



# Llanvaches

Guide price **£1,000,000**



# Plas Talgarth

Whitebrook Lane, Llanvaches, Monmouthshire NP26 3BA



Combining historic charm, generous accommodation, beautiful gardens, and extensive grounds, Plas Talgarth presents a rare opportunity to acquire a truly unique Welsh country home.

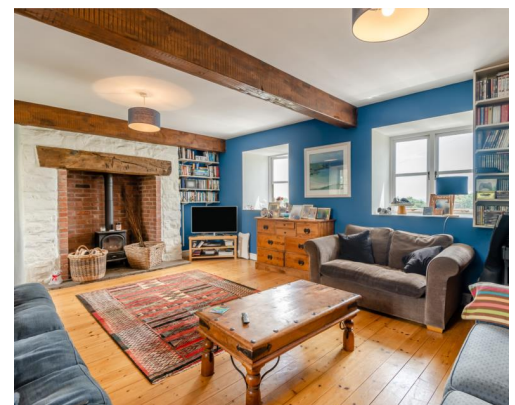


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### Key features

- Character property offering multi-generational living
- 8 Bedrooms/4 Receptions/3 bathrooms
- Formal gardens with garden room
- Beautiful countryside setting with views
- In excess of 4 acres of grounds
- Ideally located for commuting



# Step inside



Nestled within approximately 4.24 Acres of picturesque grounds, Plas Talgarth is an exceptional country residence that seamlessly blends centuries of history with versatile modern living. This characterful home incorporates elements dating from the 17th century and is centred around an impressive 18th-century farmhouse, occupying an elevated position just west of the historic Talgarth Settlement Earthworks - the fascinating remains of a deserted medieval village steeped in heritage.

Originally a traditional farmhouse, the property was thoughtfully expanded in 2001 through the conversion of former outbuildings, creating a substantial extension that complements the original residence while significantly enhancing the living space. Today, Plas Talgarth, together with its incorporated accommodation known as 'The Annexe at Plas Talgarth', offers an impressive eight bedrooms, four reception rooms, and three bathrooms, providing exceptional flexibility for multi-generational living.

Both wings of the property benefit from independent entrances and utility services while remaining interconnected internally, allowing occupants to enjoy privacy without compromising convenience.

The newer wing has been designed around spacious, open-plan living. At its heart lies a generous kitchen and dining area, creating a welcoming social hub perfect for family gatherings and entertaining. A useful cloakroom serves the ground floor, while a separate character-filled living room offers a cosy retreat. Both principal reception spaces feature wood-burning stoves, enhancing the warmth and atmosphere throughout the seasons.

The first floor comprises three well-proportioned double bedrooms arranged around a bright and spacious landing illuminated by multiple Velux windows. Every room enjoys delightful countryside vistas across the property's adjoining land, distant estuary views, or outlooks over the beautifully established cottage gardens. Completing this floor is a large family bathroom featuring a stylish four-piece suite, including a bath and separate shower enclosure.

