



LLANDENNY

Guide price **£635,000**





# THE FERNS

Llandenny, Usk, Monmouthshire NP15 1DL



Detached period home  
Spacious living areas  
Serene gardens with picturesque views

This delightful home in Llandenny offers a perfect blend of period charm and modern comforts. The property boasts four spacious double bedrooms, including a principal suite with en-suite facilities, accommodating family needs effortlessly. With two reception rooms, including a cosy sitting room featuring a stone fireplace and wood-burning stove, this home is designed for relaxation and meaningful gatherings. The heart of the house is the well-appointed kitchen with an Aga, which opens into an adjoining dining area, perfect for entertaining. The interior layout emphasises natural light and flow, highlighted by large windows throughout.

Stepping outside, the property features beautifully landscaped gardens, a peaceful pond, and charming outbuildings, all providing a serene outdoor space to enjoy the stunning countryside views. The gated driveway offers ample parking, ensuring convenience for residents and guests.

Ideal for those seeking a tranquil lifestyle yet desiring quick access to local amenities, the house is just a short distance from Raglan village and enjoys excellent connections to the main road network. An additional five acres of land are available by separate negotiation.





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£635,000



### KEY FEATURES

- Detached period home dating back to 1850s
- Spacious garden with pond and outbuildings
- Four double bedrooms including an en-suite
- Gated driveway with space for multiple vehicles
- Short distance to Raglan village amenities
- Beautiful countryside views throughout





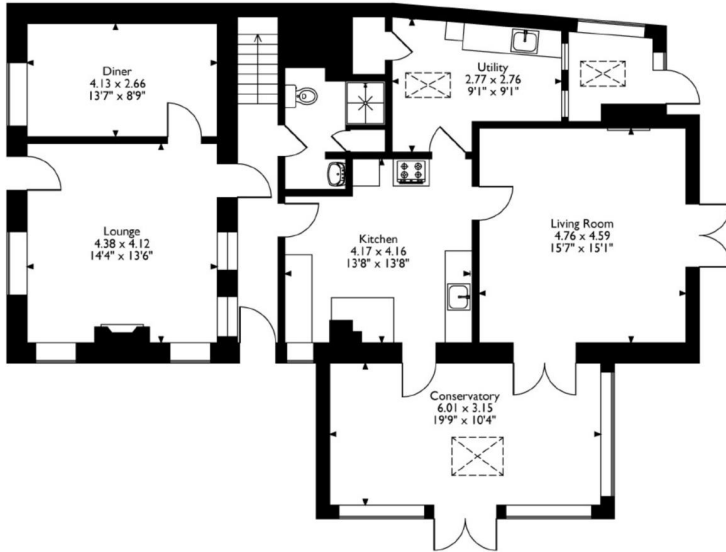
# STEP INSIDE



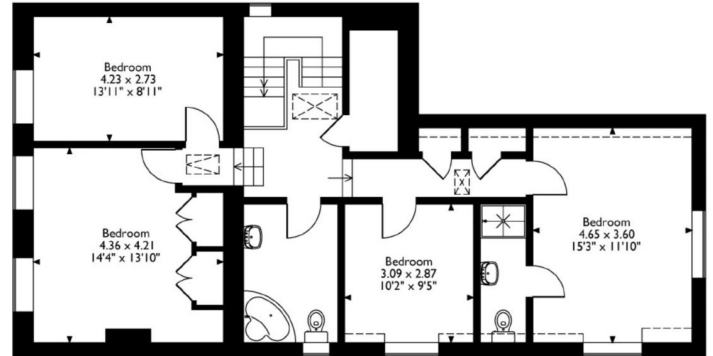
Upon entering, you are greeted by a warm and inviting atmosphere that showcases the property's period character. The ground floor features a cohesive layout with a central staircase leading to a landing that connects the various living spaces. The two reception rooms are generously sized; one serves as a serene sitting area with a captivating stone fireplace and wood-burning stove, ideal for colder evenings, while the other can be utilised as a formal dining room or family den.

The kitchen is spacious and functional, complete with an Aga that serves as the culinary centrepiece, surrounded by ample worktop space for meal preparation. An adjoining dining area or conservatory provides a lovely spot to enjoy meals while overlooking the lush garden.

The Ferns, Llandenny, Usk  
Approximate Gross Internal Area  
213 Sq M/2293 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.

Each of the four bedrooms are designed with comfort in mind, all doubling as tranquil retreats, and the master suite is enhanced by its stylish en-suite bathroom, which includes modern fixtures and a sleek design. The additional bathrooms in the home, featuring glass showers and quality fittings, serve the remaining bedrooms efficiently.

Throughout, the decor harmonises both rustic and contemporary elements, making it feel both elegant and cosy. The combination of abundant natural light, well-considered design, and versatile spaces makes this home suitable for both quiet living and lively family gatherings.



# STEP OUTSIDE



The external features of this property are just as impressive as the interior. Occupying a generous garden of approximately a third of an acre, the grounds are thoughtfully landscaped, creating a picturesque setting. Lush lawns invite leisurely afternoons, while beautiful flower beds add colour and vibrancy to the outdoor space. Scenic pathways meander through the gardens, leading to a tranquil pond that enhances the serene ambiance.

A selection of outbuildings adds functionality, whether for storage or as creative workspaces. The property is embraced by breathtaking countryside views that provide a stunning backdrop throughout the changing seasons. The gated driveway not only adds security but also presents ample parking for multiple vehicles, ensuring convenience and ease of access. With the option of an additional five acres of land available, the potential for gardening, recreation, or further development opens numerous possibilities.

## INFORMATION

Postcode: NP15 1DL

Tenure: Freehold

Tax Band: G

Heating: Air source heat pump

Drainage: Private

EPC: C







DIRECTIONS

What 3 words; [///Assurance.interviewer.insiders](#)





| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92-100)                                  |         | 88        |
| B (81-91)                                   |         |           |
| C (69-80)                                   | 72      |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

25 Bridge Street, Usk, NP15 1BQ  
 01291 672212  
 usk@archerandco.com  
 www.archerandco.com



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