



Wood Farm
Gwehelog | Usk | Monmouthshire | NP15 1RD

SELLER INSIGHT

“ We were looking for a character property with land when we first came across this wonderful home, and we knew straight away it was right for us,” say the owners of Wood Farm. “The combination of space, privacy, outbuildings and potential was ideal – our children were teenagers at the time, and the house and grounds gave us all the room we needed.”

Tucked away in a peaceful rural setting and approached via a long drive, the property sits in the heart of its own ten acres. “It’s set well back from the road, which makes it very private, but at the same time, we’re only five minutes from Raglan and Usk,” the owners explain. “It really does offer the best of both worlds – rural yet connected.” The house itself has evolved over the years. “In 2005, we built a large extension with a spacious sitting room, utility, conservatory and two additional bedrooms, while also refurbishing parts of the existing home. More recently, we added an oak-framed pergola in the garden, which has become a fantastic outdoor entertaining space.”

“It’s very much a house for all seasons,” the owners explain. “In winter, the sitting room with its wood fire is a cosy retreat, while the Aga keeps the kitchen warm and inviting. In spring and autumn, the conservatory is ideal for relaxing and watching the garden come to life. And in summer, the bifold doors open the house to the outdoors – the patio, fishpond and pergola are wonderful spots for relaxing, entertaining, or simply enjoying the sunset with a G&T.”

The grounds offer endless opportunities. “There are productive vegetable beds, a greenhouse, orchard and the fields, stables and outbuildings mean that we have been able to enjoy keeping chickens and donkeys. We were also thrilled to host our daughter’s wedding within the grounds.

Community spirit is close at hand too. The village pub is popular with locals for food and drinks – and the village hall, which hosts everything from yoga to film nights, are within walking distance and always welcoming. Raglan and Usk both offer shops, schools and amenities – Raglan even has Neil James Butchers, voted the UK’s best – and Cardiff and Bristol are both just over half an hour away.”

Asked what they’ll miss most, the owners are clear: “Everything – we have loved living at Wood Farm, enjoying such a beautiful home and grounds in a friendly community – with so many happy 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

