



POPLARS FARMHOUSE

POPLARS FARM | GWEHELOG | USK | MONMOUTHSHIRE



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POPLARS FARMHOUSE IS A CHARMING DETACHED COUNTRY RESIDENCE COMPRISING OF 4 BEDROOMS, TWO RECEPTION ROOMS AND TWO BATHROOMS. THE PROPERTY PACKAGE OFFERS VERSATILE ACCOMMODATION BOASTING A TRIPLE GARAGE WITH ANNEXE ABOVE. THE ANNEXE IS USED FOR ANCILLARY ACCOMODATION TO THE MAIN RESIDENCE. POPLARS FARMHOUSE HAS BEEN CAREFULLY RENOVATED AND MAINTAINED OVER THE YEARS AND IS BEAUTIFULLY PRESENTED THROUGHOUT.

- Charming, characterful detached four bedroom family home •
- Open plan kitchen / diner with French doors leading out to the patio •
 - Four bedrooms, two bathrooms and two reception rooms •
 - Principal bedroom recently updated •
 - Lawned front and rear gardens amounting to just over 1 acre •
 - Private driveway and triple garage with annexe above known as 'The Annexe' •
 - Sloping paddock with two large agricultural sheds •
 - Total acreage 6.2 acres •
 - Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Cardiff / Bristol and London •

DISTANCES FROM POPLARS FARMHOUSE

Usk 2.3 miles • Raglan 4.0 miles • Monmouth 11.3 miles
Abergavenny 13.0 miles • Newport 15.6 miles • Cardiff 27.1 miles
Hereford 31.8 miles • Bristol 36.9 miles • London 146.7 miles
Newport Train Station 16.3 miles • Abergavenny Train Station 11.7 miles
Bristol Parkway Station 32.2 miles

Bristol Airport 42.9 miles • Birmingham Airport 89.4 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

Poplars Farmhouse is located just over 2 miles from the picturesque town of Usk, renowned for its floral displays and a regular winner of Wales in Bloom. Usk is located in the heart of the beautiful Monmouthshire countryside but conveniently situated only 10 miles from the M4.

The streets of Usk are steeped in history with many charming old buildings, a wonderful romantic ruined castle and a Town Trail which includes 28 sites of historic interest, each with a Blue Plaque.

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.

In the opposite direction, Raglan is just over 3 miles away from Poplars Farmhouse. 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, located just 11 miles from Usk boasts excellent schools including Haberdashers School Monmouth, Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

An abundance of tourism and recreational activities exist within Monmouth and the wider 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

Poplars Farmhouse is a charming, country detached family home.

Step through the door into a spacious hallway with various doors leading off. The kitchen is an extremely bright and airy room, with a triple aspect view towards the land and gardens. The kitchen benefits from an integral oven, grill, microwave, induction hob, extractor, dishwasher and wine cooler. There is also space for a free-standing American style fridge freezer. French doors lead out on to the patio, a convenient area for entertaining guests during the summer evenings. The kitchen / diner allows plenty of space for a large family dining table and chairs.

The living room is a spacious room with a dual aspect view to the front and side gardens. A woodburning stove is an attractive focal point in the room. A door from the living room leads in to a second reception room which is currently utilised as a study.

A downstairs cloakroom with w.c. and a laundry room completes the ground floor accommodation.

Upstairs, there are four bedrooms and a family bathroom. All of the bedrooms have been recently redecorated including new flooring.



The principal bedroom is an extremely light and airy room with Velux windows allowing direct sunlight to flood throughout the room. Bedrooms 2 and 3 are both double bedrooms, with views to the front aspect.

Bedroom 4 is currently dressed as a children's bedroom and boasts an en-suite shower room, with shower cubicle, w.c and wash hand basin. The bedroom benefits from useful fitted wardrobes.

The family bathroom includes a bath with shower above, w.c., and and pedestal wash hand basin.

THE ANNEXE

The current vendors have renovated and converted an existing outbuilding into a detached triple garage with a one bedroom annexe. The Annexe is not permitted to be occupied other than for the purposes ancillary to the residential use of the existing dwelling.

Step in to the living space which is open plan to the kitchen. The kitchen comprises of white gloss wall and base units with integral oven, hob, extractor and fridge. From the kitchen stairs lead down to the bedroom and shower room with w.c.

Please note there is limited head height in the annexe.

