



BERLLAN FEDW FARM

LLANDENNY WALKS | USK | MONMOUTHSHIRE



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BERLLAN FEDW FARM IS A SUPERB, RURAL PROPERTY PACKAGE TUCKED AWAY IN A BEAUTIFUL CORNER OF THE WELSH COUNTRYSIDE. THE SMALLHOLDING CONSISTS OF A RENOVATED, DETACHED FARMHOUSE WITH OUTSTANDING, FAR REACHING VIEWS OF THE COUNTRYSIDE, AMERICAN BARN WITH 7 STABLES, 2 TACK ROOMS, KITCHEN AND W.C IN ADDITION TO AN OUTDOOR ARENA, GARAGE, A FURTHER 2 STABLES AND A STEEL FRAMED BARN ALL SITUATED IN APPROXIMATELY 6.718 ACRES OF LAND, GARDENS AND YARD AREA. THE FARMHOUSE ALSO BENEFITS FROM HAVING PLANNING PERMISSION GRANTED TO REPLACE THE EXISTING CONSERVATORY WITH A NEW SINGLE STOREY EXTENSION.

- Renovated three bedroom detached farmhouse •
- American barn with 7 stables, 2 tack rooms, kitchen and w.c •
- Steel framed barn, garage, 2 further stables and a 60m x 20m outdoor arena •
- Land, gardens and yard extending in total to 6.718 acres •
- Gated driveway with off-road parking for multiple vehicles •
- Planning permission granted to replace the existing conservatory with a new single storey extension •
- Surrounded by open countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

DISTANCES FROM BERLLAN FEDW FARM

Usk 2.8 miles • Raglan 3.9 miles • Monmouth 11.2 miles
Abergavenny 12.9 miles • Chepstow 13.7 miles • Cardiff 29.2 miles
Bristol 37.4 miles • London 144.1 miles
Abergavenny Train Station 11.9 miles • Chepstow Train Station 14 miles
Bristol Parkway Station 32.6 miles
Cardiff Airport 42.2 miles • Bristol Airport 42.4 miles
Birmingham Airport 88.1 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Berllan Fedw Farm is situated in a superb location benefitting from good connections to the main road network with the historic town of Usk being just 2 miles away, the popular border town of Monmouth being just over 11 miles away and Chepstow and the Severn Bridge being approximately 13 miles away.

Usk town centre offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgery and vets. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk.

Raglan offers a number of local amenities, including a Tesco Express, butchers, doctors surgery, pharmacy, post office, public houses including the highly regarded Beaufort pub, hotel and restaurant and The Ship Inn. Raglan also boasts a primary school and private nursery.

Monmouth boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and the recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within the region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



THE PROPERTY

Berllan Fedw Farm is a wonderful farmhouse with much character and charm. The property has been recently renovated by the current owners and is ready to simply move in, unpack and enjoy. There is however still scope for improvement and planning permission has been granted to replace the current conservatory with a single storey extension spanning the length of the property.

Step through the front porch and into the entrance hall which is very spacious and is utilised as a dining room. It has dual aspect sash windows allowing light to flood in, an alcove and parquet flooring that continues through to the sitting room.

The sitting room has sash windows overlooking the stable block at the front of the property and a woodburning stove which sits on a stone hearth with a wooden mantle over. From the sitting room doors open into a conservatory which is of uPVC construction with a polycarbonate roof. French doors open out to an al-fresco dining area. The far reaching views towards Wentwood, Devauden and Trellech from the conservatory are simply stunning.

Between the entrance hall and the kitchen is an inner hallway. Doors from here lead to a cloakroom and boot room. The boot room has an exposed stone wall, a window to the rear and a door to the garden.

The kitchen has an original feature fireplace which is the perfect spot for the range cooker. There are a range of fitted base units with work top above, space for a dishwasher and fridge freezer and a sink beautifully positioned under the window with a view over the garden and land beyond. A door opens into the pantry / utility room which has plenty of space for white goods and houses the boiler.

From the entrance hall / dining room stairs lead to the first floor landing. The landing has two windows that let light flood the space. There are three double bedrooms on the first floor, each one having a delightful outlook over the land surrounding the property. The principal bedroom is extremely spacious and has dual aspect views over the front and rear aspects.

The modern family bathroom completes the property with a separate shower and freestanding bath in addition to the w.c and sink.

OUTSIDE

Berllan Fedw Farm is located at the end of a track owned by the property. The two neighbouring properties have a right of access over the track.

A gate opens into an off-road parking area for many vehicles. A garage and stable block are situated within this area which could offer potential to be converted into a holiday let or annexe subject to gaining any necessary planning consents.

A door at the rear of the garage opens onto steps leading down to a steel framed barn with power, water and lighting. To the rear of the barn there are sheep pens in place and a further off road parking area for larger vehicles and trailers.

