



# LLANGEVIEW

Guide price **£525,000**





# THE FARMHOUSE

Upper Maerdy Farm, Monmouthshire NP15 1EY



Semi detached four bedroom farmhouse  
No onward chain  
Option to buy an additional approx. 7 acres

Positioned in Llangeview, the property is well-situated within proximity to the nearby Town of Usk, which was recently named amongst a list of the best places to live in Wales.

Less than a five-minute drive into Usk, there are charming antique shops, clothing boutiques, a Doctors surgery, Veterinary Clinic, and local amenities, such as food stores, a Post Office and beauty salons.

There is a well-regarded Primary School in Usk, while just beyond in Monmouth, there are further Primary and Secondary Schools - making this a great option for a family.

With easy access to the A449, commuting is made easy along with further rail links to Cardiff, Bristol, or London from Newport train station.





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### KEY FEATURES

- Substantial semi detached property
- Grade II listed farmhouse
- Accommodation over three storeys
- Four bedrooms
- Ample off road parking
- Large garden & paddock





# STEP INSIDE



Welcomed by a small entrance hall, to the left you have a cloakroom and immediately in front of you is the kitchen. To the right is the hallway which gives you access to the living room and dining room.

The living room has charming original features to include flagstone flooring, beams to the ceiling, a bread oven and stone set fireplace with a log burning fire.

The kitchen is to the rear of the property and benefits from integrated appliances to include a double oven and hob.

White wall and base units keep the kitchen bright, while original flagstone slabs add wonderful warmth in conjunction to the farmhouse wooden doors.

There is a useful utility room from the kitchen, with access to the gardens and a convenient downstairs cloakroom from the hallway, which has further access to the garden.



To the first floor, there are three bedrooms, all of which are double with the one benefiting from a feature fireplace and original beams to the ceiling.

A family bathroom can be found from the landing with a bath suite and overhead shower unit.

To the second floor, the loft has been converted to accommodate the spacious principal bedroom, which enjoys a spectacular vaulted beamed ceiling and velux skylight, allowing additional natural light into the space.

The principal bedroom boasts an ensuite shower room and a large cupboard for additional storage.



# STEP OUTSIDE



Externally, there is a patio area directly from the property, ideal for entertaining, with manicured lawns beyond and mature herbaceous borders.

Fenced entirely, surrounding the perimeter, the gardens are extremely private, and the extensive driveway can be accessed from the side, while beyond the fence there is a half-acre paddock.

At the bottom of the yard and through a gate is a lovely tranquil area, which is a haven for wildlife, with plenty of room for a seating area to enjoy the running stream.

#### AGENTS NOTE:

For any perspective buyer, please be aware this property is unregistered.

## INFORMATION

Postcode: NP15 1EY

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: F



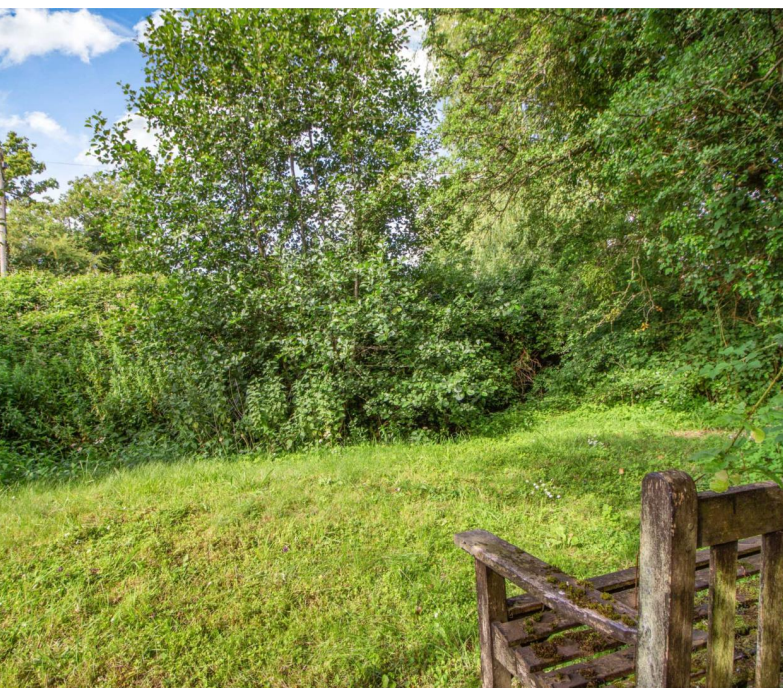




## DIRECTIONS

Leaving Usk town centre on the A472 headed towards Monmouth and the A449, turn left after approximately 1 mile onto the B4235 signposted Chepstow. Follow the B4235 for approximately a quarter of a mile and take the next right and the property can be found shortly on the right hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		93
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	37	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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