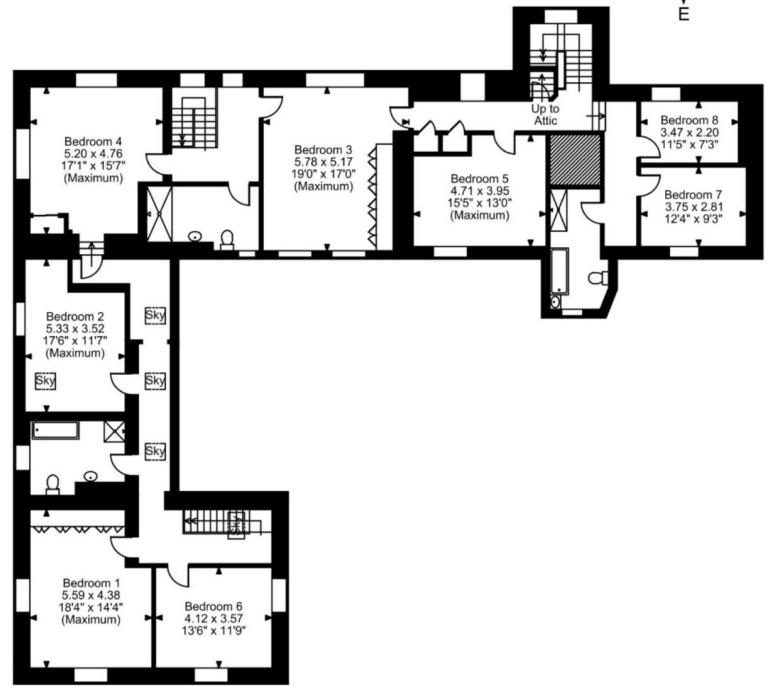
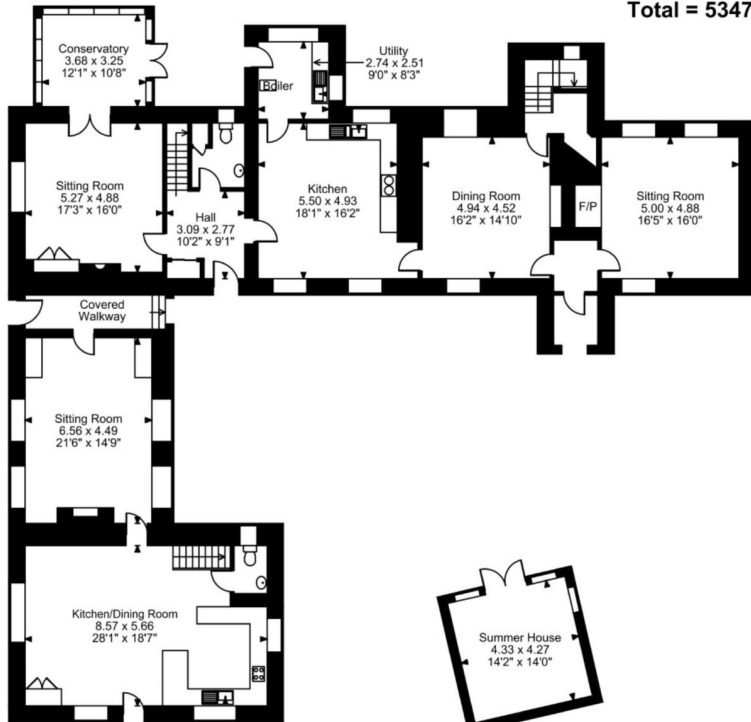
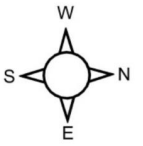
Accessible via an internal first-floor doorway or its own external entrance, the original farmhouse offers a wealth of charm and period character. A cloakroom serves the ground floor, while three distinctive reception rooms each feature fireplaces as focal points, creating warm and inviting living spaces filled with personality.

The sitting room opens into a substantial conservatory, perfectly positioned to overlook the rear gardens and capture the surrounding landscape throughout the year. The spacious kitchen comfortably accommodates a dining table and is fitted with a Falcon range cooker, complemented by a practical utility room.

Adding to the property's unique appeal, the dining room conceals a secret door leading to an additional staircase.

Upstairs, five further bedrooms provide generous accommodation, including an impressive principal bedroom with an entire wall of fitted wardrobes. This wing also benefits from a family bathroom, a separate shower room, and staircase access to the attic space.

