



DIRECTIONS

What3words - duplicate.skirting.driftwood

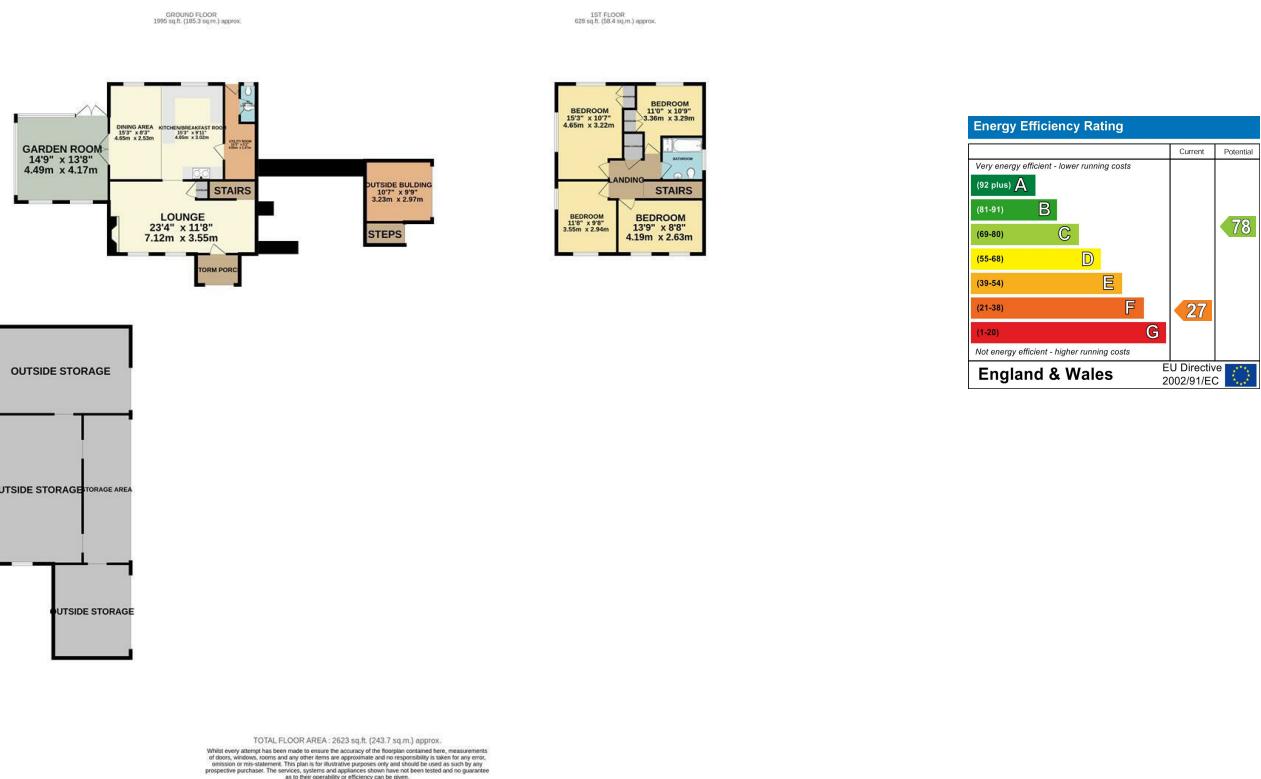
SERVICES

Mains electricity and water. Oil fired central heating. Private drainage.

Council tax band G.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



TY-LLWYD FARM, WATERY LANE, LLANISHEN, MONMOUTHSHIRE, NP16 6QT



£970,000

Sales: 01291 629292
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Occupying a fantastic secluded yet accessible location, at the end of a private sweeping drive, Ty Llwyd comprises a charming, detached country farmhouse enjoying an elevated position affording outstanding panoramic views over the striking valley of Usk. This former farm workers property has been significantly extended and renovated by the current Vendor's to provide deceptively spacious and versatile living accommodation that will no doubt suit a variety of markets and requirements; briefly comprising to the ground floor; an attractive Oak storm porch leading into a generous lounge with feature fireplace, a substantial plan kitchen/ dining room with a useful utility and WC off, concluding the ground floor is the stunning garden room offering uninterrupted views over beautiful rolling countryside. The first floor affords four double bedrooms and the four-piece family bathroom. Ty Llwyd actually benefits from two private driveways, both leading off the main lane and to the property, the gardens and grounds extend to approximately 3.5 acres, providing excellent opportunity for the garden enthusiast, or indeed both equestrian and small-holding potential. The wrap-around gardens are a real joy to wander and the rear terrace provides the perfect spot to dine, entertain and take in the breathtaking Usk Valley views, which really are one of a kind!

Adjacent to the private drive, there are a range of old stone outbuildings which offer prime potential for conversion into either residential units (annexe or holiday letting), or indeed to store machinery/ or keep animals – all subject to the necessary consent. The buildings are set away from the main residence and so would work brilliantly as a self-contained annexe or indeed to provide an income stream by way of holiday letting, given this is the perfect semi-rural location with an abundance of walks on your doorstep. Furthermore, attached to the main property is a historic ruin of a former building, the stone ruins of the property still adjoin the farmhouse with the large stones of the old fireplace in situ, giving scope for further extension. This provides an outstanding opportunity to gain permission to re-build and create either additional contemporary living spaces to the main residence, or alternative uses, depending on requirements.

