



LLANGYBI

Offers over £1,100,000



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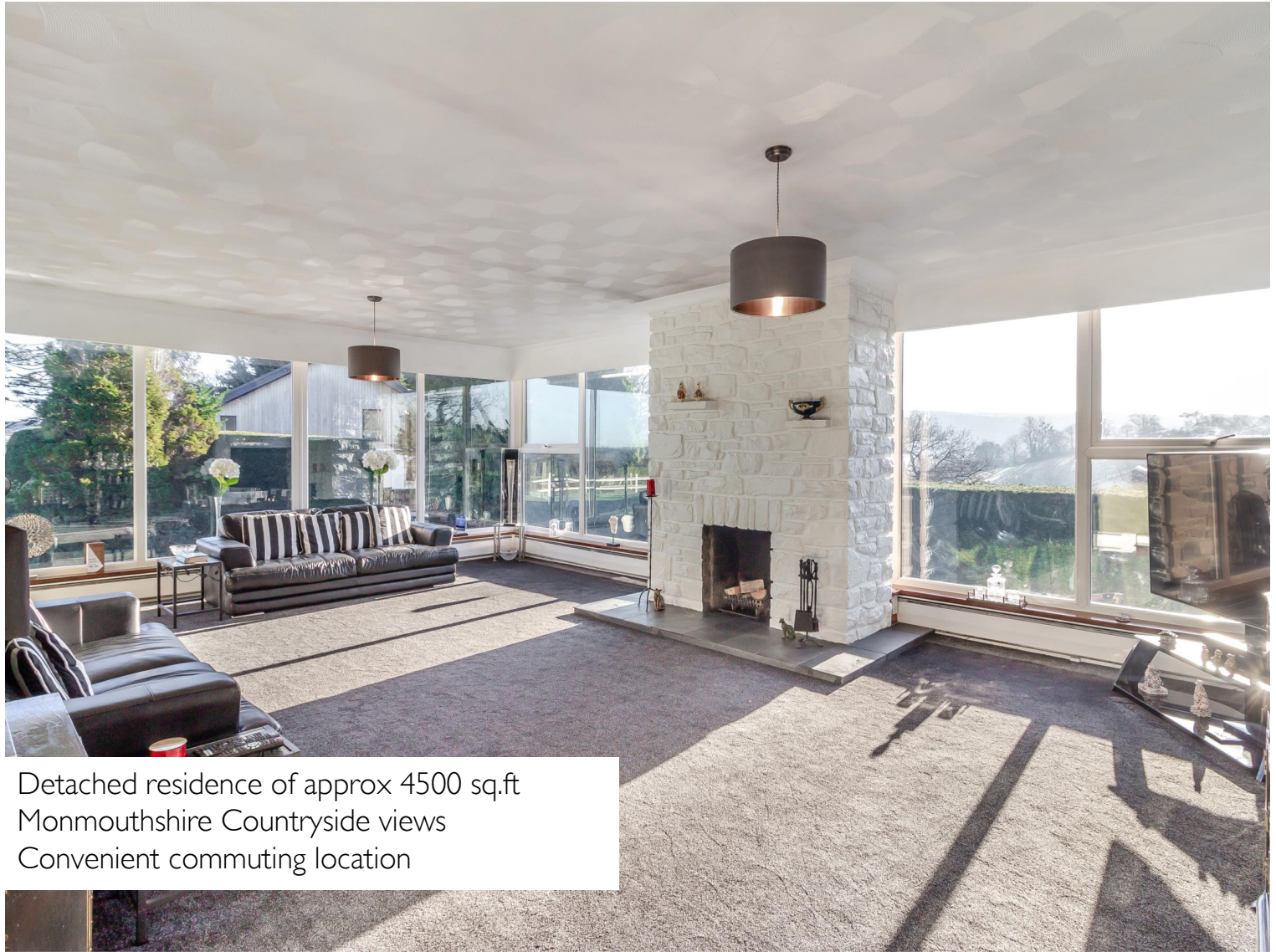
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# FIR PARK HOUSE