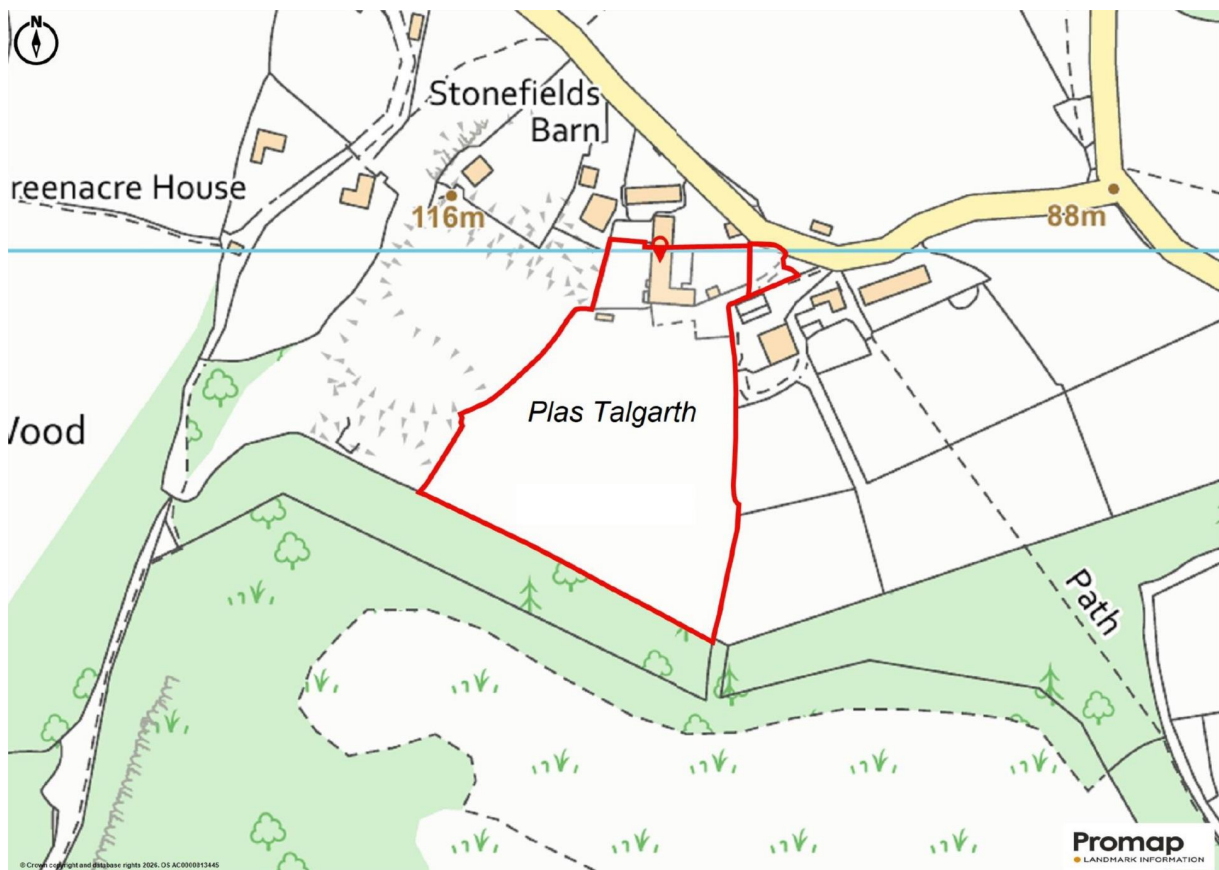
**Plas Talgarth, Whitebrook Lane, Llanvaches**  
**Approximate Gross Internal Area**  
**Main House = 5148 Sq Ft/478 Sq M**  
**Summer House = 199 Sq Ft/18 Sq M**  
**Total = 5347 Sq Ft/496 Sq M**



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

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

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# Step outside



## Grounds and Gardens

The grounds of Plas Talgarth are every bit as impressive as the residence itself. Extending to approximately 4.24 Acres, they comprise well maintained formal gardens that surround the property, offering privacy, tranquillity, and year-round interest. Mature trees, established shrubs, and thoughtfully planted borders create a captivating setting that must be experienced to be fully appreciated and is abundant with wildlife.

A versatile garden room provides additional flexible space, ideal as a home office, gym, studio, or hobby room. Adjacent to the residence is ample off-road parking, while beyond lies a Cadw-listed field extending to just under four acres, where there is thought to be remains of a medieval village. Bordered by natural hedging and enhanced by a productive orchard, the land offers a wonderful opportunity to embrace country living while preserving its historic significance.

## LOCATION

Llanvaches, set in historic Monmouthshire between Newport and Chepstow, is a sought-after village with a strong community. Surrounded by the expansive Wentwood Forest, it offers excellent outdoor pursuits, while nearby Caerwent provides local amenities.

The area is rich in history, with landmarks such as Penhow Castle, Caldicot Castle, and Tintern Abbey within easy reach, alongside convenient M4 links to Bristol and Cardiff. The property is located on the outskirts of the village surrounded by beautiful countryside and with far reaching views.

## AGENTS NOTE:

We understand that there is a Wayleave Agreement with regards to the Electricity.

Planning restriction dictates that the property cannot be split and sold separately.

The top right-hand side of the field is Cadw listed.

There are trees within the boundary that have Tree Preservation Orders on them.

Oil central heating and private drainage - all utility services are dual to left and right wings.

## Information

Postcode: NP26 3BA

Tenure: Freehold

Tax Band: G & D

Heating: Oil

Drainage: Private

EPC: E



## What Three Words

What3words: helps.tiredness.checked

## The full listing

Form much more information including more photos and location on a map, scan the QR code below to view the full listing on our website:



*scan here for more information*

Property ID: ACP45765



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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