The property is approached down a long drive off the lane from Llanishen village, which has the benefit of a thriving community with a garage, shop, pub and village hall. The historic town of Monmouth some 7 miles distance, provides a comprehensive range of amenities including a broad range of shops, schools both junior and senior which enjoy excellent reputations and a wide range of leisure and sporting facilities. Chepstow is approximately 6 miles to the South, also offering excellent facilities, including junior and senior schools, leisure and sporting facilities including Chepstow Racecourse and St Pierre Golf & Country Club. The property allows easy access to the larger road network, M4 and M5, which makes Bristol, Cardiff and Birmingham within comfortable commuting distance.



GARDENS AND GROUNDS

The property is approached via a long private driveway, passing the cottage to an extensive turning area offering parking for a number of vehicles. The farmhouse offers attractive mature grounds of approximately 3.5 acres with lawned areas and enclosed paddock leading to a brook, a good variety of mature trees, maturing shrubs and plants. The property also benefits from a second private driveway off the lane with second paddock adjacent, making this ideal to split up and utilise as an equestrian facility or small holding. There are a range of old stone barns that offer excellent potential for conversion, coupled with this are the ruins of an old stone building attached to the main farmhouse, which again, offers fantastic potential to restore and offer further versatile accommodation.

SERVICES

Mains water and electricity. Private drainage to a septic tank. Bonded oil tank providing oil fired central heating.



BEDROOM 4**3.56m x 2.74m'2.44m (11'8 x 9'8)**

A double bedroom enjoying a dual aspect with a window to the front enjoying superb countryside views and a window to the side with further views.

FAMILY BATHROOM

Comprising a four-piece suite to include panelled bath with handheld shower attachment and tile surround, walk-in shower cubicle with electric shower unit and tile surround, low level WC and pedestal wash hand basin. Frosted window to side elevation.

**GROUND FLOOR****STORM PORCH**

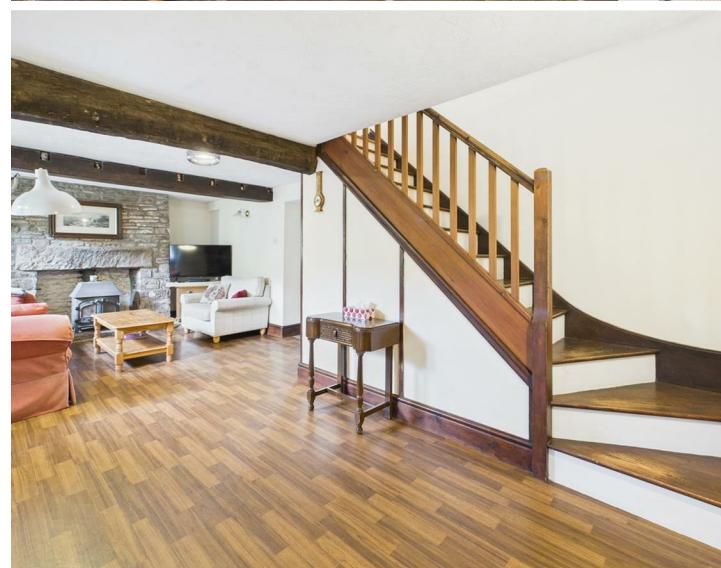
Beautiful Oak porch leads to: -

LOUNGE**7.11m x 3.56m (23'4 x 11'8)**

Forming the original part of the cottage and enjoying exposed beams. Two windows to the front elevation. A feature exposed stone fireplace with freestanding wood burner. Stairs to first floor with useful under stairs storage cupboard.

OPEN PLAN KITCHEN/DINING ROOM**4.65m x 5.50m maximum (15'3" x 18'0" maximum)**

A superb open plan contemporary space, perfect for dining and entertaining. Kitchen area comprising fitted wall and base units with ample wood effect laminate worktops and tile splashback. Inset one and a half bowl and drainer stainless steel sink unit. Feature ESSE with exposed bricks around and integrated electric four ring hob with extractor hood over and oven/grill below. Two windows to the side elevation overlooking the wrap-around gardens. Tiled floor. Open plan to dining area with feature flagstone flooring. Window to the rear providing an ideal space to dine and enjoy uninterrupted views for miles across surrounding countryside.



UTILITY/STORE ROOM**4.65m x 1.57m (15'3 x 5'2)**

Providing space for freezer and white goods. Stable door leads out to the rear garden.

CLOAKROOM/WC

Comprising wall-mounted wash hand basin and low level WC. Tiled floor. Frosted window to the rear elevation.

GARDEN ROOM**4.50m x 4.17m (14'9 x 13'8)**

Feature double doors from the dining area lead to a very well proportioned beautiful sun room offering fantastic versatile use. Full height glass to the rear making full use of the outstanding views. There are also three windows to the side elevation and French doors leading out to the rear garden. Feature exposed stone wall to one side. Tiled floor.

**FIRST FLOOR STAIRS AND LANDING**

The landing area provides direct access to all first floor rooms. Built-in airing cupboard with inset shelving. Loft access.

PRINCIPAL BEDROOM**4.65m x 3.23m (15'3 x 10'7)**

A very generous dual aspect bedroom suite, enjoying a window to the side overlooking the gardens and a window to the rear elevation with outstanding panoramic views across surrounding countryside. Built-in fitted wardrobe. Loft access.

BEDROOM 2**3.35m x 3.28m (11'0 x 10'9)**

A further good sized double bedroom with fitted wardrobe. Window to the rear elevation.

BEDROOM 3**4.19m x 2.64m (13'9 x 8'8)**

A good size double bedroom with two windows to the front elevation.

