



Poplars Barn
Poplars Farm | Gwehelog | Usk | Monmouthshire | NP15 1RE

POPLARS BARN



Occupying a commanding elevated position on the outskirts of the desirable village of Gwehelog, Poplars Barn is an attractive and meticulously presented three-bedroom detached barn conversion that offers an abundance of charm and versatility.



KEY FEATURES

Poplars Barn is approached via a private track and set within approximately 2.8 acres of grounds, the properties enjoy outstanding privacy and uninterrupted views across the gently rolling Monmouthshire countryside. Originally converted around 15 years ago, this impressive home has been thoughtfully renovated and meticulously maintained by the current owners to create a warm, stylish, and flexible living environment—ideal for families and those seeking multigenerational living.

Accommodation Highlights:

- Three well-proportioned bedrooms, including a principal suite with a newly appointed en suite shower room
- Two elegant reception rooms, both with access to landscaped outdoor terraces
- Contemporary kitchen-diner featuring granite worktops, integral Neff appliances, and triple-aspect windows that bathe the space in natural light
- Two staircases creating a natural division of space—ideal for privacy or accommodating visiting guests
- A spacious one-bedroom detached annexe ('The Cottage') with a stylish kitchen, en suite bedroom, and independent utility—perfect for supplementary accommodation
- Mature gardens, a wildlife pond, a sloping paddock (approximately 1.1 acres), and multiple seating terraces designed for outdoor enjoyment and entertaining
- Double garage with electric doors and ample off-road parking

Situated alongside is The Cottage, originally an outbuilding. The Cottage has been tastefully converted to provide a beautiful self-contained space featuring a vaulted living room with a woodburner, a contemporary kitchen with integrated appliances, and a spacious en suite bedroom. The annexe is subject to an ancillary occupancy condition, making it ideal for extended family or guests.

The Setting:

Located just over two miles from the picturesque town of Usk and within easy reach of Raglan and Monmouth, Poplars Barn combines rural tranquillity with convenient access to local amenities. Usk is renowned for its historic charm, floral beauty, and boutique high street. Monmouth, a short drive away, offers excellent schooling, including Haberdashers' Schools, Waitrose, and a wealth of cultural and leisure amenities.

The nearby village of Raglan provides additional local conveniences and inviting country pubs, while commuters will appreciate the excellent transport links to Cardiff, Bristol, and London via the M4.





SELLER INSIGHT

“Poplars Barn has been my home for the past 18 years. What first drew me to it was the rare opportunity to convert a collection of barns in such a perfect setting - something I've always loved doing. From the outset, I saw its immense potential, and the position was simply superb.”

“Since moving in, I've completely transformed the property. I secured planning permission and thoughtfully added a cottage, among other changes. The result is a beautifully modernised barn that sits in an enviable location, surrounded by open farmland with uninterrupted, south-facing views. From sunrise to sunset, I enjoy sunshine all day long.”

“One of my favourite spaces is the back room that opens onto the garden—designed with large glass panels and bi-fold doors to make the most of the panoramic views. It's a space filled with light. The garden itself is teeming with life - pheasants and ducks enjoy the pond, and nature thrives here.”

“There's something deeply special about living here with my family nearby. My daughter and grandson live in the cottage. I find such joy in being in the garden and sharing this space with those I love.”

“The house is wonderful for entertaining. I host family every Christmas and friends gather here to enjoy the rugby. The local community has great to be a part of. I'm within walking distance of a lovely pub that serves great food, and the village hall is a hub of activity, with film nights and coffee mornings.”

“What I will miss most is the peace, privacy, and the breath-taking views. Leaving isn't something I truly want to do - but it's a necessary next step. I've been searching long and hard for something that offers even a fraction of what Poplars Barn does, just on a slightly smaller scale. Properties like this are incredibly rare.”

“It's difficult to capture the essence of this home in words alone - you really do have to see it to fully appreciate how special it is.”*

* 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.

