



## Pencarreg House

Llangybi, Usk,  
Monmouthshire, NP15 1NN

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# Pencarreg House

Asking price **£925,000**

A beautiful five bedroom detached, grade 2 listed, period country home with mature garden plot enjoy and far reaching views, less than 2 miles from Usk.

Detached grade 2 listed country home.

Character filled accommodation throughout

Mature landscaped gardens including outdoor heated swimming pool

Outstanding panoramic far reaching country views

Two reception rooms, country kitchen/breakfast room utility room and cloakroom

Five bedrooms (four are generous double bedrooms) ensuite bathroom and family bathroom.

Detached double garage, double carport, workshop/storeroom

Less than 2 miles from Usk, Listed best place to live in Wales, in the Sunday Times list for 2021

Junction 24 of M4 8.5 miles; Monmouth 14 miles; Cardiff 29 miles; Bristol 37 miles

Vacant possession and no ongoing chain





Pencarreg House is a beautiful five bedroom detached Grade II listed country home, situated less than 2 miles from Usk. The impressive property sits in an elevated, mature garden plot, enjoying far reaching panoramic views. The house has been lovingly maintained to the highest of standards and boasts a wealth of original character features including, inglenook fireplace, deep-set windows with stone surrounds and exposed ceiling beams and lintels. It offers light and airy accommodation with most living rooms and bedrooms being dual or triple aspect.

The accommodation briefly comprises of a pitched roof entrance porch with windows to three aspects and quarry tile flooring. A part glazed door leads into the entrance hall (18'1" x 5'1"). The hallway has exposed stone and brick display recesses and is flanked by the two reception rooms. The impressive lounge (19'4" x 17'9") is a triple aspect room with French doors leading to the front terrace and

garden. The room boasts a large inglenook fireplace with vast mantle lintel over and houses a wood burning stove. To the side is a flagstone laid spiral staircase giving secondary access to the first floor. The family room/study (14'4" x 17'9") is a dual aspect room including two windows to side flanking a feature fireplace. The room has exposed wood floors. The inner hallway (9'5" x 12'6" max) has a side entrance plus flagstone floor and stairs to the first floor. The country kitchen/breakfast room (16'2" x 20'11") is dual aspect and has French doors to rear. It offers an extensive range of bespoke base and wall mounted units, an electric four oven Aga range cooker, integrated dishwasher and space and plumbing for further white goods. Polished flagstone floors continues into a rear hall. The hall has access to side and is flanked by the utility room (12' x 9'4") and a cloakroom. The utility room with window to rear has a range of base and wall units. Space and plumbing for white goods and houses the oil fired central

heating boiler. The cloakroom has a two-piece suite with half tiling to walls.

The first floor split level galleried landing, has a window to side enjoying far reaching views. Four generous double bedrooms are all dual aspect and benefit from bespoke wardrobe cupboards, bedroom five (12'2" x 5'6") is a single bedroom with window to front. Bedroom one (10'7" x 16'2") benefits from a spacious en-suite bathroom (8'2" x 10') with a white five piece suite, including double ended bath and enclosed shower cubicle. Bedrooms two (15'4" x 13'9" widening to 18') and three (13'4" x 17'7") both have high vaulted ceilings with exposed beams. Bedroom three has access to a landing and via the spiral staircase to the lounge below. It also has Jack 'n' Jill access to the family bathroom which has a four piece suite, including a freestanding roll top bath and enclosed shower cubicle.

Outside: The property is accessed via a shared private driveway. Electric gate leads into the enclosed mature gardens. The grounds offer ample parking, a modern detached double garage/workshop (19'9" x 19'8"), and a stone built double carport with adjacent workshop/storeroom (25'5" x 13'6"). The front garden, which enjoys far reaching views, has a large brick pavia terrace, extending from the house onto the lawned garden.

A recently refurbished and upgraded outdoor heated swimming pool (15' x 29'10"), with new air source heat pump, is bordered by a patio area and picket fencing. To the side and rear are further lawned gardens, which enjoy the sun throughout the day with have an abundance of mature shrubs and trees.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Directions

From Junction 24 of the M4 (The Coldra), Travel north along the A449. Take the first exit signposted Usk, Travel into and through the town. After passing over the river turn left signposted Llangibby. Proceed along this road without deviation, for approximately 1.8 miles where Pencarreg House is located on the right hand side.

## Tenure

Freehold

## Services

Mains electricity, water, oil central heating, private drainage  
Council Tax Band I  
EPC Rating E

## Energy performance certificate (EPC)



### Property type

Detached house

### Total floor area

285 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions: <https://www.gov.uk/government/documents/letting-renting-property-energy-efficiency-regulations>

### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)

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Herbert R Thomas

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