



Ysgubor
Upper Millbrook Farm | Llanvaches | Newport | NP26 3AZ

FINE & COUNTRY

Ysgubor

A true rural gem, this gorgeous three-bedroom barn conversion with its detached, self-contained one-bedroom annexe sits in just under two acres of well-maintained grounds in the midst of the Monmouthshire countryside.

Oozing with traditional charm, the stone-built barn has wisteria and climbers clambering over its walls, pretty cottage-style gardens, an established orchard and a vegetable patch. The interior is equally appealing, with exposed stonework, painted ceiling joists, quarry tiled flooring and ledge and brace doors lending a rustic ambience to the overall light and airy contemporary feel. Providing a delightful country escape, this lovely property enjoys a tranquil and picturesque location with convenient access to major towns and cities, making it a best of both worlds proposition. The flexible accommodation, ground-floor double bedroom and separate one-bedroom annexe make it a highly versatile property, suited to families, multi-generational living and with plenty of space to work from home.

For those with equestrian interests, the property includes a potential pony paddock and there is also a livery nearby.

Converted in 1990 from an old haybarn that was originally part of Upper Millbrook Farm, Ysgubor has subsequently been refurbished, with the insulation, wiring, kitchen and central heating boiler being upgraded. The barn is beautifully-presented and all three double bedrooms have modern ensuite facilities with quality fittings. A detached stable block, converted in 2007, provides a spacious and attractive annexe for family members or guests.

Located off a country lane in the village of Llanvaches, Ysgubor lies just north of the A48 road, within easy reach of the facilities in Caldicot (approximately 6 miles), to the market town of Chepstow (8 miles) and to the city of Newport (9 miles). There are also excellent road links to the M4, for commuting to Bristol or Cardiff.

Llanvaches is a popular village with an active community life and a choice of country pubs within a short drive. Nestled beneath Wentwood Forest, the largest ancient woodland in Wales and ninth largest in the UK, it is ideally located for those who enjoy walking, mountain biking and hacking.



STEP INSIDE

Ysgubor

The barn has a well-planned layout, with a kitchen/diner one side of the entrance hallway and a living room the other. Both rooms have double, wood framed doors opening to the lovely rear gardens. The stylish kitchen/diner has traditional quarry-tiled flooring, Shaker-style John Lewis of Hungerford kitchen units and a central island with a cherry wood work surface. There is room for a dining table in front of the double doors which slide open to a sun-trap rear patio area, ideal for outdoor dining and summer barbeques.

The stunning living room features an exposed stone wall and an original wall beam. It has exposed painted ceiling joists and attractive and practical engineered oak flooring. Double, wood-framed glazed doors slide open to the gardens.

To the ground floor, the accommodation also includes a useful utility room and a superb double bedroom with a modern ensuite bathroom.

A staircase from the living room leads up, past the natural stone wall, to a well-lit landing, with a Velux roof light. The staircase splits, to one side leading to a double bedroom with a well-fitted ensuite shower room and a built-in storage cupboard. The other side of the landing the stairs lead to the main bedroom, which has Velux windows set into the eaves, giving views over the garden and orchard. Leading off this room is a modern ensuite shower room and an additional room, with bespoke, built-in cupboards along one wall. This flexible space is currently used as a dressing room and home office.

Alongside the barn is the converted, oak-clad annexe, which provides spacious, well-presented, self-contained accommodation ideal for multi-generational living. The annexe is accessed from the garden to the main property. French doors open into a kitchen/living/dining area with a range of contemporary kitchen units. From the living area, another set of French doors lead out to a private decked area purposely positioned to take advantage of the lovely, natural surroundings of the orchard. The annexe also includes a double bedroom with an range of hand-made fitted wardrobes along one wall. The bedroom has a modern ensuite bathroom with a bespoke oak vanity unit. Leading off the bedroom is an additional room, ideal as a dressing room.















STEP OUTSIDE

Ysgubor

The barn enjoys private, peaceful surroundings, set in just under two acres of grounds, with colourful, established cottage-style gardens and level areas of lawn. Grow-your-own enthusiasts will appreciate the productive mixed orchard, fruit bushes, raised vegetable beds and greenhouse. Within the grounds is a former piggery, used for garden storage.

The grounds are securely enclosed, making them ideal for dog-owners. For those wishing to keep horses, there is a potential pony paddock.

The barn is approached over a shared block paved driveway (access for three properties) and has off-street parking for up to four cars.



DIRECTIONS

What3words:- [///storerom.eats.pens](https://www.what3words.com/#!/storerom.eats.pens)





SELLER INSIGHT

"Ysgubor has been our family home for over two decades. Originally a croft barn that was later incorporated into Millbrook Farm. The property was later converted into a separate dwelling to the farmhouse across the courtyard and has undergone extensive improvements to the interior and exterior of the house, including modern, stylish bathrooms, oak flooring and traditional kitchen with butchers block island.

Outside the old stable bock has been converted into a modern two bedroom, self-contained annexe and various outbuildings restored and created to accommodate gardening equipment and storage.