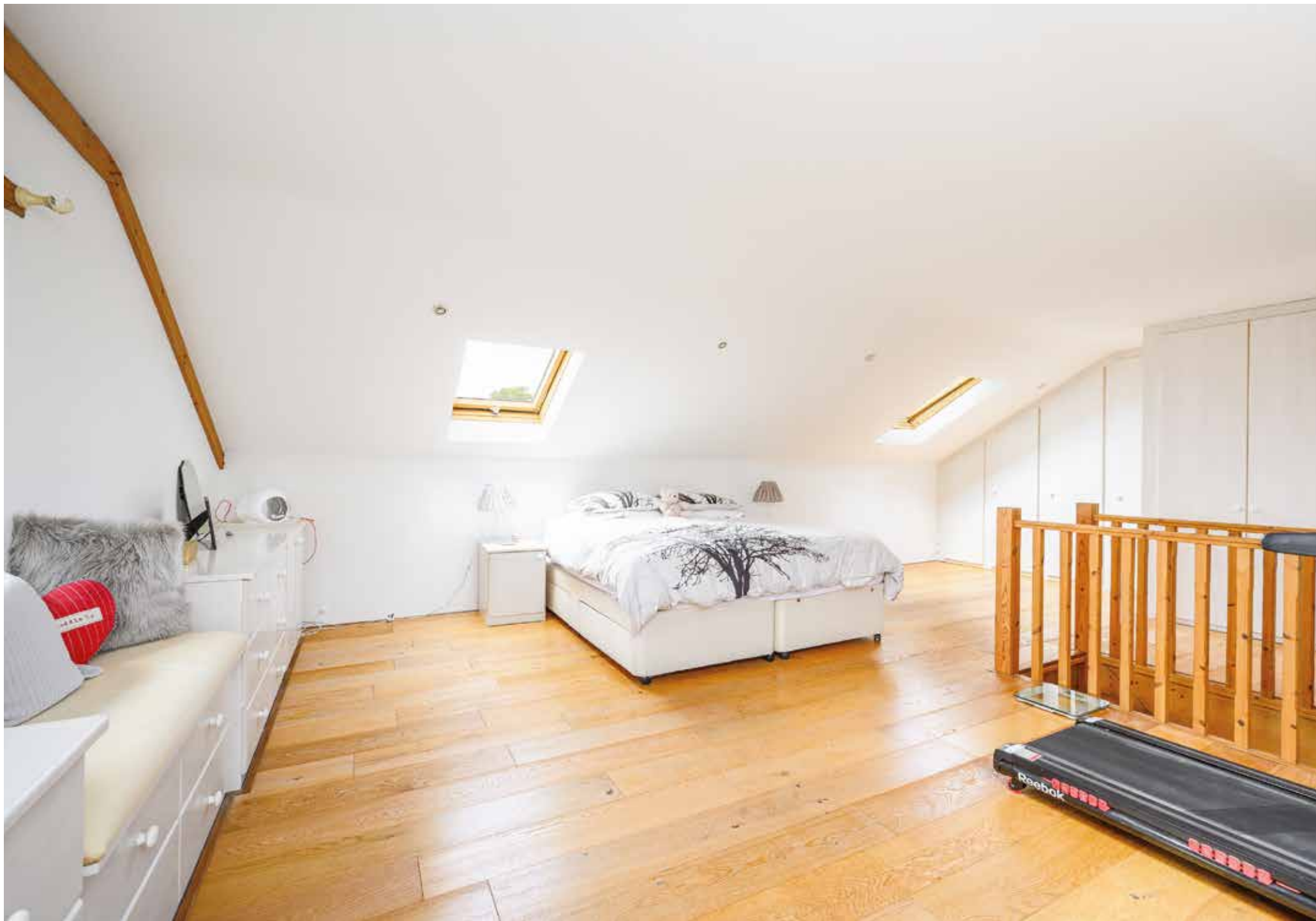




















KEY FEATURES

The Cottage (Annexe):

Originally an outbuilding, The Cottage has been tastefully converted to provide a beautiful self-contained space featuring a vaulted living room with a woodburner, a contemporary kitchen with integrated appliances, and a spacious en suite bedroom. The annexe is subject to an ancillary occupancy condition, making it ideal for extended family or guests.