OUTSIDE

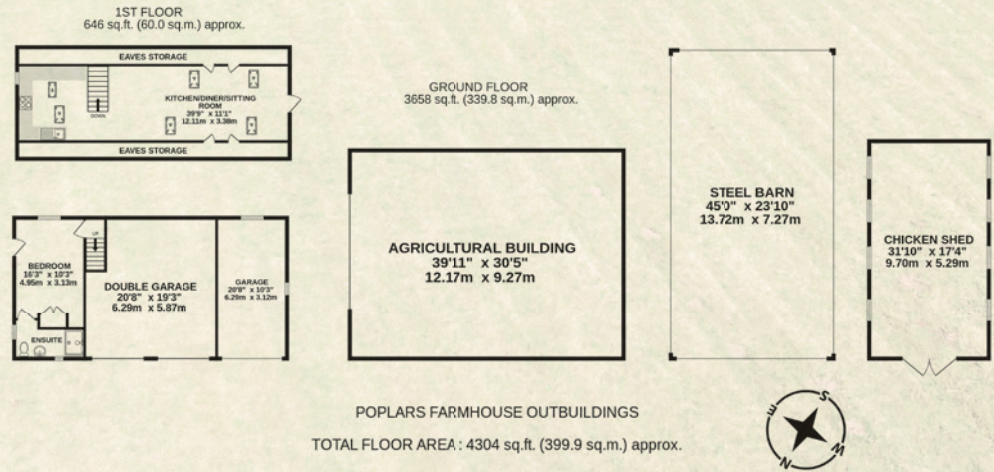
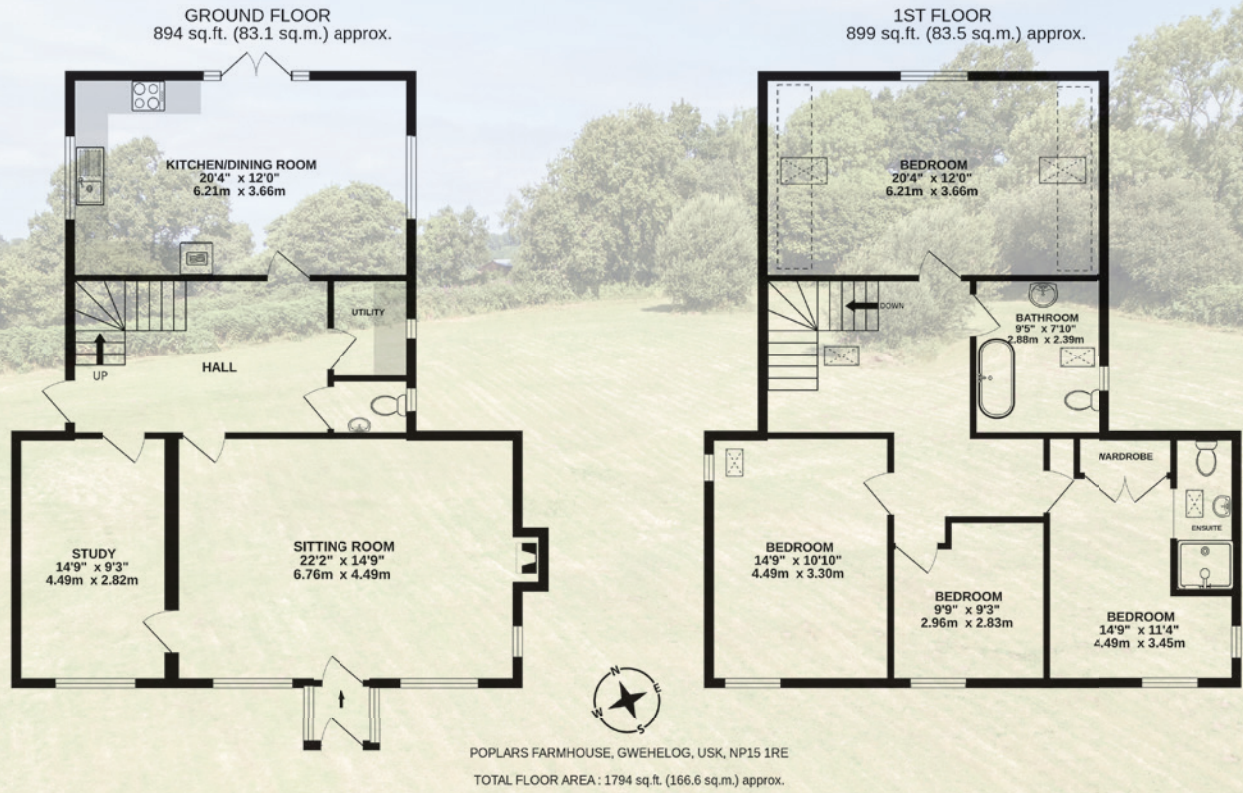
Poplars Farmhouse sits proudly amongst circa of 1 acre of well established lawned gardens, mature trees and hedging.

There is a patio area perfect for al-fresco dining during the summer months. There is also a Hot Tub which is available by separate negotiation.

In the garden of Poplars Farmhouse is a redundant chicken shed, in need of some attention. This could be a useful space for storage.

