



## New House Farm Llangwm, Usk Monmouthshire, NP15 1HJ

A charming Farmhouse with potential for improvement situated in an excellent location & position within the stunning Usk Valley

- Traditional five bedroom farmhouse • Desirable private location •
- Stunning views across the Usk Valley • Modern constructed steel barn and further outbuildings •
- Attractive and substantial stone barn with planning for 3/4 bed dwelling •
- Approximately 7 Acres (Possibility of further land subject to negotiation) •



# New House Farm

Llangwm, Usk, Monmouthshire, NP15 1HJ

New House Farm offers an opportunity to acquire a traditional farmhouse in need of some modernisation in a desirable location between the towns of Usk and Chepstow. The property comprises of the three storey house, an attractive and substantial stone barn with planning to convert into a separate residential dwelling, several other concrete block storage buildings and a modern construction steel barn; all enclosed by approximately 7 acres of pastureland (Possibility of further acreage by separate negotiation with the selling agent).

The Farmhouse is situated in a private elevated position with views out across the Usk Valley and towards the Black Mountains, however is still easily accessible to the towns of Usk and Chepstow, along with larger centres via the M48 AND A449.

Llangwm - 1.4 mi • Usk - 5.0 mi • Chepstow - 8.0 mi

- Accessible location and elevated private position with stunning views across surrounding countryside
- Five bedroom traditional farmhouse in need of some modernisation and refurbishment
- Substantial and attractive stone barn with planning for 3/4 bed dwelling
- Further concrete block storage buildings and five bay modern construction steel barn
- In all approximately 7 acres
- Further land a possibility by separate negotiation with the selling agent
- EPC Rating: G

## Location & Situation

Access to the property is via a short private drive off Dyffryn Lane which connects the property to the B4235, which in turn provides access to the towns of Usk and Chepstow. The property enjoys a private and elevated situation.

## Summary Description

The property comprises of a three storey five bedroom farmhouse in need of some modernisation and improvement. The ground floor accommodation includes a kitchen, utility room, separate WC, dining room, living room and cider house. To the first floor there are three bedrooms and a bathroom and to the third floor two further attic bedrooms.

There are garden areas to the side and rear aspects of the farmhouse. To the front of the farmhouse there is an attractive and substantial stone barn that has planning for a 3/4 bed dwelling and to the side aspect there are further concrete block storage buildings. Surrounding the farmhouse and barn are approximately 7 acres of pastureland that require some agricultural improvement. As you approach the farmhouse via the private track from Dyffryn Lane there is also a modern built steel barn to be found on the left.

## Services

Electricity is connected to the farmhouse. Water is via a private supply. Foul drainage to septic tank. Telephone and Broadband are connected to farmhouse.

## 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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