Moving out into the orchard, we have created a user-friendly series of raised vegetable beds and greenhouse to bring in the seasonal fruit and veggies. The orchard also celebrates a variety of fruit and nut trees and bushes including eating and cooking apples, mulberries, damsons, gooseberries, raspberries, red and blackcurrants, hazelnuts and walnuts.

Our favourite room is of course the kitchen, a natural gathering spot for the family to cook, eat, and chat around the kitchen table and watch the birds swoop onto the bird table. The John Lewis of Hungerford kitchen, with its central island and integrated appliances, is a natural and spacious place to cook and can easily seat large family gatherings. Our other favourite outside space is the decking area to the rear of the annexe that flows into the orchard and best enjoyed on long summer evening with a barbecue.

One of the best aspects of the property is being able to accommodate family across two separate buildings allowing independent living while still just across the courtyard garden. This provides flexibility and ease of living for a number of family-use scenarios and means loved ones and friends can remain close by.

There is also the large paddock with the potential to house horses or livestock and enough space to create a stock building or stables. Part of the value of living next to Wentwood Forest and Greys Hill is having immediate access to natural horse riding, bike riding and walking areas and even fishing in the local reservoir.

Ysgubor is both private and has close neighbours within our shared courtyard and is a convenient 30 minute drive to Chepstow or Newport, and Bristol's Cribbs Causeway a further 15 minutes. Also a simple commute to Cardiff or Bristol for work, all of which we have done over the many happy years we have spent here."



Ysgubor, Llanvaches, Caldicot, Newport

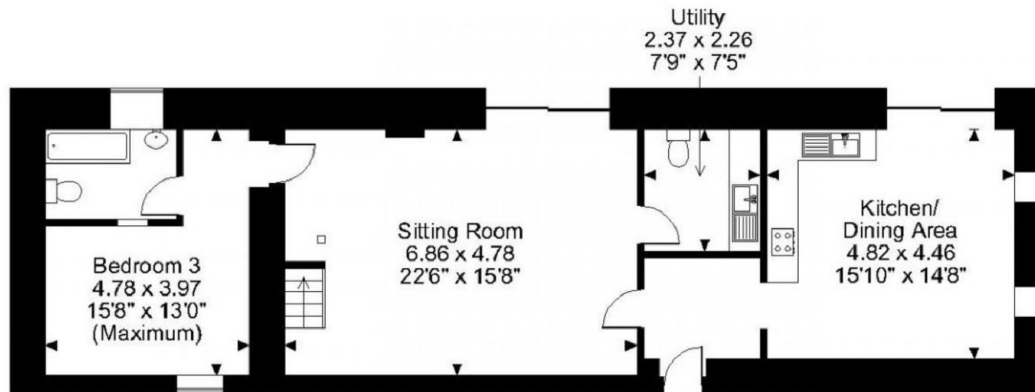
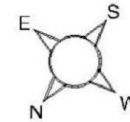
Approximate Gross Internal Area

Main House = 1716 Sq Ft/159 Sq M

Annexe = 582 Sq Ft/54 Sq M

Outbuilding = 256 Sq Ft/24 Sq M

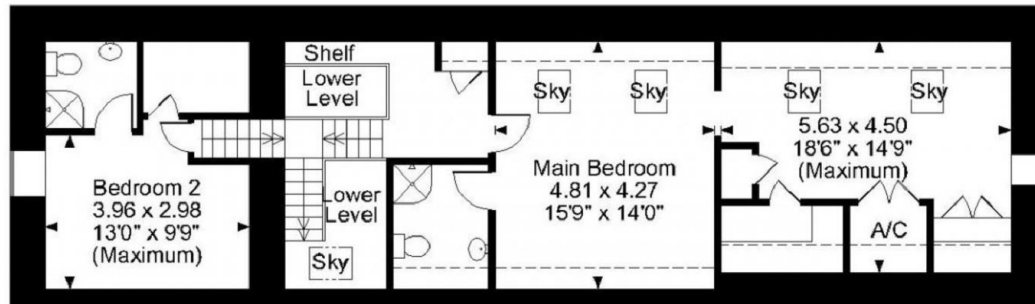
Total = 2554 Sq Ft/237 Sq M



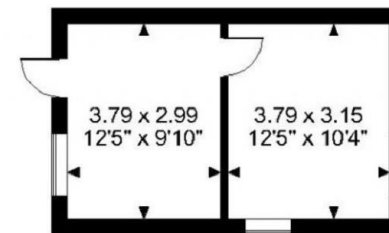
Ground Floor



Annexe



First Floor



Outbuilding

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

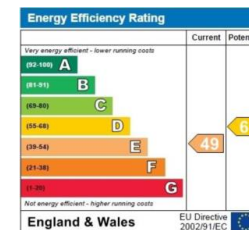
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Postcode: NP26 3AZ | Tenure: Freehold | Tax Band: F | Authority: Newport | Heating: Oil | Drainage: Private

Scan the QR code for more information about this property:

Important notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.



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