



Ty Hafod  
Gwehelog | Usk | Gwent | NP15 1RE

# INTRODUCTION

## Ty Hafod

A magnificent family home in a gorgeous, pastoral setting, Ty Hafod has been extended and remodelled to take full advantage of its truly special location and stunning views.

Located on a hillside in the small village of Gwehelog, in the midst of the Monmouthshire countryside, the substantial, architecturally designed detached property sits in beautiful established gardens and grounds spanning approximately 2.77 acres plus an additional 3 acres of grassed area and orchard. The property was extended from a charming, two-bedroom cottage to an impressive, spacious, four-bedroom home with a well-planned layout and seamless flow from indoors to outdoors. The property now extends to just over 3000 sq. Ft. And is presented in impeccable order, with stand-out features including a grand dining hall, galleried landing, stunning conservatory, stylish, modern kitchen, and glorious gardens, lovingly cared-for by the present owners.

This beautiful home benefits from a blend of rural seclusion and accessibility. It is surrounded by rolling hills and lush greenery and is a great location for those who love outdoor pursuits such as walking and cycling. It is also close to the Wye Valley, an area of outstanding natural beauty, known for its meandering river and stunning landscapes.

Meanwhile, Gwehelog is just over two miles from the pretty and historic riverside town of Usk, where local facilities include shops and cafes, pubs, a doctor's surgery and a primary school. About 11 miles away is the town of Monmouth, with its vibrant town centre and range of educational facilities, including the Haberdashers Monmouth independent boys' and girls' schools. The location is convenient for commuters and within easy reach of city life in the Midlands, Bristol, Cardiff, and Newport, with access from Raglan (4 miles away) to the A40 and to the A449 northwards and from Usk to the A449 south.

### STEP INSIDE

The four-bedroom house has a practical layout, spacious, light and airy rooms and many attractive, character features.

From an open fronted porch, a traditional oak ledge and brace door opens to the entrance hallway, which has a quarry tiled floor. Double wooden doors on one side open to reveal a real "wow" factor - the vaulted dining

hall, which might more aptly be called a banqueting hall. A focal feature is a fantastic, ornate fireplace with a wood-burning stove on a brick hearth. French doors set in glazed panels open to a front terrace, where curved steps lead down to level lawns. Rising from the hall, an impressive wooden staircase with carved newel posts and decorative spindles climbs up to a fabulous galleried landing, with exposed roof timbers, which overlooks the dining space.

Double doors open from the dining hall to a large sitting room, flooded with natural light from a set of bifold doors which frame the views over the garden to the rolling countryside beyond. To bring the outdoors in, the glazed doors can be pulled open to a secluded front terrace. On one side of the sitting room is a handsome stone fireplace with a wood-burning stove. Alongside the fireplace, there is a French door which opens to a wonderful conservatory, looking over a manicured circular lawn, surrounded by shrub and flower borders and with a central stone garden feature. The conservatory has a decorative tiled floor and ceiling blinds.

A door from the sitting room opens to a splendid kitchen/breakfast room, with stylish, hand-painted Shaker-style cabinets, dark granite work surfaces, a Range-style cooker and a large central island. There is space for a family dining table at one end of the room, where French doors open to a lovely outdoor dining space. Adjacent to the kitchen is a well-fitted utility room with a Belfast sink, pretty floor tiles in a geometric pattern, and dark granite work surfaces. There is space for an upright freezer. A door from the utility opens to the back garden, and there is also a door connecting to the rear of the dining hall, giving easy access to and from the kitchen when entertaining.

Across the entrance hallway from the dining hall, and afforded quiet and privacy by its location away from the rest of the house, is a large study, with sleek, modern fitted furniture.

Off the hallway is a downstairs cloakroom with wood panelling and attractive tiled flooring.

Upstairs, the galleried landing with its vaulted ceiling, exposed ceiling beams, and exposed wall timbers gives access to four characterful double bedrooms, all featuring exposed beams and each with its own ensuite facilities. The main bedroom has two dormer windows













# SELLER INSIGHT

“ From the moment we first arrived at Ty Hafod, we were completely taken by its beauty and sense of calm. Tucked into a wonderfully tranquil setting, it feels a world away from everyday life, yet remains remarkably accessible. The house itself immediately impressed us with its charm, original features, and generous proportions—a home with real presence, warmth, and space to breathe.

