



Tregrug Barn
Llangybi | Usk | Monmouthshire | NP15 1NJ

FINE & COUNTRY



Step inside

Tregrug Barn

This outstanding conversion of a Seventeenth Century threshing barn and its attached stable and cart shed provides generous, flexible accommodation with options for multi-generational living or additional lettings income.

Located in the popular village of Llanybi, amidst the beautiful rolling countryside of the Usk Valley, this superb, historic home is a short walk from the traditional village pub, The White Hart. All the facilities of the charming market town of Usk are just three miles away, The Cwrt Bleddyn Hotel with its spa and gym is nearby and the Ryder Cup Celtic Manor golf course is just under 8 miles away. The property benefits from excellent access to the M4 corridor and on to Newport, Cardiff or Bristol and there are mainline rail services from Newport, which was a major factor for the vendors, who travel to London for work.

The Grade II listed property was converted in 2002 in a manner which sympathetically introduced high quality, contemporary enhancements whilst retaining the building's ancient ambience. At the heart of the stone-built property is the stylish reimagining of the entrance to the threshing barn, which is open to the A-frame, exposing the historic beams, some of which are thought to be medieval and reputed to have come from now-ruined Llanybi Castle.

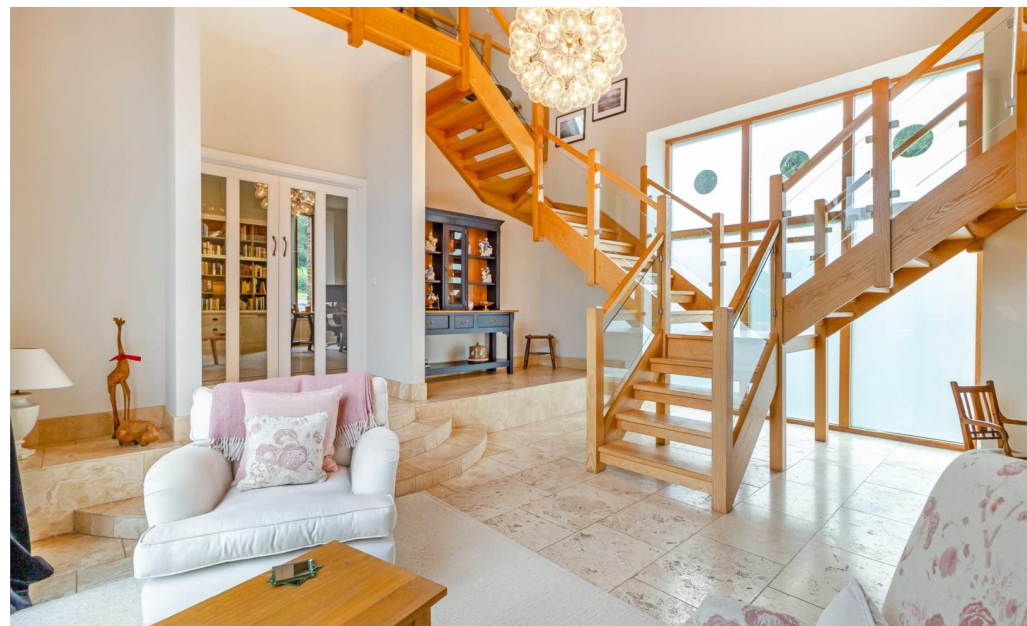
Entranced by the property's history, the fantastic beams and the extremely high standard of the conversion, the vendors also love its light, airy and spacious feel. There are beautiful views across the garden to the meadows of the River Usk valley.

Step Inside:-

From a central courtyard, a door opens to a stunning kitchen/breakfast room, converted from a Nineteenth Century farm building added to the original barn. The room is open to the A-frame and features exposed beams. It has travertine flooring and is fitted with stylish, hand-built kitchen units, with maple worktops and incorporating a range cooker.

A door from the kitchen opens to the former threshing barn, where a spacious living room comprises a cosy seating area in front of a wood burning stove opening up to the centre part of the barn, which soars up to the full height of the building. The former cart doors either side are glazed and on one side they incorporate a glazed door which opens to the courtyard and provides a formal entrance if required. The vendors have made a seating area here, from which they can enjoy views of the garden and countryside beyond.