KEY FEATURES

Outside Space:

Poplars Barn is surrounded by mature gardens, established trees, and sweeping lawns, all framed by the peaceful rhythm of rural Monmouthshire. A wildlife pond, with a paddock of approximately 1.1 acres, enhances the serene atmosphere.







INFORMATION

Key Information:

Tenure: Freehold

Council Tax: Band E

Services: Mains electricity and water, private drainage (septic tank), oil-fired central heating

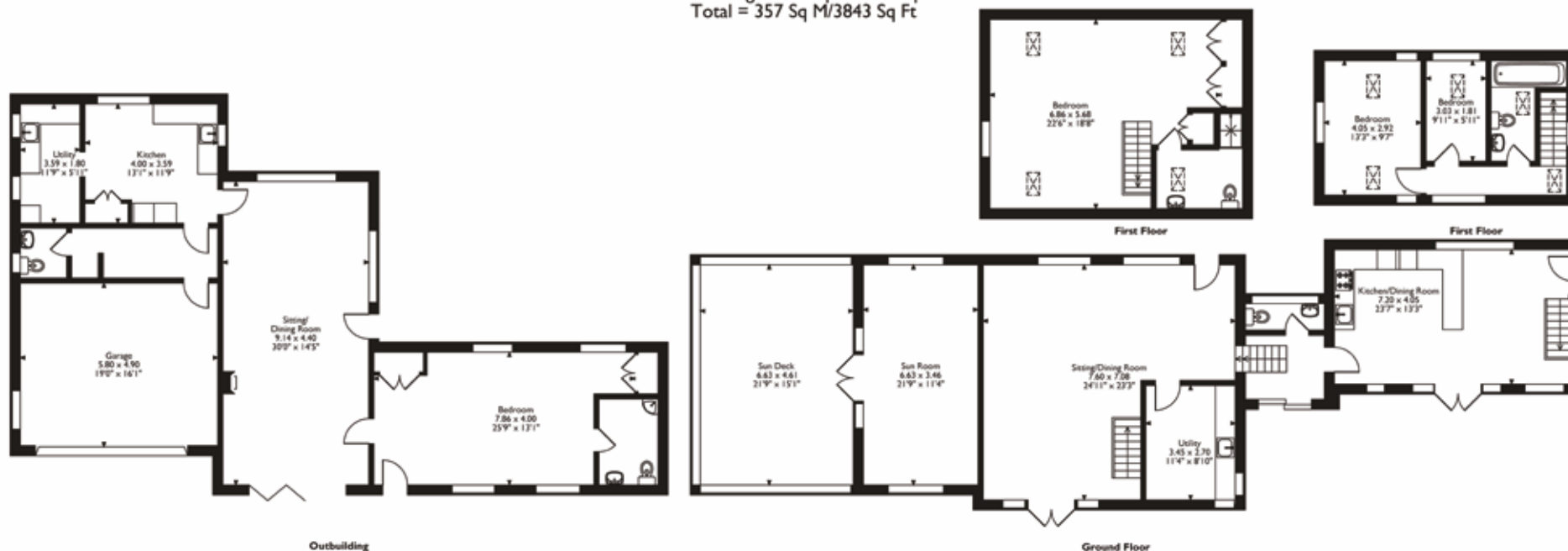
Public Footpath: Runs along the southern boundary of the paddock

Planning Restriction: The Cottage must be used solely for ancillary residential purposes

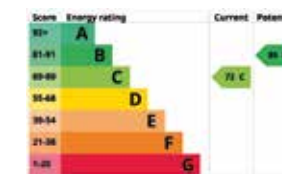
Viewing is strictly by appointment with Fine & Country, Monmouth. To fully appreciate the exceptional setting and style of this home, early viewing is highly recommended.



Poplars Barn, Gwehelog, Usk
 Approximate Gross Internal Area
 Main House = 221 Sq M/2379 Sq Ft
 Garage = 29 Sq M/312 Sq Ft
 Outbuilding = 107 Sq M/1152 Sq Ft
 Total = 357 Sq M/3843 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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