Since moving in, we have carefully enhanced the property while preserving its character. We have installed air conditioning in the reception room and master bedroom, added a large Jacuzzi, and completed both exterior and interior painting. A bore hole water supply has been added as an optional source, complete with a water quality test. Inside, we have upgraded with new carpet on the master bedroom, stairs, and landing, and laid new hardwood flooring in the dining hall. We have also furnished the bedrooms and reception room with high-end, custom-ordered furniture, and installed a new washer and tumble dryer.

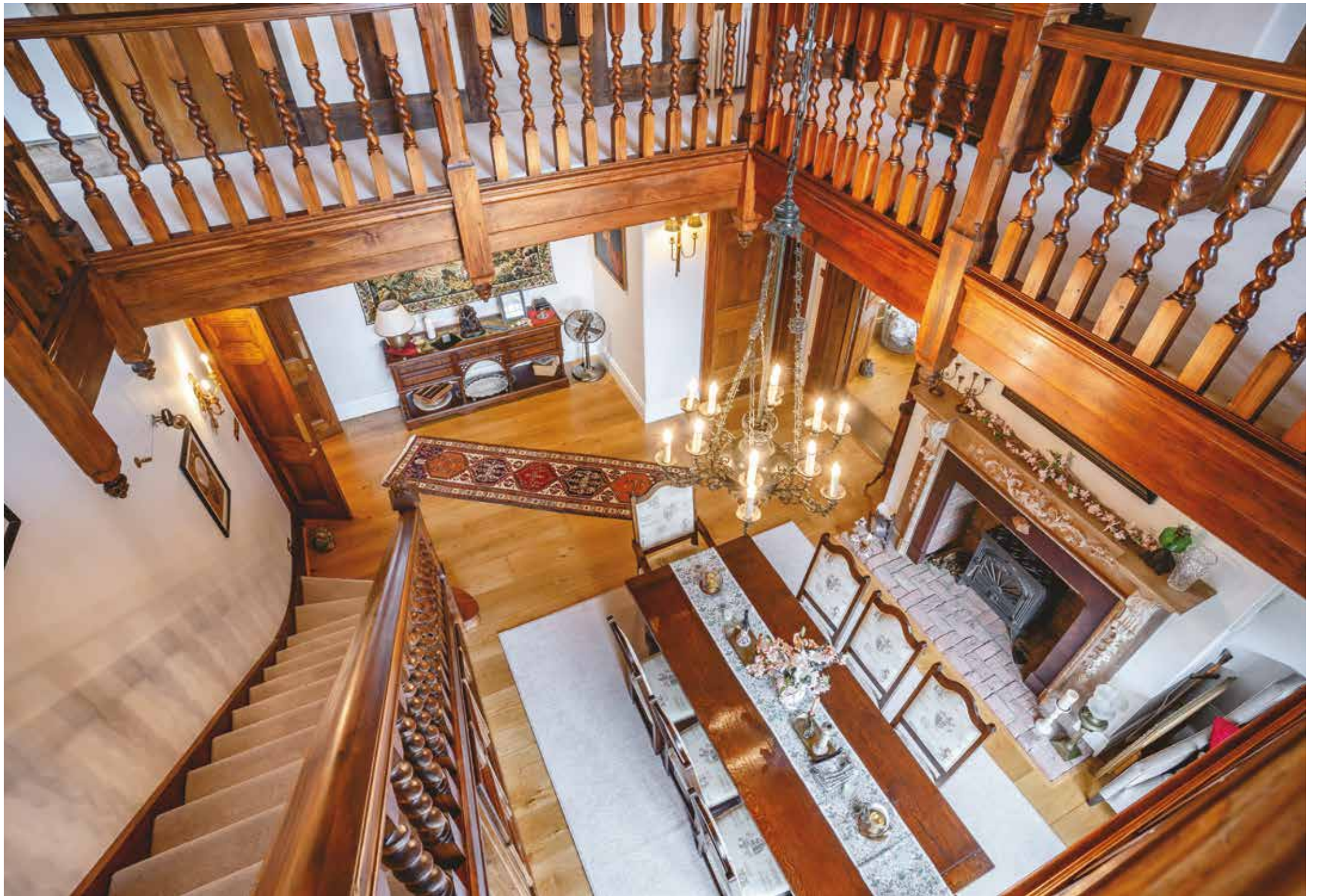
What we will miss most is the landscape: the ever-changing views, the peacefulness, and the orchards we planted, now beautifully established with trees and fruit bushes. The gardens are a joy — vibrant with colour thanks to the previous owner's passion for gardening — with a pond, patio areas, and a paddock beyond, all maintained by a gardener.

