



# TY COCH

TALYCOED | MONMOUTH | MONMOUTHSHIRE | NP25 5HR

# WELCOME TO TY COCH

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Where do we start? In over 20 years of marketing property in the Monmouthshire / South Powys / Herefordshire area very rarely do I have the privilege to market such a unique and special property as Ty Coch. Our seller's insight describes their journey from buying a run down old farmhouse to creating a stunning contemporary home set in circa 63 acres of spectacular rolling Monmouthshire countryside. Aside from the fabulous house, there is a detached building which has been converted from one of the original farm buildings to create a contemporary space which is perfect as either a studio, leisure space e.g. for yoga / pilates or guest accommodation. The remainder of the original farm buildings are still in situ and including two steel barns, and three further outbuildings. The present owners have put many hours of soul searching and thought into every detail which can only really be appreciated during a visit.

***Heather Cook, Partner***

# KEY FEATURES

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- Spectacular contemporary country home
- Finished to an exceptional standard
- Interior oak frame with open plan design
- Exposed oak timbers complemented with glass panels
- Located between Abergavenny and Monmouth
- Set in circa 63 acres of rolling Monmouthshire countryside
- Tranquillity, peace and seclusion in abundance
- Not forgetting, the breathtaking views
- Separate detached studio / guest accommodation
- Original, useful farm buildings with potential still in situ
- Energy efficiency B rating



# GROUND FLOOR

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Step in through the welcoming entrance hall with glimpses of the stunning open plan ground floor space and views through the floor to ceiling glazed windows and doors. The house has a bespoke oak frame and the rooms flow creating a seamless open plan living space. The detail includes porcelain tiled floor throughout, a contemporary woodburning stove, exposed brick wall providing a nod to the original farmhouse and to the rear of the open plan room a comprehensively fitted stylish kitchen with a central island and appliances and fittings as would be expected in a house of this quality. One of the breathtaking features of the ground floor is the bespoke steel oak and glass staircase which is centrally positioned and leads to an impressive landing and mezzanine with glass balustrade.









# SELLER INSIGHT

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*"We had been looking for some time for a house in the area, having had a cottage not far away and knowing that we loved the area. We bought Red House Farm, as it then was, at auction, because of the fabulous location. A structural survey showed that it was in a dangerous condition so we embarked on a planning application to demolish and rebuild. In the meantime we had a long period of cleaning up the land from all the detritus of a farmer who had never thrown anything away. It was a long struggle, but worth it in the end to build a house worthy of the site. We chose an oak frame as we love the character which it brings to the inside of the house. The brief to our architect was that the house should sit comfortably in the location and provide a super efficient and environmentally friendly space. The outside has therefore been clad at the front in Accoya, a modified wood with a 50 year guarantee, and hand made bricks at the rear.*

*Inside there are many aspects which bring us joy. The double height in the living and dining areas is uplifting and some of the glazing gives lovely light and shadows at different times of day. The modern facilities such as heat pump, underfloor heating and MVHR (mechanical ventilation with heat recovery) makes the house very easy to live in and comfortable. Clerestory windows allow a through draught in summer and the external solar shutters keep the house relatively cool when the sun is beating down. The "chimney" in the middle of the house was built using bricks reclaimed from the previous house and acts as a thermal store, reducing sudden changes in temperature. It also provides a space where a lift could be installed in the future if need be. Although not really necessary, the woodburner works very well and we use it a lot, having set up a woodstore in the dutch barn from fallen trees around the land.*

*As you would expect from the location, there is a lot of wildlife around us. We have set up a wildlife camera and caught sight of badgers (who have a sett somewhere in the woods). Daytime visitors have included a heron, owls, deer, buzzards and many more. This year two sets of ducklings have been raised on the pond and have proved delightful to watch. The field in front of the house has been a hay meadow for several years now and the wildflowers are increasing in number. Seeing the field change from the pink of lady's smock to yellow of buttercups and then the swaying of grass in the wind as it grows taller is very calming.*

*The community about us is very strong and welcoming; the Halfway public house is 15 minutes walk from the house and is being reinvigorated by new owners. In all, we will be very sorry to leave Ty Coch but know it will provide a fantastic family home to the next owners."*





# LOWER GROUND FLOOR

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A sliding oak door connects the kitchen to the lower ground floor where the principal bedroom suite is located. Floor to ceiling windows and doors flood the room with light, the views can be enjoyed both from inside this elegant room or from the adjoining terrace.





# FIRST FLOOR

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The central staircase rises to the spacious first floor landing with glass surround and oak flooring, the adjoining mezzanine area, presently used as a study, provides a spectacular viewpoint not only of the interior of the ground floor but views through the windows and doors. The landing and mezzanine are both areas which offer peace and tranquillity, an area for composure and calm. On the first floor are two generously sized bedrooms, one with an en-suite bathroom and the other with an en-suite shower room. There is sufficient space on the landing to create a third bedroom.