An attractive split staircase, crafted in ash with glazed panels, leads up to a galleried reception room on one side and to the principal bedroom suite on the other. The reception room is full of character, being open to the A-frame and having a glazed arrow-slit window in the end wall as well as a sliding rooflight. It is currently used as a TV room, but has a range of potential uses and could be turned into a further bedroom. On the opposite side of the staircase, outside the principal bedroom suite, there is a galleried seating area which overlooks the living area below. The delightful, light and airy principal bedroom features exposed beams and A-frame and has two arrow-slit windows on one wall and a window in the opposite wall, as well as rooflights and a window in the end wall. It has a luxurious en-suite bathroom, with a mirrored wall and the remaining walls fully tiled. There is a shaped bath as well as a separate shower cubicle.



Back downstairs, from the end of the living room three steps lead up to a pair of glazed doors which open to a study, a contemporary-style space yet with the charm of arrow-slit windows with deep slate windowsills. From here a door leads through to a sun room/gym which has glazed doors on two sides which slide open to a patio.

Leading off from the opposite side of the study, there is a charming bedroom which benefits from a modern ensuite shower room and a walk-in wardrobe.

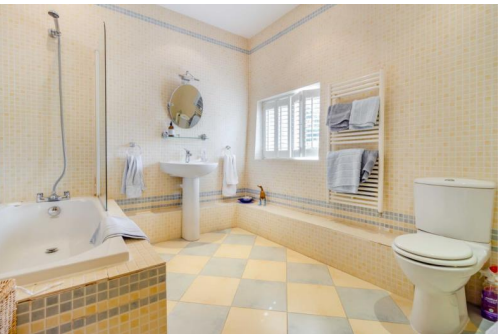
The other side of the property, leading off from an inner hallway accessed from the kitchen, there is an impressive bedroom suite (which could be used as the principal suite if preferred). It incorporates a ground floor bedroom with exposed ceiling beams served by a fully-tiled en-suite bathroom. Above the bedroom there is a galleried mezzanine, currently used as a study with a view looking out over the garden towards Wentwood.

Downstairs, accessed off the inner hallway and next to the bedroom, there is a useful boiler room with plenty of storage space. Leading off the end of the inner hallway there is a downstairs W/C and a utility room, with space and plumbing for a washing machine and space for a tumble dryer.

This wing of the property was formed from a converted stone-built Nineteenth Century stable block and retains original beams and lots of character. It includes a charming interconnected annexe, which comprises a bedroom, modern galley kitchen, shower room and a reception room, with access into the courtyard. Alongside is a self-contained one-bedroom cottage, named Dairy Cottage, which has a similar layout. The interconnected annexe has proved ideal for inter-generational living and was one of the attractions for the vendors. The cottage has provided lettings income and would equally make ideal holiday accommodation.

The property is double glazed and there is underfloor heating throughout the main part of the property and a separate boiler serving radiators in the annexe and cottage.







Step outside

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The barn and the wing in the converted stable block overlook a central courtyard, approached via a drive from the road. The courtyard provides ample parking and at one end of the stable block wing there is a double garage with electrically operated timber doors. The garage benefits from electricity and central heating. Next door there is a large workshop/mower store with a pair of double doors to the courtyard.