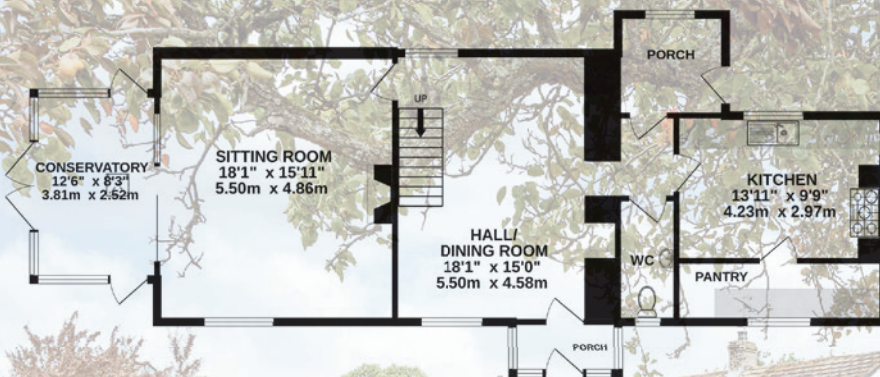
Opposite the steel framed barn is an American barn with ventilation panels in the roof housing 7 stables, two tack rooms, a kitchen and a w.c. Above the tack rooms is a mezzanine area currently used for storage. The stables are located conveniently close to the 60 x 20 metre outdoor arena.

The farmhouse has pleasant gardens and grounds surrounding the main house with seating areas ideal for al fresco dining during the summer months. A patio area is located directly outside the conservatory. Superb, far reaching views can be appreciated from the gardens and land.

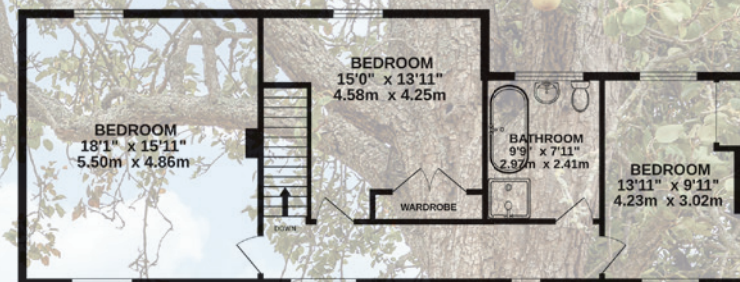
The total plot at Berllan Fedw Farm amounts to approximately 6.718 acres and is divided into several paddocks. A public footpath is located within the boundary of one of the paddocks.



GROUND FLOOR
946 sq.ft. (87.8 sq.m.) approx.

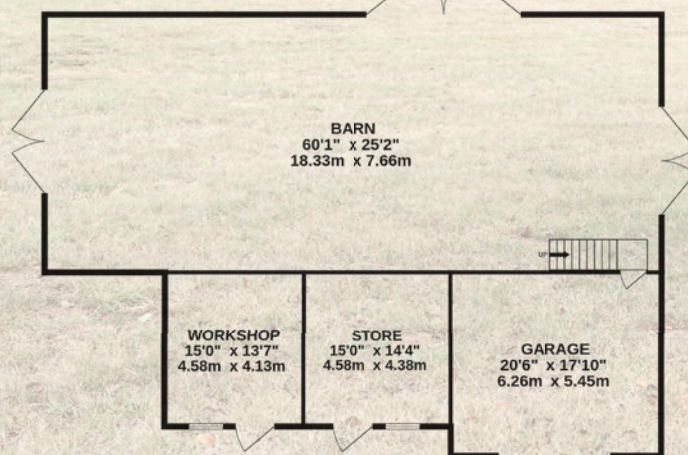


1ST FLOOR
801 sq.ft. (74.4 sq.m.) approx.



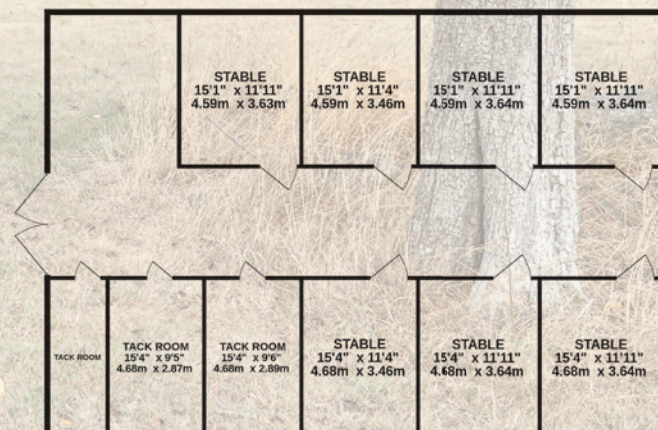
BERLLAN FEDW FARM, THE WALKS, LLANDENNY, USK, NP15 1DR

TOTAL FLOOR AREA : 1746 sq.ft. (162.2 sq.m.) approx.



