



# GLASCOED

Guide price **£850,000**



# LOWER TROSTRA FARM

Glascoed, Monmouthshire NP4 0TX



Peaceful rural location with 1.5 acres  
Five-bed historic home with character  
Potential for multi-generational living

Hidden away in the most idyllic of rural locations is a special slice of history waiting to greet you with impressive character features and a period pedigree that dates back mainly to the 16th and 17th centuries.

Thought to be a former longhouse with later additions and once the home of the Earl of Cadiagn, the handsome Grade II listed Lower Trostra Farm is nestled within glorious countryside near New Inn, tucked away off a tiny, dead-end lane, surrounded by approximately 1.5 acres of tranquil, mature gardens.

However, for such a historic house it happily and easily offers a modern way of living with large spaces creating social hubs plus the potential for multi-generational living.



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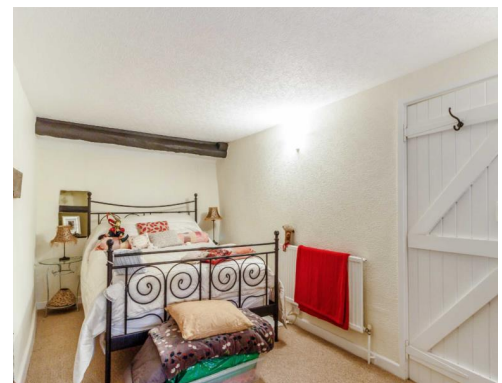


### KEY FEATURES

- Private and peaceful rural location
- 1.5 acres of grounds
- Five-bed historic house
- Character-packed home
- Great social spaces
- Opportunity for multi-generational living



# STEP INSIDE



Step inside this charming abode and be surrounded by character and period features that tell its unique story, from the inglenook fireplaces and exposed beams to the surprise stone staircase hiding behind an ancient door.

Outside, the pretty grounds offer practical additions too, including a four-vehicle garage, outbuildings, and a steel barn ideal for equestrian use.

Located south west of the popular market town of Usk, the house is well-placed to access the main road south to Newport and the M4, and further north to Abergavenny and routes to the Midlands.

For local amenities and facilities including shops, socialising opportunities and schools, Pontypool and New Inn are both under two miles away.

But the most wonderful aspect of the property's position is the direct connection to the stunning surrounding landscape, with miles of countryside to explore and within walking distance of Llandegfedd Reservoir.

A magnet for wildlife and a perfect place for picnics by the water, the lake can also provide opportunities for water sports including the local sailing club, and is the adjacent neighbour to Woodlake Park Golf Club.

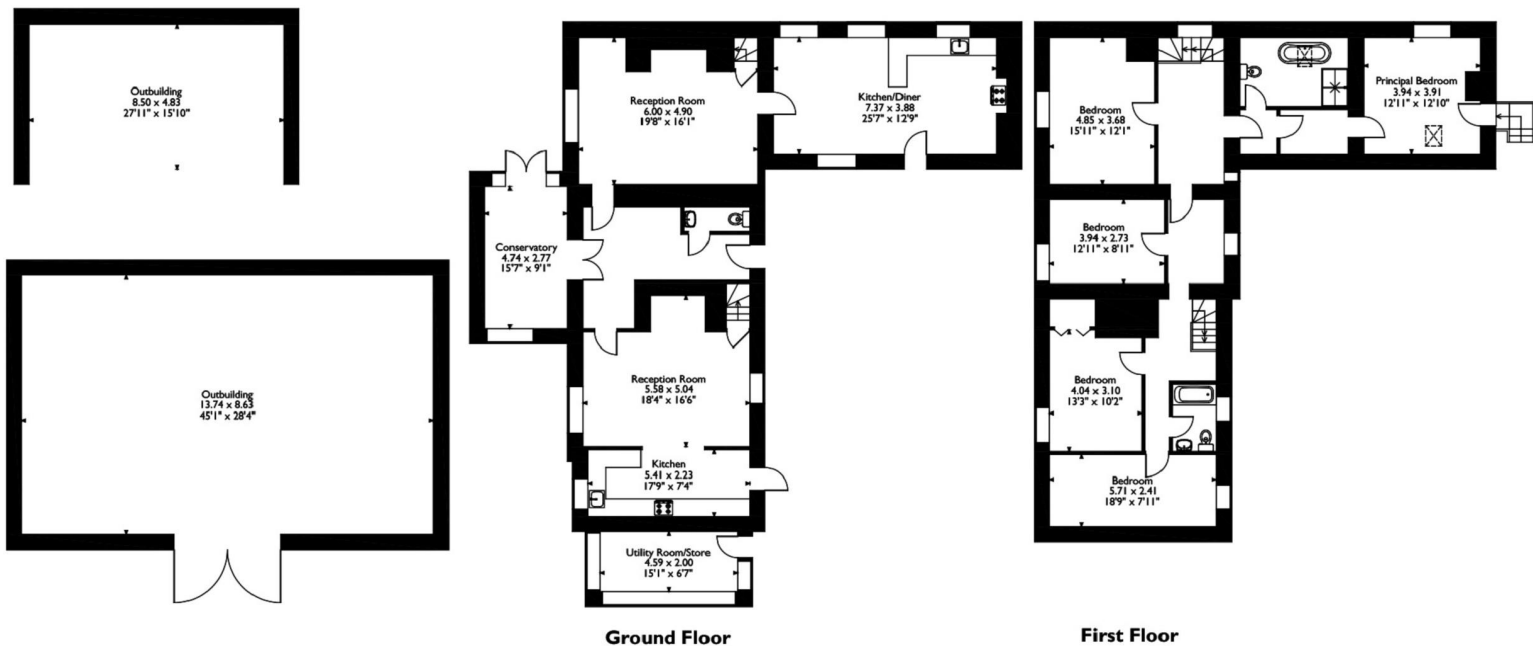
But whatever activity away from the house is enjoyed it will always be a delight to return to Lower Trostra Farm.