GROUND FLOOR  
2658 sq.ft. (246.9 sq.m.) approx.

BASEMENT  
527 sq.ft. (49.0 sq.m.) approx.



TY COCH, TALYCOED, MONMOUTH, NP25 5HR

TOTAL FLOOR AREA: 4067 sq.ft. (377.8 sq.m.) approx.

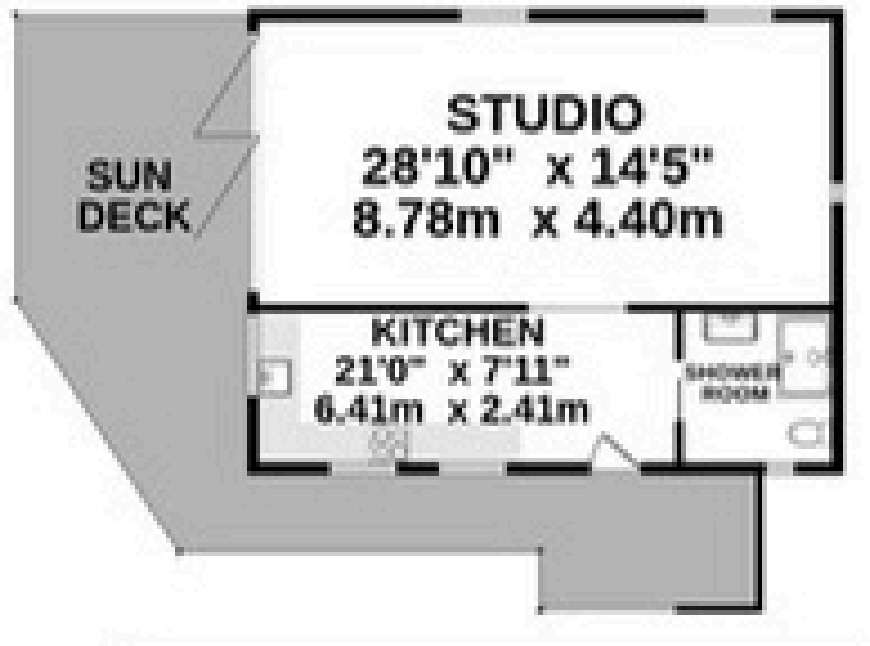
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# STUDIO

Originally one of the farms outbuildings, this converted studio is a flexible space which could lend itself to guest accommodation, a separate home office or leisure studio (subject to any planning consents). With much character and many features retained, the studio offers a large versatile room with fully glazed bi fold doors making the most of the views, a kitchen and a shower room. To the outside, a wooden terrace wraps from the front to the side of the studio.





# OUTSIDE

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Ty Coch is approached over a long, private driveway flanked by fields and woodlands, the driveway continues to the house and outbuildings, to the side of the house is an open fronted carport and in the former farm yard, ample parking for both domestic and agricultural vehicles. The studio is located off the driveway, before reaching the house.

The formal gardens, created for easy maintenance and a haven for wildlife, lie predominantly to the rear and front of the house. The present owners have created a garden for the seasons with an abundance of planting, colour and lawns with terraces to the front and rear. To the front of the house is a large terrace overlooking open fields and rolling countryside, a natural pond surrounded by wild meadows, which the present owners have preserved ensuring the gardens blend seamlessly with the landscape.



