



LLANDENNY

Guide price **£1,000,000**



BERLLAN FEDW FARM

The Walks, Usk, Monmouthshire NP15 1DR



Detached house with stunning views
Equestrian property with stables and barns
Generous gardens, 7.83 Acres of land

Berllan Fedw Farm is a period home nestled within an impressive 7.83 acres of level land, including gardens, paddocks and two large barns. This equestrian property is perfect for horse enthusiasts with stables catering for equestrian usage, while the flat terrain is suitable for various outdoor activities. The well-maintained garden benefits from a southerly aspect, allowing for natural light to fill the space throughout the day.

The current vendors have invested in both internal and external renovations, making the property comfortable and inviting. The vendor also had planning permission approved for an L-shaped extension, which could be revisited by a new buyer, subject to necessary agreements again. Ideally located near the peaceful village of Llandenny, this property not only offers beautiful views of the Monmouthshire countryside but also a lifestyle enriched by nature and outdoor activities.



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KEY FEATURES

- Spacious three-bedroom detached home
- Equestrian property with two barns and stables
- Expansive garden and paddocks totalling 7.83 acres
- Gated driveway with secure access
- Beautiful views over the Monmouthshire

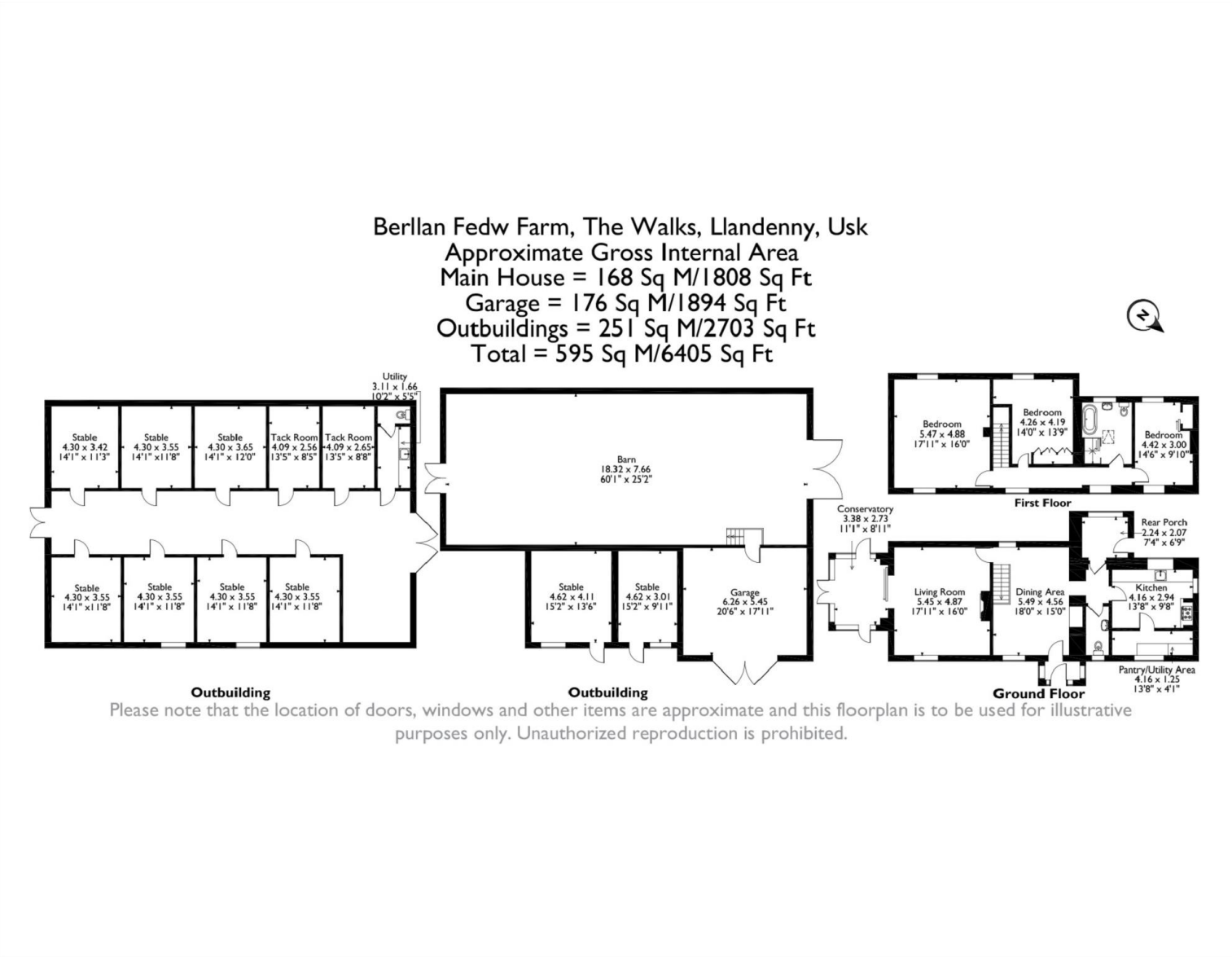


STEP INSIDE



Inside, the home provides a welcoming atmosphere with two reception rooms ideal for family gatherings or quiet evenings. Upon entering, you are greeted by a spacious hallway leading into a bright living room, perfect for relaxation and family entertainment.

Large windows allow for views of the stunning garden, while the adjoining dining room provides an excellent space for hosting dinner parties. The kitchen is well-appointed with ample worktop space, storage units, and modern fittings, making it functional for everyday cooking.



The home features three comfortable bedrooms, each room has recently been decorated in light natural colours with new carpets throughout the upstairs, accommodating families or guests with ease.

The family bathroom is conveniently located, completing the home's living accommodation with practicality in mind. The combination of effective renovations and period charm makes this residence an excellent place to call home.

STEP OUTSIDE



The exterior of Berllan Fedw Farm is as impressive as the interior, highlighted by nearly eight acres of gardens and fields that invite outdoor pursuits. The flat landscapes are well-fenced and ready for livestock or equestrian activities, ensuring an enjoyable experience for animal lovers and gardeners alike. In addition to the main house, the property includes two large barns and stables enabling various uses, from machinery storage to horse care.

The gardens have been thoughtfully landscaped, featuring mature trees providing both shade and visual appeal. A gated driveway contributes to the property's privacy and security while enhancing the entrance. Ideal for those who appreciate a peaceful rural lifestyle, this home offers ample space for gardening, outdoor leisure, and equestrian activities, all set against the stunning backdrop of Monmouthshire.

INFORMATION

Postcode: NP15 1DR

Tenure: Freehold

Tax Band: H

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

///cocktail.ears.removable



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)		
D (55-68)	59	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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