Step inside through a choice of doorways and a warm welcome awaits, wrapped in centuries of history and character.

The main hallway boasts exposed beams and a cosy atmosphere befitting of a charming period property and this entrance provides access to the two wings of the house.

There's a glimpse of the conservatory at the end of the hall that tries to entice you into this bonus space, but there's much to investigate before relaxing in here with a drink and book surrounded by views of the garden.

Approximate Gross Internal Area  
 Main House = 264 Sq M/2841 Sq Ft  
 Outside Store/Utility Room = 9 Sq M/97 Sq Ft  
 Outbuildings = 160 Sq M/1722 Sq Ft  
 Total = 433 Sq M/4660 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.

The character-packed lounge instantly impresses with exposed ceiling beams and a sizeable inglenook fireplace within an exposed stone chimney breast. It is a charming and sociable space where family and friends gather, sinking into a squishy sofa or armchair, nestled around the fire.

To one side of the fireplace is a wonderful reminder of the period pedigree of the house - a door that is thought to be the original front door and, once opened, reveals a stone staircase up to the first floor.

Before the upper level can entice you to climb, there's still a kitchen diner to be found off the lounge and it's a sociable room that illustrates that although this house dates back centuries, it can easily offer spaces that fit a more modern way of living.

The country-style kitchen, as well as visually appealing, can boast a range of integrated appliances and a range cooker nestled into a chimney breast, and is another social hub of the home.

Easily accommodating a sizeable dining table and chairs, the cook can be joined by children doing homework, family mealtimes, and lazy Sunday mornings reading the newspapers over a delicious brunch, with the stable door open to allow a birdsong soundtrack to fill the space.

Back to the central hall and there's another delightful wing of accommodation to explore.

This side of the house offers a second characterful reception room, easily large enough for a dining table and comfortable seating too, clustered around another robust and rem

# STEP OUTSIDE



Step outside to truly appreciate the peaceful and private location of this historic home, surrounded by a stunning, undulating landscape that includes Llandegfedd Reservoir nearby offering wildlife walks, waterside picnics, and the chance to enjoy a variety of water sports.

Found at the end of a dead-end lane just a few miles outside New Inn, the hidden historic house nestles within a 1.5 acre garden that is a slice of rural tranquillity cocooning the home, wrapping it in panoramic views that peep through the mature trees and shrubbery.

Days spent wandering through the grounds tending to the plants, and enjoying alfresco dining with friends and family within the private courtyard at the heart of the plot or on the brick patio overlooking the lawns, will create lifelong memories to treasure.

But the land is practical as well as picturesque with the driveway off the little lane leading to ample parking, a quadruple garage, several outbuildings and a steel barn that is a happy discovery for anyone keen on the potential for equestrian opportunities.

## INFORMATION

Postcode: NP4 0TX

Tenure: Freehold

Tax Band: H

Heating: Oil

Drainage: Private

EPC: TBC





## DIRECTIONS

On leaving our offices in Usk, turn left and follow Bridge Street crossing the river bridge. Bear right and follow the A472 for approximately 2.7 miles. Turn left into Glascoed Lane. Follow this lane, through Glascoed village, bearing right heading towards New Inn. As you leave the village the road meanders up and down hill before you will shortly see a sign for Trostra House on the left hand side. Turn left down the lane and Lower Trostra Farm will be found towards the end of the lane on the left, opposite the small pond.



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