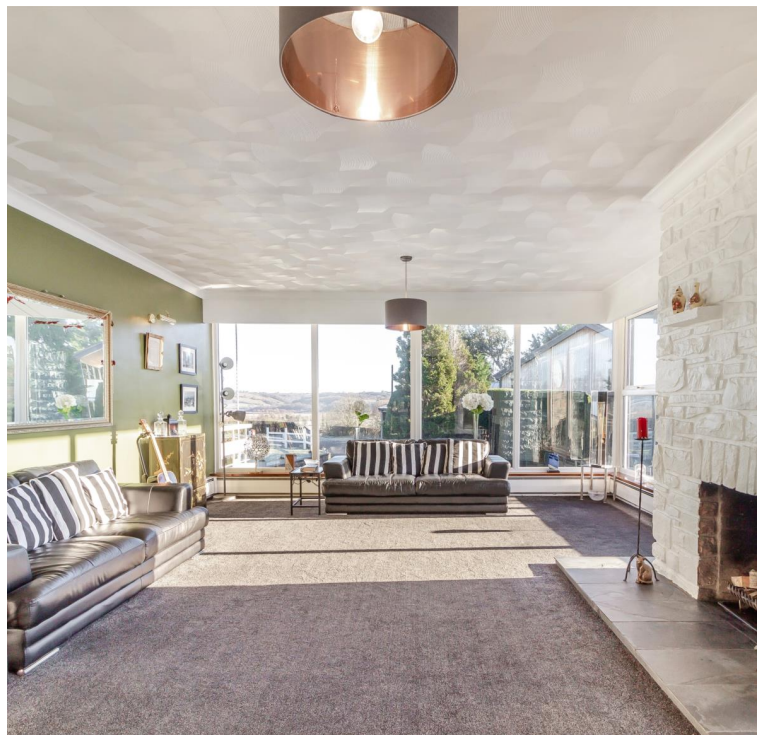
Llangybi, Usk, Monmouthshire NP15 1PN



Detached residence of approx 4500 sq.ft  
Monmouthshire Countryside views  
Convenient commuting location

An imposing and substantial detached residence situated on a generous plot and offering versatile accommodation for the discerning buyer. Benefitting from pleasant gardens incorporating a heated swimming pool, this home is truly a gem within the Monmouthshire region and boasts character and charm juxtaposed with modernity that is demanded within a home of this calibre. Built by renowned builders Dalton and Hayward in 1971 and offered for sale for the first time in 25 years, this executive home has been featured in drama series for both Netflix and the BBC due to its unique and individual design.

The village of Llangybi is only a short drive from the small towns of Caerleon and Usk and offers great road links to Newport, the M4 and other cities including Cardiff, Bristol and The Midlands. Caerleon itself is recognised for its historically important Roman Fortress and Baths which makes it popular with tourists. Today, Usk and Caerleon are home to numerous small businesses, restaurants and bars, providing a perfect location for un-winding with friends and family in the evening or weekends. There are well renowned local schools for all ages making this an ideal family home.





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### KEY FEATURES

- 1970's built Dalton/Haywood detached residence
- Coming to the market for the first time in over 25 years
- Versatile accommodation over 2 floors
- Currently 5 bedrooms but could accommodate up to 9
- Used as a location for both Netflix and BBC dramas
- Far reaching countryside views





# STEP INSIDE



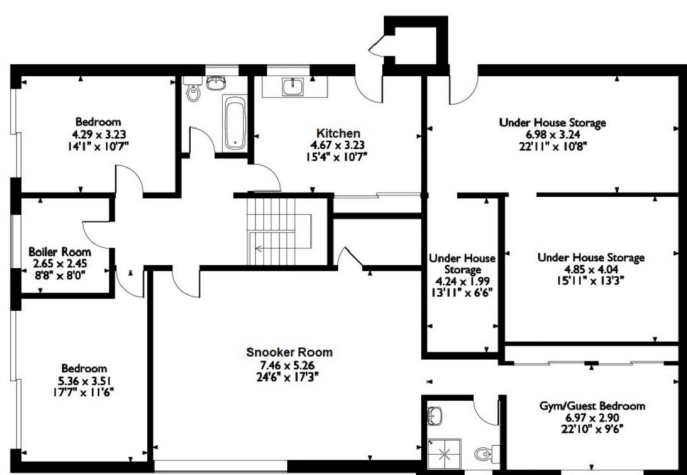
Upon entering this stunning house through the first-floor entrance porch, you'll find yourself stepping into a vast and inviting entrance hallway that sets the tone for the entire residence. The centre-piece of this grand entrance is a spacious central atrium, currently utilized as a dining room, where natural light cascades in from above, creating an inviting and airy atmosphere.

Directly accessible from this elegant hallway are several key living spaces, each offering its own unique charm and functionality. The living room, accessible through double Georgian Style doors, is a true highlight of the home. Two fully glazed walls provide breathtaking views towards the Celtic Manor Resort, while a central stone feature open fire and chimney breast with a tiled hearth add a touch of character and warmth to this splendid room.

