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Pencarreg View
Llangybi, Usk,
Monmouthshire, NP15 1NN

Pencarreg View

Guide Price £825,000

A rare opportunity to purchase a detached three bedroom property set in grounds of approximately 7 acres, enjoying far reaching views across the Usk Valley and benefiting from a range of outbuildings.

Modern three double bedroom, detached house

Grounds totaling approximately 7 acres, including: gardens, paddocks and yard area

A range of outbuildings including large portal building

Elevated position enjoying far reaching views across the Usk Valley

Less than 2 miles from Usk Town Centre. Ideal opportunity for horse enthusiasts

2 generous sized paddocks

Large open plan kitchen/breakfast/living/dining room, utility room/rear hallway

Three double bedrooms all with en-suite facilities

Approved planning for erection of 45' x 20' portable building





Pencarreg view offers a rare opportunity to acquire a detached three double bedroom property in grounds totaling approximately 7 acres including gardens, Paddocks and outbuildings. The property sits in an enviable position enjoying far-reaching views across the Usk Valley and less than 2 miles west of Usk Town Centre. The property has excellent commuting options via the A449 and M4.

The property has recently been extended and refurbished and offers spacious contemporary living finished to a high standard throughout. It offers accommodation comprising an open plan kitchen/dining/living room. This light and airy space is triple aspect and has a high vaulted ceilings in the kitchen area. The kitchen offers a fitted range of navy coloured, base and larder units with complementing light marble worksurfaces and splashback. Integrated appliances include dishwasher and

fridge/freezer with space for a range cooker and wine fridge. Off the kitchen is a shelved pantry cupboard housing a gas-fired central heating boiler and space for a washing machine. The kitchen has large limestone tiled floors with underfloor heating which continues into a rear hall/utility room which has a door to rear and a fitted range of base and wall mounted units. The Open plan lounge/dining room could be subdivided if required. It enjoys access and views to the front garden and houses a contemporary wood burning stove set on a glazed hearth and has engineered oak wooden floors.

The property offers three comfortable double bedrooms all benefiting from en-suite facilities. Bedroom one has limestone tiled floors throughout and a vaulted ceiling with mezzanine storage area plus en-suite bathroom. Bedrooms two and three

both benefit from en-suite shower rooms. Bedroom two also has a walk-in wardrobe/airing cupboard plus a loft inspection point.

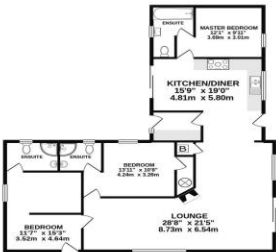
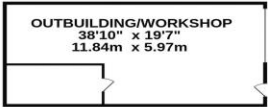
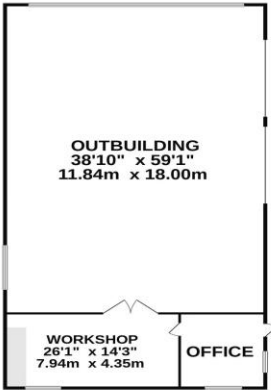
The property boasts grounds totaling approximately 7 acres. This comprises of three well-maintained paddocks boarded by mature hedge row plus stock proof and ranch style fencing. A sweeping driveway runs along the paddocks through the yard area to the rear of the property, where there is ample off-road parking and a rear paved courtyard. See lawned garden is laid to the front of the property enjoying the far reaching views.

There are a range of outbuildings including a large modern 75' x 40' portal building. This building lends itself to a number of uses and could be adapted to create an American-style stable building. It is currently used for storage with one section being used as a home office. Planning permission has been granted for an additional 45' x 20' portal building. There is a detached garage/workshop plus hen houses.

A viewing is highly recommended to appreciate everything this unique property has to offer.

N.B - Public footpath runs through grounds.

GROUND FLOOR
4879 sq.ft. (453.3 sq.m.) approx.



TOTAL FLOOR AREA : 4879 sq.ft. (453.3 sq.m.) approx.
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 View is located on the right hand side.

Tenure

Freehold

Services

Mains water, electricity, private drainage and gas central heating
Council Tax Band
EPC Rating

Viewing strictly by appointment through
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



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