



Ty-Fry house
Llangwm | Usk | Monmouthshire | NP15 1HD

SELLER INSIGHT

“ A private driveway leads to this exceptional, picturesque, family home which is set within its own large acreage of land and enjoys far reaching, breathtaking, views over the magnificent Usk Valley and to the Brecon Beacons beyond. It was such a location alongside its outlook which was the owners' immediate attraction to the property which has now been their much loved family home for thirty-nine years.

What was a working farm dating back to the 17th century was in reasonable condition but it was surrounded by several derelict 'unloved' outbuildings, but its location was magical. The outbuildings have been restored and have become a valued and flexible addition to this beautiful home. The main house which has several hidden gems, has been upgraded and well maintained and the owners have added to its natural charm and elegance. With its flexible and spacious layout, it is a home which has been idyllic for a busy family life whilst all its enhancements and additions, do respect its unique history. In addition to its stylish, practical, layout, there is a large cellar which has often been the successful venue for parties for all age ranges, and especially those held on New Year's Eve. Another delight is the sizeable conservatory, accessible from the front reception room, which provides a fabulous outlook into the garden and beyond and is also a splendid space when the owners are entertaining.

The landscaped garden which oozes interest and delight has been perfectly landscaped to embrace its surrounding environment. It is a garden in which to relax, enjoy the variety of amazing wildlife around and a special area in which to share with others. With the dedicated vegetable patch, a greenhouse and polytunnel, the owners have been highly successful in growing interesting vegetables and fruit. In addition, direct from the house, there are numerous paths in which to wander and explore everything around.

Beautifully tucked away yet there is a wealth of amenities within easy reach, one being the farm shop, just 15 minutes away, near Usk at Llanbadoc, you will find one of the best Farm Shops and Garden Centre plus restaurant in Wales - Morris's of Usk. Seriously excellent! There is a good choice of schools close by and Service buses to both Usk and Chepstow, plus school buses pass the house each day. The house is close to the Severn Bridge and transport links to all parts is easily accessed. In addition, Cardiff is not far away for its many attractions.

The house has now outgrown the owners' requirements, and it is time for them to move. The house reflects their care and commitment to such an amazing property in this fabulous location,*

* 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

Ty-Fry house

Charming and impressive 17th century farmhouse with fabulous views across the Usk Valley. This serene five-bedroomed property has approximately 1.74 acres of grounds and a useful stone-built barn and is ideal for those seeking a peaceful rural lifestyle with excellent transport links.

Location and situation

Llangwm is a small village with a long history evidenced in centuries-old buildings such as the Church of St Jerome, which dates to the 12th century. The community lies three miles from Usk, a thriving and picturesque market town famed for its success in Britain in Bloom.

Usk, known as 'Town of Flowers', is well-served by shops and services, with a variety of places to eat.

The town has an 11th century castle and historic streets containing many old buildings. It sits on the River Usk, one of the finest salmon fishing rivers in the country. The beautiful countryside around the town is popular with walkers and cyclists.

Llangwm is 10 miles from Chepstow, which has a variety of shops and services, and 14 miles from Monmouth, which has an upscale, traditional shopping street with boutique shops, a Waitrose supermarket and M&S Simply Food, along with several places to eat, a variety of services and two theatres.

There are several excellent educational institutions locally, including the Haberdashers' independent schools for boys and girls in Monmouth.

Llangwm has excellent transport links. It has easy access to the A449 for the M4 to Newport, Bristol, Cardiff and the M50 to the Midlands.

The railway station at Newport runs a direct train to London.



STEP INSIDE

Ty-Fry house

Step inside:

Ty Fry House dates from the 1600s and has charm and elegance in abundance, beginning with its impressive hallway graced by a decorative staircase.

Three generously sized reception rooms and a kitchen radiate from this central point, each with large windows that bathe them in natural light.

The dining room has two windows looking out onto the garden, each with shutters. There's plenty of space for a large table, making this a superb room for entertaining and family meals.

Close by is a large kitchen/breakfast room with lovely views of the rear garden. It has a beamed ceiling and substantial wooden door leading outside. There are fitted wooden cupboards and a central island and a built-in oven. A utility room and rear porch lies close by.

There are two further living rooms: the drawing room has an elegant fireplace and woodburning stove for cosy nights in front of a fire. The other leads into a large south east-facing Victorian-style conservatory that's perfectly positioned to make the most of warm summer days.

A small study completes the lower floor.

The first floor has four double bedrooms, two of which have en suites. There's a smaller fifth bedroom and a family bathroom.

Further space can be found on the second floor and in the basement/cellar, which has three useful rooms that can be used for storing wines or other items requiring a cooler environment.

Ty Fry offers plenty of flexibility, making it the perfect location for those looking to work from home or enjoy hobbies.

















STEP OUTSIDE

Ty-Fry house

Step outside:

Ty Fry occupies an elevated position and is surrounded by 1.74 acres of mature trees and shrubs and extensive lawns that add to its abiding sense of peace, privacy and serenity. Beyond it lies farm fields and spectacular views of the Brecon Beacons beyond.