BERLLAN FEDW FARM, OUTBUILDINGS, LLANDENNY, USK, NP15 1DR

TOTAL FLOOR AREA : 4775 sq.ft. (443.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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KEY INFORMATION

Agents Note: There is a public footpath within the boundaries of Berllan Fedw Farm.

Services: Mains electricity and water, oil fired central heating and private drainage.

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: H

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From the raglan roundabout take the exit signposted Gwehelog and Usk. Continue on this road until you reach the blue sign for Cold Harbour on the right. Directly opposite the sign turn left around a hairpin bend and continue until you reach the crossroads. At the crossroads turn right passing a post box and the Raglan C.C Notice Board. The property can be found after a short distance on the left.

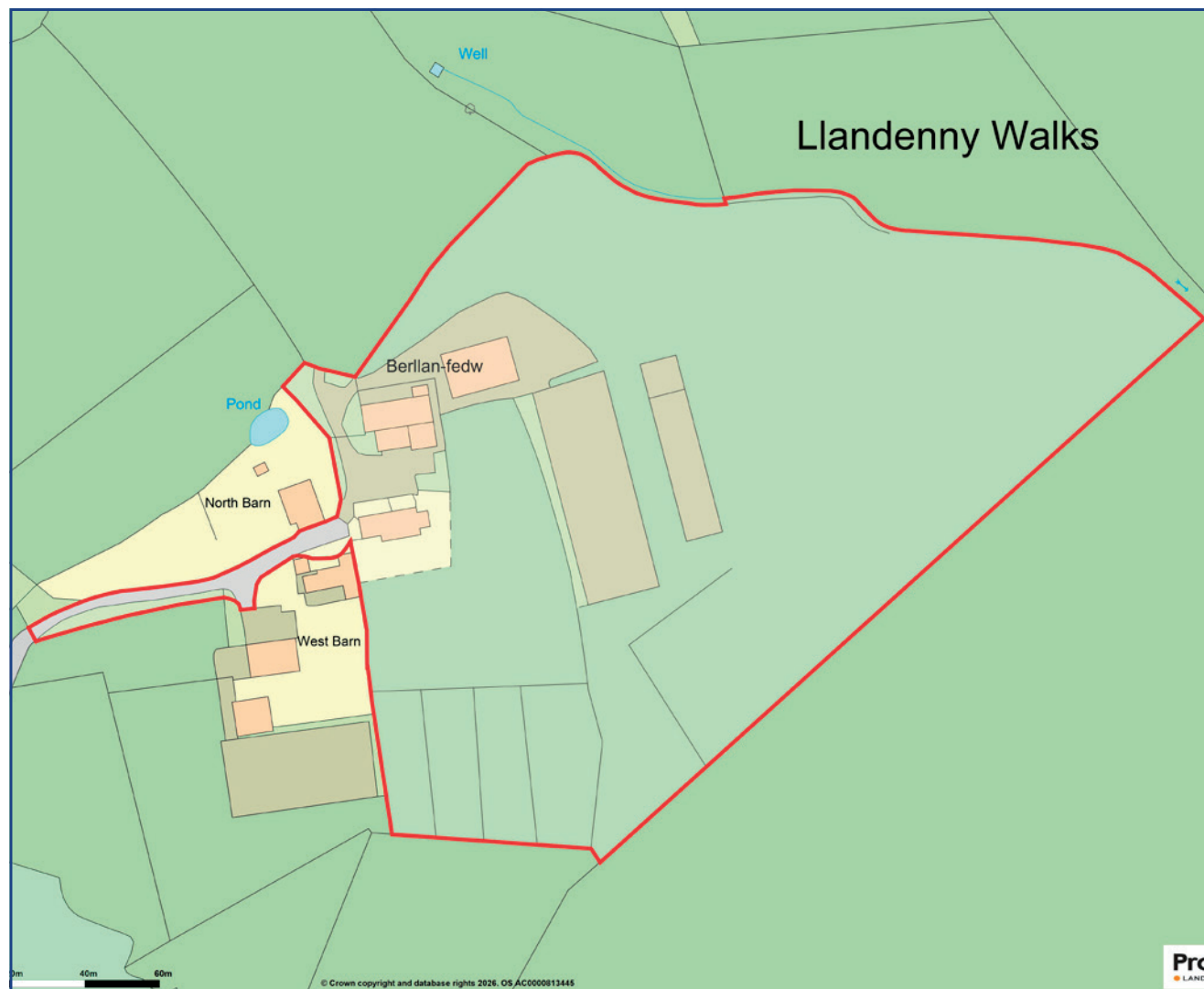
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WHAT3WORDS



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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