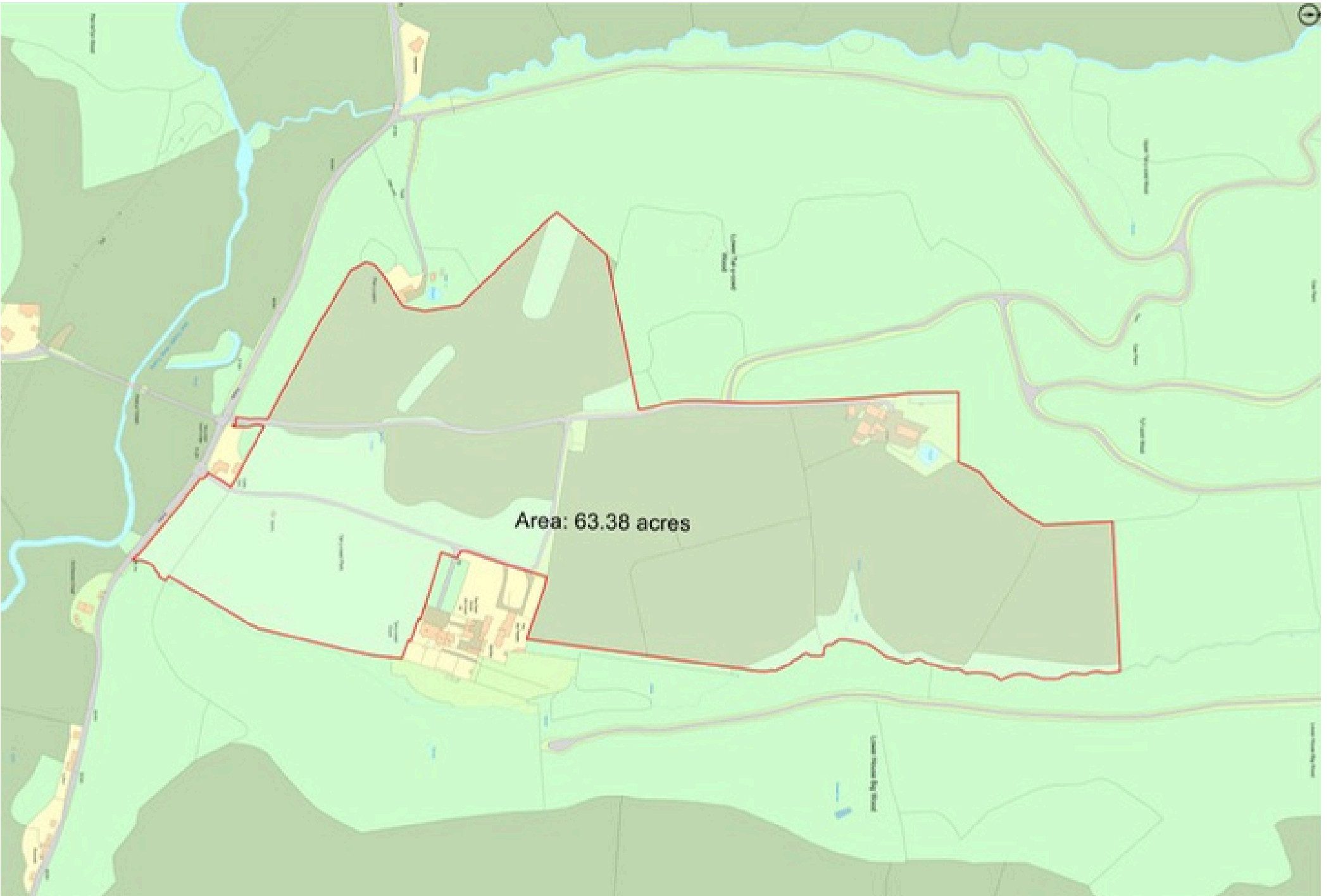










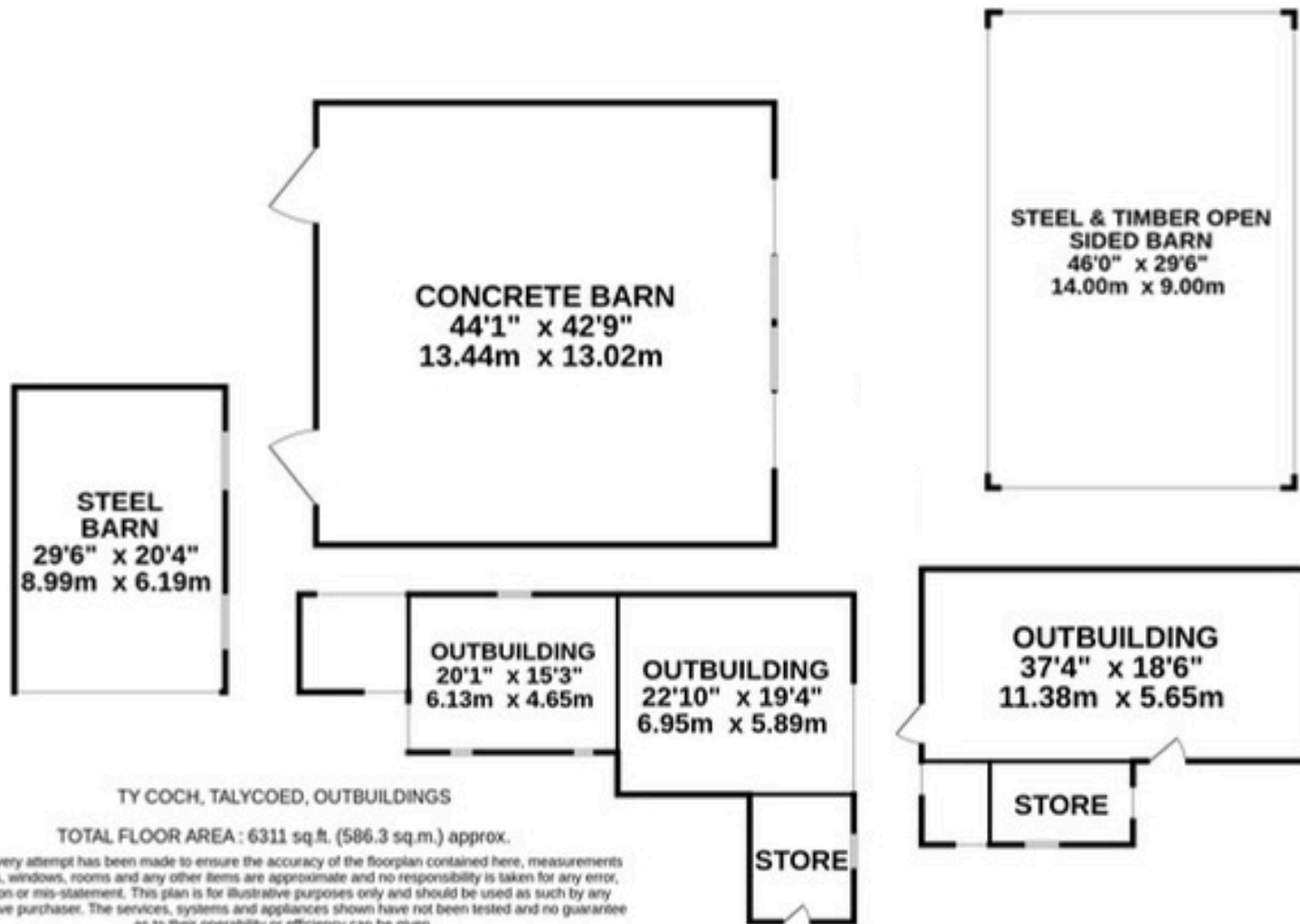


# OUTBUILDINGS

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A range of former farm buildings remain in situ, please refer to the floorplan. The outbuildings include stone buildings and more modern steel barns amounting to circa 4000 sq ft/372 sq metres in total.





TY COCH, TALYCOED, OUTBUILDINGS

TOTAL FLOOR AREA : 6311 sq.ft. (586.3 sq.m.) approx.

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# LOCAL AREA

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Tal-Y-Coed is situated between Llantilio Crossenny and The Hendre. The Hendre is the home of The Rolls of Monmouth Golf Club and the nearby Llangattock School (Monmouth Montessori School and Nursery), Llanviangle-Ystern-Llewern Church and the Halfway Country Pub. Monmouth is located circa 7 miles distant providing access to a range of further facilities including Haberdashers co-ed Private school for girls and boys, Monmouth Comprehensive school, leisure centre, and a traditional yet useful high street with supermarkets such as Waitrose, M&S and Cooperative store. Abergavenny is located circa 10 miles and offers a range of amenities including high street and independent shops, primary and secondary schools, doctors, dentists, a library, theatre and cinema. Abergavenny plays host to markets and events throughout the year, including the popular annual Food Festival which attracts around 20,000 visitors to the event each September. There are excellent road links for commuting with easy access to the A40/A449 for links to the M4/M5 and M50 motorways. A mainline railway station is located on the fringe of Abergavenny with connections to the cities of Bristol, Cardiff and Hereford, London Paddington can be reached in less than 3 hours.