There are two large steel framed outbuildings at Poplars Farmhouse. One being secure, with a roller door, measuring 12.17m x 9.27m. The other being open sided, with just one side enclosed, measuring 13.72m x 7.27m. Both offer fantastic potential for a wide range of uses.





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. Made with Metropix ©2025.

KEY INFORMATION

Services: Mains electricity, water, private drainage (septic tank) and oil fired central heating.

Agents Note: The initial part of the driveway crosses a public bridal path. There is a Right of Way in place.

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: E.

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: Proceed out of Usk on Monmouth Road for roughly 2 miles. Turn left at Gwehelog Village Hall (Green building) and follow this road for roughly half a mile. At the bottom of the hill, bear right, and proceed up the track until reaching the property entrance. Poplars Farmhouse will be situated on the left handside of the complex.

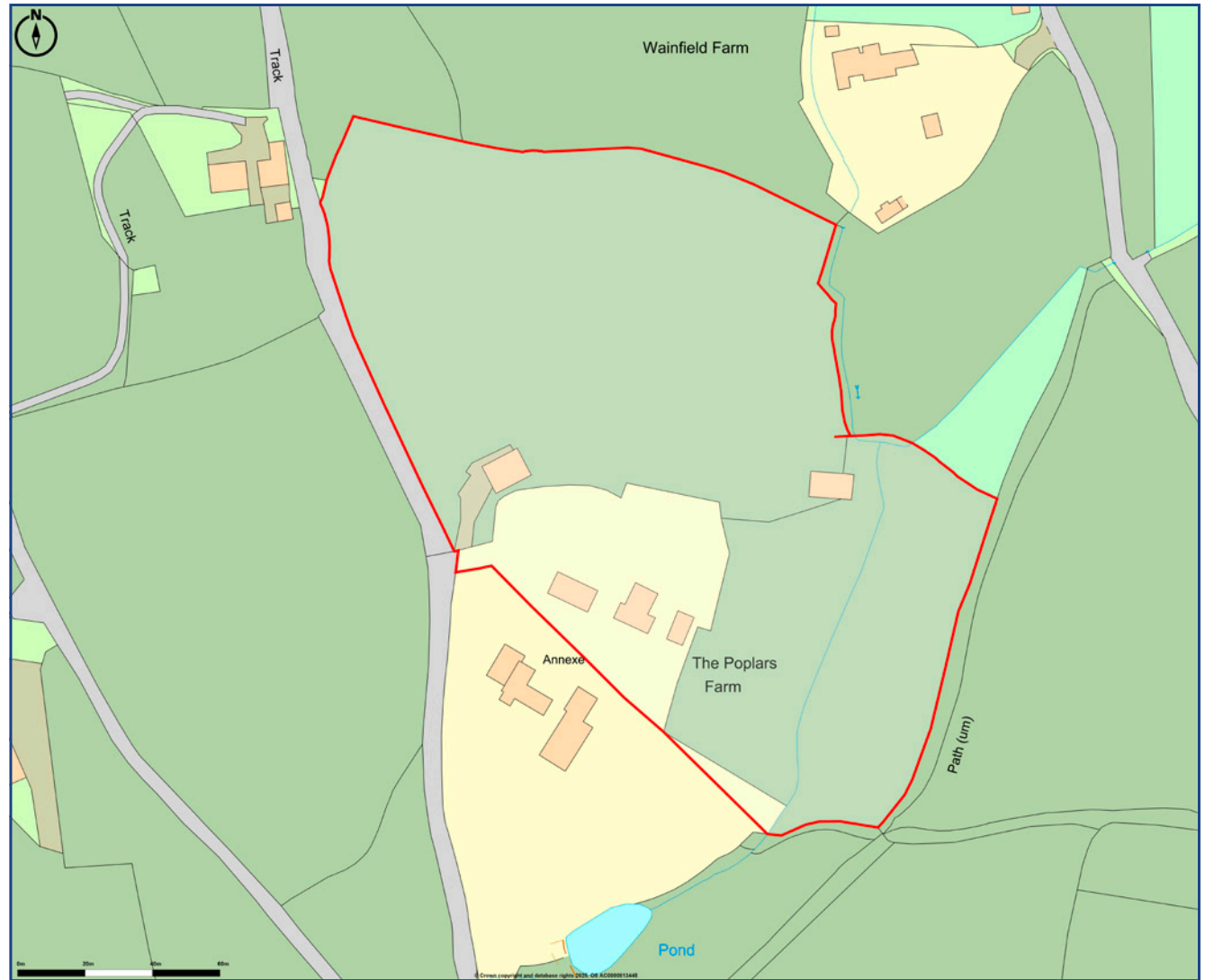
Postcode: NP15 1RE.

WHAT 3 WORDS



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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