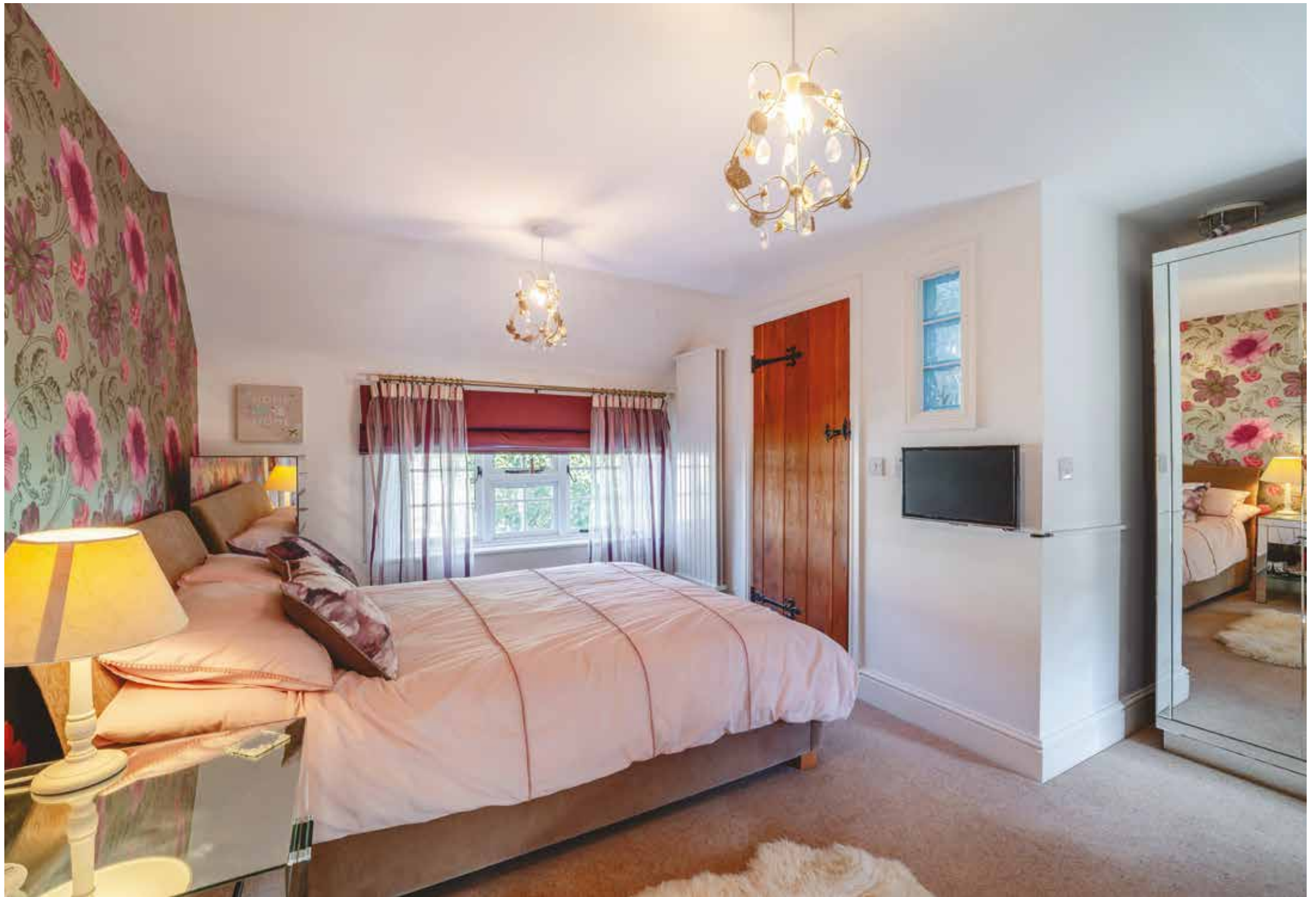
Tucked away at the end of a long private drive, Wood Farm is a much-loved country home with land, outbuildings and endless lifestyle appeal. Set in the heart of its own 10 acres, the property offers exceptional privacy while being only minutes from Raglan and Usk, and within easy reach of Cardiff, Bristol and London.

The owners have cherished the house for many years, steadily extending and improving it, most notably with a substantial two-storey addition in 2005 and, more recently, an oak-framed pergola that has transformed the gardens into a perfect entertaining space. The result is a home that balances character and warmth with modern comfort and versatility – equally suited to family life, entertaining, equestrian pursuits or simply enjoying the changing seasons in Monmouthshire's glorious countryside.















STEP OUTSIDE

Beyond the house, Wood Farm's 10 acres unfold into a delightful mix of landscaped gardens, productive areas and paddocks. The property features vegetable beds, a greenhouse, and an orchard, along with a chicken house and run. The paddocks have regularly hosted donkeys in the past, adding to the charm of this rural haven. Meandering paths connect different corners of the garden, from the ornamental pond to the oak-framed pergola – a striking addition that makes al fresco entertaining a joy.

Equestrian and lifestyle facilities include stables, a Dutch barn and additional storage sheds, ensuring practicality alongside beauty. "It's a joy to see the changing seasons here – from blossom in the spring to golden leaves in autumn," the owners say.

Though blissfully private, the property enjoys a strong sense of community nearby. Gwehelog's village pub and hall host everything from suppers to yoga classes, while Raglan and Usk provide schools, shops and award-winning local produce – even the UK's best butcher. Cardiff is just half an hour away, underscoring Wood Farm's rare blend of seclusion and accessibility.