# DIRECTIONS

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Access via a private driveway.

Full directions will be provided at the time of booking a viewing.



# INFORMATION

**Price:** £1,750,000

**Local Authority:** Monmouthshire County Council

**Council Tax Band:** I. Please note that the Council Tax banding was correct as at the date property was listed. All buyers should make their own enquiries.

**EPC Rating:** B. To view the full EPC please visit [www.gov.uk](http://www.gov.uk)

**Tenure:** Freehold.

**Services:** We are advised that mains electricity and water are connected to the main property and studio. Ground source heat pump connected to the main property. Private drainage via a sewerage treatment plant. The studio has an LPG gas central heating system.

**Broadband:** Ultrafast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

**Mobile:** 02 and Three are limited indoors and good outdoors. Vodafone is limited outdoors. Please make your own enquiries via Ofcom.

**Title:** The house is registered under Title Number CYM696683 – a copy of which is available from Parrys.

**Agent's Notes:** There is a right of access for the owner of the woodland from the driveway, from the forestry gate on the driveway, down to the main road if required for timber extraction (infrequent usage).

The owners have created the private driveway, there is a second driveway which provides access via Tal y Coed Court.

A public footpath crosses the fields.

A neighbouring farmer has grazing use of the land.

There is a tree preservation order within the boundary of Ty Coch.

Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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