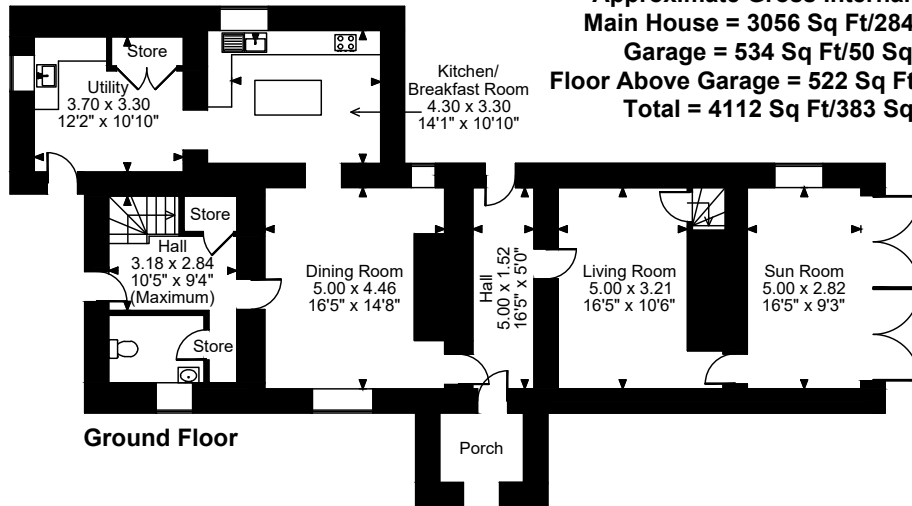
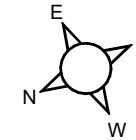
This area is a brilliant bonus that has a bedroom, shower room and open-plan lounge diner with kitchenette making a very versatile space indeed - home office, workshop, gym, cinema, den for the kids, annexe for guests or another member of the family - the choice is yours.

Finally, the estate offers a home for dogs too, with the current owners creating a five kennel building next to the garage.



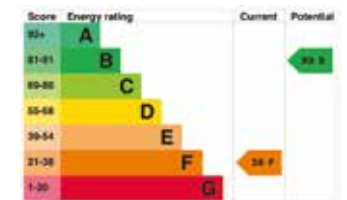


Ton Farm Ton Road, Llangybi, Usk
Approximate Gross Internal Area
Main House = 3056 Sq Ft/284 Sq M
Garage = 534 Sq Ft/50 Sq M
Floor Above Garage = 522 Sq Ft/49 Sq M
Total = 4112 Sq Ft/383 Sq M



Council Tax Band: F

Tenure: Freehold



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The position & size of doors, windows, appliances and other features are approximate only.

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Guide price £1,350,000



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Fine & Country Monmouth
2 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT
01600 775930 | monmouth@fineandcountry.com

