

Summary  
Particulars



## Little Hill Farm Llangybi, Usk Monmouthshire, NP15 1NN

A beautiful smallholding / equestrian property situated in an excellent location & position within the stunning Usk Valley between Usk & Newport

- Traditional three bedroom farmhouse
- Self-contained one bedroom cottage
- Stone barns with potential for conversion (STP)
- Modern general purpose buildings
- Ring fenced block of paddocks, grazing pasture land & parcel of woodland
- Approximately 32.53 Acres (13.16 Hectares)



# Little Hill Farm

Llangybi, Usk, Monmouthshire, NP15 1NN

Little Hill Farm offers a splendid rural property with traditional farmhouse, adjoining self-contained one bedroom cottage, several traditional stone barns with potential for alternative uses (subject to obtaining the relevant consents), good range of general purpose buildings, timber stable building which is all contained within a compact ring fenced block of pasture land with an attractive woodland known as Little Hill Wood. In all Little Hill Farm extends to 32.53 acres (13.16 hectares).

The property enjoys an excellent situation in a private elevated position with far reaching views across the Usk Valley. Little Hill Farm is easily accessible to the main Usk / Caerleon Road which directly connects to principal south-east road networks at Usk and Newport.

Llangybi - 1.0 mile • Usk - 2.0 miles • Newport - 9.0 miles

- Excellent location and elevated private position with stunning views
- Three bedroom traditional farmhouse in need of some modernisation and updating
- Self-contained One bedroom Cottage
- Extensive range of traditional and modern general purpose outbuildings
- Timber stable buildings with five loose boxes
- Little Hill Wood offering amenity and conservation interests
- In all approximately 32.5 acres
- EPC Ratings: Farmhouse - E; Little Hill Cottage - D

## Location & Situation

Little Hill Farm is located within stunning Lower Usk Valley countryside. The property is situated in an elevated and private position and is not overlooked by any neighbouring properties, benefitting from stunning views across the Usk Valley. The farm is accessed direct from the Council lane connecting to the main Usk to Caerleon Road just outside of the attractive village of Llangybi.

## Summary Description

The property comprises of a traditional three bedroom farmhouse in need of some modernisation and refurbishment. The accommodation comprises a utility room, kitchen, dining room, sitting room, full width conservatory room opening into rear garden and first floor

accommodation comprising of two double bedrooms, a single bedroom and bathroom.

Little Hill Cottage is a self-contained two storey annex attached to the farmhouse comprising of kitchen / dining room, living room, conservatory and first floor accommodation of large bedroom with shower room.

A good sized lawn garden surrounds the farmhouse. To the west of the farmhouse is an extensive collection of modern general purpose livestock and fodder buildings, along with a traditional stone granary barn and coach house stone barn.

Useful timber stabling with three loose boxes and tack / fodder storage, and a further building with two loose boxes, are situated opposite the main outbuildings. There is also a further collection of field shelters and fodder stores in the immediate orchard area and paddocks.

The land is all contained around Little Hill Farmhouse and buildings in a compact ring fenced block with some good level grazing paddocks alongside the entrance drive and a number of permanent pasture grazing fields. Little Hill Wood offers excellent conservation / amenity appeal and useful source of firewood.

## Services

Electricity is connected to the farmhouse and cottage. Water is via a mains supply with a private water supply also serving the land. Foul drainage to septic tank. Telephone and Broadband are connected.

## Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and any private or public rights of way which currently exist, whether they are specifically referred to in these particulars or not.

## Viewings

Strictly by appointment with the sole selling agents: Powells 01600 714140. Detailed directions will be provided.



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