Our favourite spaces are the Dining Hall and Country Kitchen. The house is ideal for entertaining: four ensuite bedrooms make hosting effortless, offering guests comfort and privacy alongside wonderful communal areas. One of our happiest memories is celebrating a 60th birthday here, gathered around the dining table by candlelight, filled with laughter.

With Usk nearby, a friendly village pub close at hand, and wonderful local spots like Raglan's garden shop, Ty Hafod is perfectly placed — a true gateway to the natural beauty of this special part of Wales. For broader amenities, the larger towns of Abergavenny, Monmouth and Newport are all within easy reach, too, so we really do have the best of both worlds here.\*



\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.\*













# STEP OUTSIDE

## Ty Hafod

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with views over the front of the property and a further window overlooking the side gardens. It benefits from beautiful, traditional-style built-in wardrobes and a luxurious, recently installed, fully tiled shower room, with twin basins in a contemporary vanity unit.

The house is approached from a lane through electric gates set between stone pillars. A driveway sweeps around to a block-paved courtyard in front of an attractive, coach house-style triple garage. There is a turning circle with a central feature and plenty of parking space in front of the garage. The garage has an EV charging point, and adjacent is a garden WC and a storeroom.

The thoughtfully designed gardens provide the finishing flourish to this beautiful rural property. A true delight, they include a raised terrace which wraps around two sides, with curved steps leading down to level areas of lawn. Clever planting around the terrace provides shelter and seclusion without blocking the stunning views. The dining hall, sitting room, kitchen, and conservatory each open to different parts of the terrace, where the vendors have allocated themselves various outdoor dining spaces and areas for relaxing.

There is a lovely formal garden to the side of the house, in front of the conservatory, with a circular lawn surrounded by shrub borders and seasonal planting bordered by mature trees.

The gardens and grounds around the house extend to approximately 2.77 acres and include a host of lovely spots to sit and enjoy the tranquil surroundings. These include a decked seating area adjacent to a wildlife pond.

A further parcel of land, held under a separate title (CYM834346), extends to just over 3 acres, bringing the total landholding to approximately 5.85 acres. Situated below the property and its gardens, this delightful addition comprises a level grassed area together with an established orchard, offering excellent potential for a variety of lifestyle, leisure or smallholding uses, subject to any necessary consents.

The grounds also include a useful paddock to the far side of the lane, which measures approximately 0.71 acres.

### AGENTS NOTE

The property also benefits from solar panels on a feed in tariff which currently generates an approximate average payment of £1,800 pa (2024) with the surplus energy generated used to heat domestic hot water.