An impressive gated driveway leads to the house and a large parking area, with 4 garages providing secure parking and plenty of storage and working space. A tranquil pond with a fountain lies opposite.

Around the front of the house is a well-kept lawn with decorative island beds, with a mature wisteria cladding the wall, along with a large stone-built barn with an adjoining garage that has potential to be converted into an annexe, home office or gym. This 35ft by 16ft structure has a vaulted ceiling and exposed frame with large barn doors.

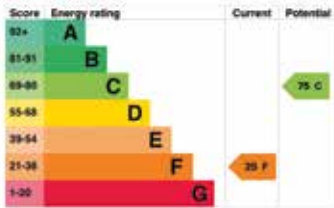
The back garden, framed by the hills and the mountains beyond, has clipped evergreens, mature shrubs, a lawn, vegetable beds and soft fruit bushes.

There's a large parking area around the side of the house with steps leading to the lawns and grounds beyond. A flight of steps leads to a raised terrace behind the utility room.

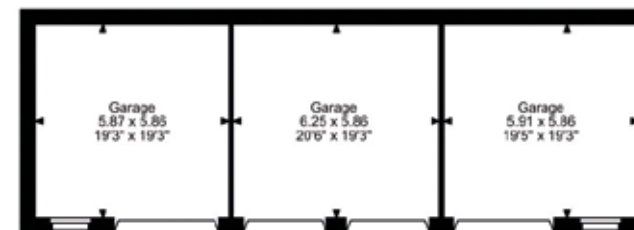
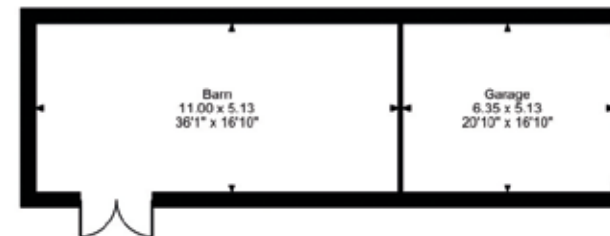
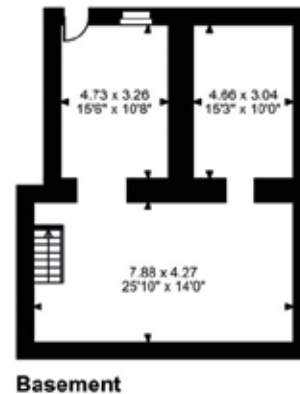
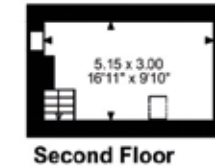
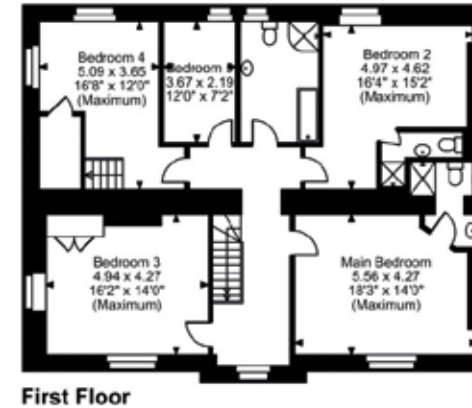
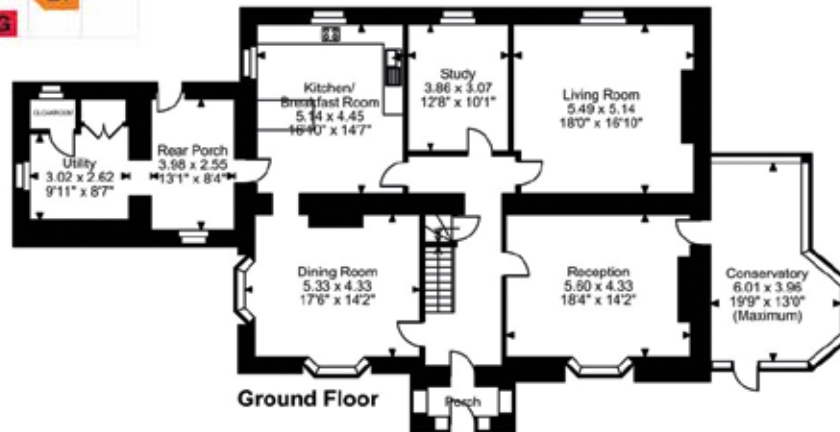
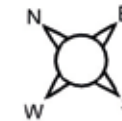
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Ty-Free House, Llangwm, Usk
Approximate Gross Internal Area
Main House = 4362 Sq Ft/405 Sq M
Garages = 1505 Sq Ft/140 Sq M
Barn = 607 Sq Ft/56 Sq M
Total = 6474 Sq Ft/601 Sq M



Council Tax Band: G
 Tenure: Freehold

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FINE & COUNTRY



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