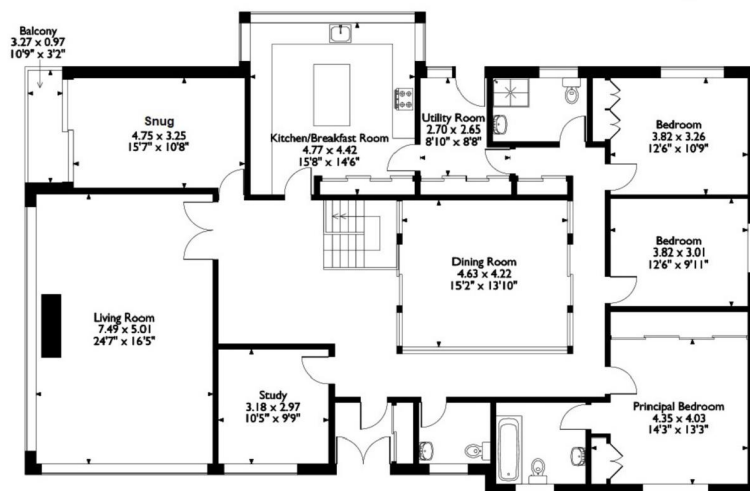
Adjacent to the living room is the snug or sitting room, which features a balcony that overlooks the garden, offering picturesque vistas. This space is perfect for relaxation, taking in the scenery, or simply enjoying a quiet moment of solitude.

The fitted kitchen is a chef's dream, adorned with white wall and base units complemented by sleek black granite countertops. A unique feature of the kitchen is the inset 'Canon Nutone' 1960s retro unit within the island, designed for mixer attachments. For added convenience, there is a utility room directly off the kitchen, enhancing the functionality of this central living area.

Approximate Gross Internal Area  
 Main House = 415 Sq M/4467 Sq Ft  
 Outside Store = 12 Sq M/129 Sq Ft  
 Total = 427 Sq M/4596 Sq Ft



Ground Floor



First Floor

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.

Moving further along on the first floor, you'll discover three generous double bedrooms, including the principal suite. This luxurious suite boasts an en-suite bathroom and fitted wardrobes, offering a private retreat within the home with far reaching views.

Additionally, there is an office with lovely views over the front garden and expansive Monmouthshire vistas, a shower room, and a separate cloakroom/w.c.

Descending from the central hallway, a staircase leads to the ground floor, revealing another layer of this impressive residence.

Here, off the central hallway, you're welcomed by a spacious room with patio doors opening to the front, adaptable for various uses and currently configured as a snooker/games room.

Connected to this room is a bedroom, currently serving as a home gym, with an adjacent shower room for added convenience.

Completing this level are two more bedrooms, a family bathroom, and a second kitchen, making this house ideally suited for multi-generational living or accommodating guests with ease.



# STEP OUTSIDE



Nestled at the entrance to Parc Close, this remarkable house graces a generous corner plot, commanding expansive vistas of its picturesque surroundings. A tarmac drive welcomes you, offering ample off-road parking for multiple vehicles, while steps ascend from the driveway to the primary first-floor entrance. Alternatively, direct access to the ground floor is available, providing convenience and flexibility.

The property is cocooned within meticulously maintained lawns, bordered by mature hedges that bestow privacy upon the garden oasis. Numerous patio areas beckon for moments of relaxation and alfresco dining with loved ones, all set against the backdrop of an outdoor heated and filtered swimming pool. Accompanying this aquatic delight is a pool pump room and a well-appointed laundry room, ensuring convenience in your daily activities. Furthermore, three expansive basement cellars offer abundant storage options.

Atop shallow steps, a heated summerhouse stands as a tranquil haven on cooler evenings, affording splendid views across the pool and patio. This house seamlessly merges modern comforts with natural beauty, creating an outdoor sanctuary to cherish.

## INFORMATION

Postcode: NP15 1PN

Tenure: Freehold

Tax Band: H

Heating: Oil

Drainage: Mains

EPC: D







## DIRECTIONS

From Usk, head west on the A472 crossing over the bridge, turn left signposted Llangybi. Continue along this road for approximately 2.5 miles. Turn right opposite The White Hart onto Parc Road and continue along the road before taking the second left onto Parc Close and Fir Park House is set back at the entrance to the road on the right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	62	74
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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