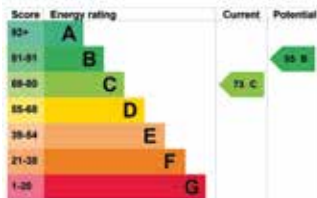
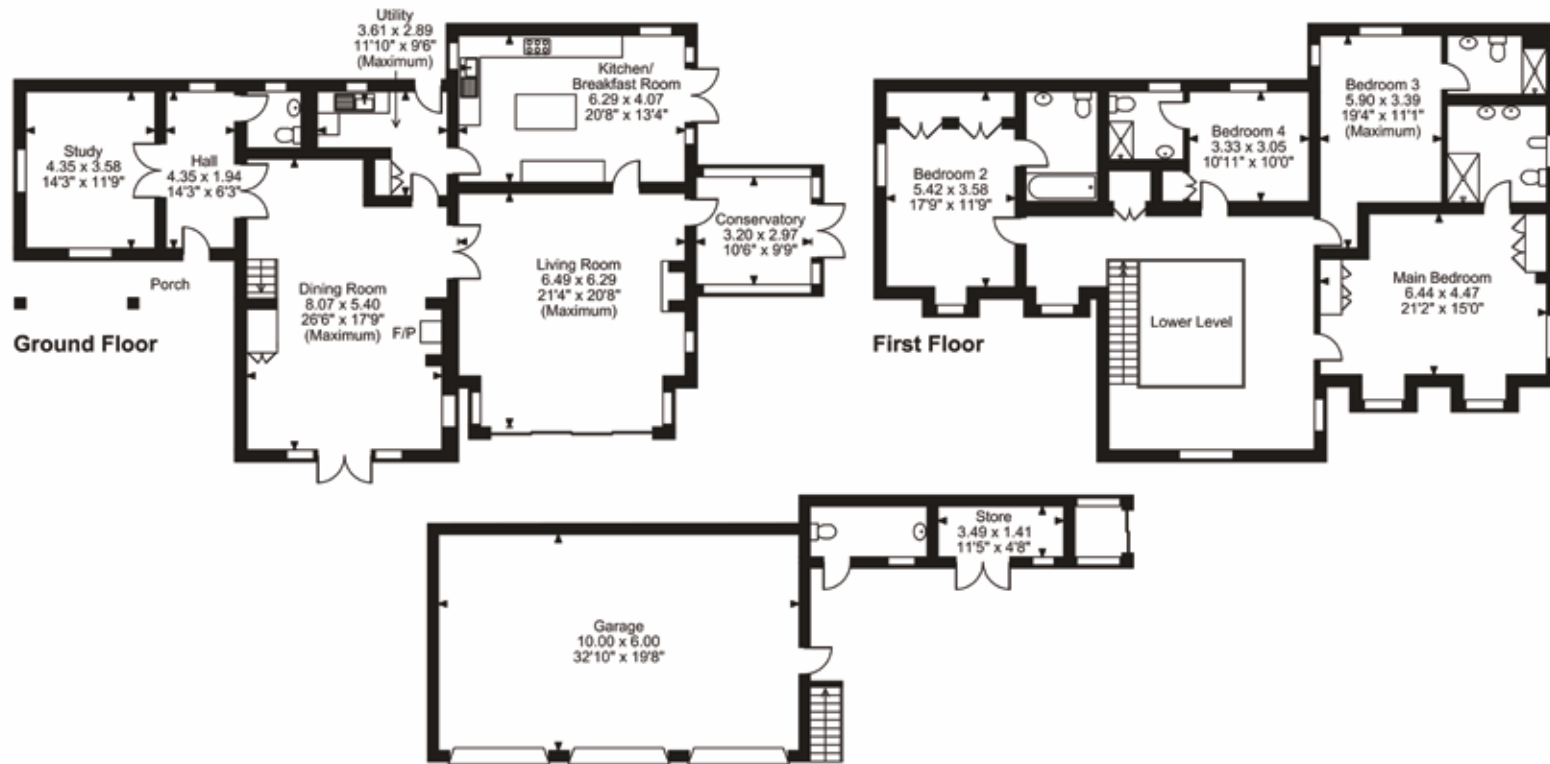
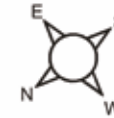
### DIRECTIONS W3W

Bleaker.withdraws.contain





**Ty Hafod Gwehelog, Usk, Gwent**  
**Approximate Gross Internal Area**  
**Main House = 3252 Sq Ft/302 Sq M**  
**Garage = 646 Sq Ft/60 Sq M**  
**Outbuilding = 107 Sq Ft/10 Sq M**  
**Total = 4005 Sq Ft/372 Sq M**  
 Quoted Area Excludes 'External C/B'



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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