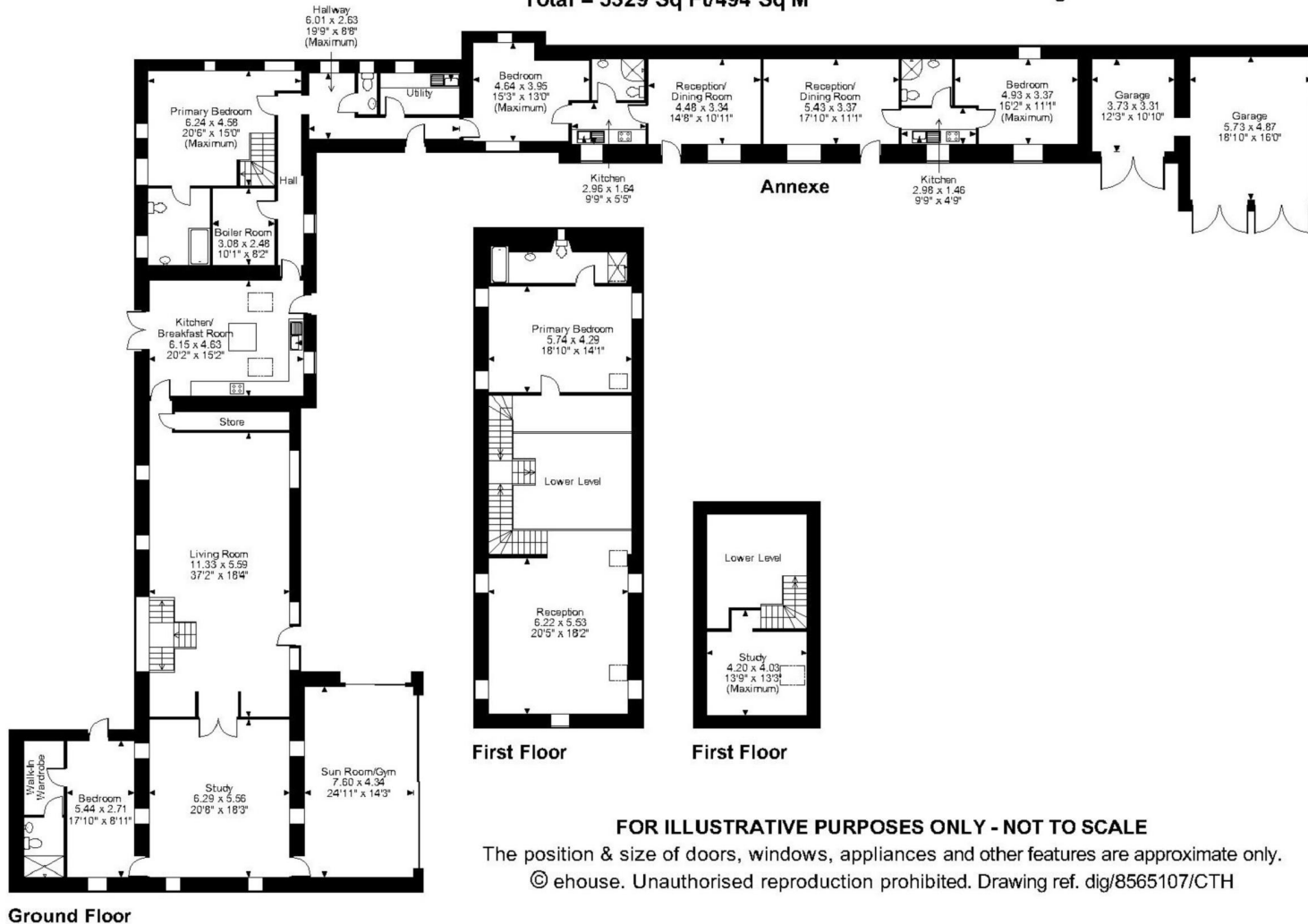
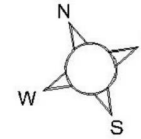
The property has outstanding views over its large, level, lawned garden and then over open farmland to the Usk Valley and Wentwood Forest beyond. A large paved patio in front of the sun room/gym takes full advantage of this lovely outlook. The lovely gardens include colourful herbaceous borders and shrubs and specimen trees. Along one boundary there is a beech hedge and a stream.

DIRECTIONS

What3words: ///gladiators.limo.drawn



Approximate Gross Internal Area
Main House = 4408 Sq Ft/409 Sq M
Garage = 456 Sq Ft/42 Sq M
Annexe = 465 Sq Ft/43 Sq M
Total = 5329 Sq Ft/494 Sq M



Postcode: NP15 1NJ | Tenure: Freehold | Tax Band: I | Authority: Monmouthshire | Heating: Oil | Drainage: Private



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