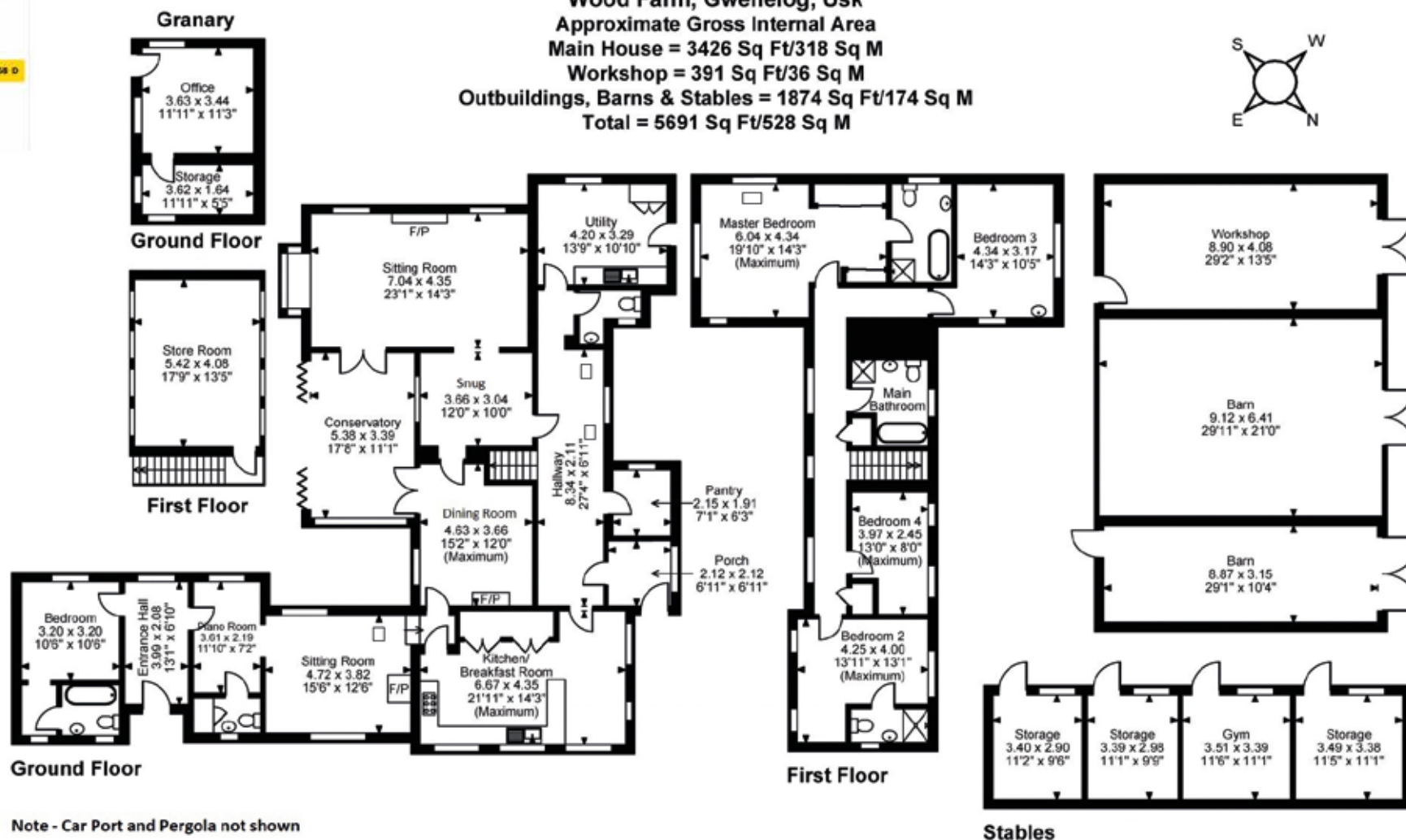
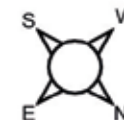
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Wood Farm, Gwehelog, Usk
Approximate Gross Internal Area
Main House = 3426 Sq Ft/318 Sq M
Workshop = 391 Sq Ft/36 Sq M
Outbuildings, Barns & Stables = 1874 Sq Ft/174 Sq M
Total = 5691 Sq Ft/528 Sq M



Note - Car Port and Pergola not shown

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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FINE & COUNTRY

Council Tax Band: I
Tenure: Freehold



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