



Sor Mill Farm  
Usk Road | Caerleon | Monmouthshire | NP18 1LP

FINE & COUNTRY







# Step inside

## Sor Mill Farm

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Located just off Usk Road and within easy reach of Caerleon town centre is this beautifully renovated and presented five bedroomed detached farmhouse with the added bonus of a three acre paddock nearby. This magnificent home which is attractively decorated throughout offers spacious family sized accommodation comprising morning room, study, sitting room with original stone fireplace, farmhouse kitchen/breakfast room, cloakroom, utility room, two en-suite bedrooms and a further three double bedrooms and a family bathroom. The home has double glazing throughout, oil fired central heating and mains pressure water system. This spacious property in a sought after location.

Whilst in an idyllic rural location Sor Mill Farm is only a short drive from the small towns of Caerleon and Usk and offers great road links to Newport (just five miles away), the M4 and other cities including Cardiff and Bristol. Caerleon itself is recognised for it's historically important Roman Fortress and Baths which makes it popular with tourists. Today it is home to numerous small businesses, many of which are near the small common at it's centre. The area offers excellent primary and secondary schools, good health care facilities and numerous pubs and restaurants.

Double glazed French doors with side panels to:-

### MORNING ROOM

8.10m x 3.98m (26'7" x 13'1")

Ceramic tiled flooring. Two radiators. Stairs to first floor with understairs store cupboard. Feature recess to one wall. Ceiling downlighters. Oak door to:-

### STUDY

3.98m x 2.90m (13'1" x 9'6")

Fitted carpet. Side and front facing double glazed windows. Radiator. Fitted high quality solid oak desk with drawer units and shelving from 'Quails'.

Access off MORNING ROOM to:-

### INNER LOBBY

With ceramic tiled floor. Door to:-

### CLOAKROOM

Wash hand basin with vanity unit and mixer tap, wc. Ceramic tiled floor. Double glazed frosted glass window.

### UTILITY ROOM

Ceramic tiled flooring. Fitted with white shaker style wall and base units with wood effect roll edge work surfaces. Stainless steel sink unit. With mixer tap. Plumbing for automatic washing machine. Space for a tumble dryer. Oil fired boiler. Radiator. Rear facing double glazed window. Side facing double glazed door.



### SITTING ROOM

7.33m x 4.53m (24'1" x 14'10")

A beautiful main reception room with oak flooring. Three front facing recessed double glazed windows. Side facing double glazed door. Two radiators. Imposing original stone fireplace and chimney breast with stone hearth. Inset log burner and original recess for a bread oven. Oak door adjoins:

### KITCHEN / BREAKFAST ROOM

5.70m x 3.30m (18'8" x 10'10")

A dual aspect room with front and side facing double glazed recessed windows. Fitted with a full range of 'Quails' high quality oak bespoke wall and base units with contrasting granite worktops and uplifts. 1.5 bowl stainless steel sink unit with mixer tap. Integrated dishwasher, microwave. American style fridge. Space for a range oven and six seater dining suite. Radiator. Downlighters. Walk-in larder. Wine cooler. Concealed lighting. Plate rack. Rear facing double glazed door to patio.

### Stairs to FIRST FLOOR

Oak staircase to landing. Rear recessed double glazed window. Stripped oak flooring. Radiator. Ceiling beams.

### MASTER BEDROOM

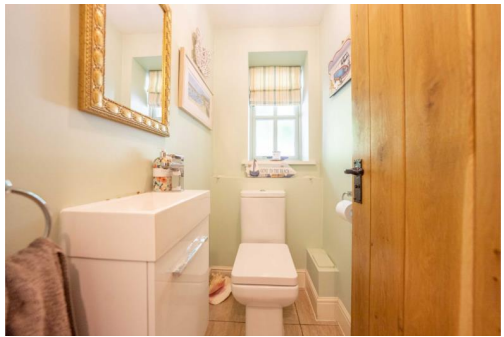
5.20m x 3.92m (17'1" x 12'10")

Stripped oak flooring. Ceiling beams. Velux window. Fitted dark oak coloured wardrobes. Bedside drawers and three dressers. Low level double glazed panels form feature window to front. Ceiling spotlights and radiator. Access to:-

### EN-SUITE BATHROOM

Ceramic tiling to floor and splashbacks. Corner toiletry unit, chrome towel radiator, bath, wc, wash hand basin with vanity unit, large separate shower cubicle. Illuminated mirrored medicine wall cupboard with hair dryer to one side. Chrome towel radiator. Ceiling spotlights. Extractor fan. Front and side facing frosted glass double glazed windows.









Access off MAIN LANDING to:-

#### INNER LANDING

With Oak flooring. Radiator. Light tube and airing cupboard.

#### BEDROOM TWO

4.52m x 3.30m (14'10" x 10'10")

Another double room that could also be used as a Master Bedroom with fitted carpet. Front facing double glazed window. Fitted wardrobes and desk section. Bedside drawers. Door to:-

#### EN-SUITE SHOWER ROOM

Fitted with a white suite comprising wc, wash hand basin with vanity unit, double enclosure with mixer shower. Tiling to floor and splashbacks. Rear facing frosted glass double glazed recessed window. Velux window. Ceiling spotlights. Extractor fan. Chrome towel radiator.

#### BEDROOM THREE

4.67m x 3.50m (15'4" x 11'6")

Another double room with fitted carpet. Radiator. Two side facing Velux windows and a rear facing double glazed window. Built in wardrobe. Ceiling spotlights.

#### BEDROOM FOUR

3.63m x 3.32m (11'11" x 10'11")

A fourth double bedroom with fitted carpet. Side facing recessed double glazed window. Fitted wardrobes and over bed cupboards. Dresser and beside drawer units. Radiator.

#### BEDROOM FIVE

3.54m x 2.93m (11'7" x 9'7")

Another double room with fitted carpet. Radiator. Front facing double glazed window. Recessed shelving to one corner.

#### FAMILY BATHROOM

A bright dual aspect generous size bathroom with rear and side facing double glazed windows. Ceramic tiling to floor and splashbacks. Suite comprising panelled bath, double shower enclosure with mixer shower over, wc and wash hand basin with large vanity unit beneath and illuminated feature unit over. There are ceiling downlighters and a chrome towel radiator.





# Step outside

## Sor Mill Farm

Approached via a single track off Usk Road servicing three properties and passing a three acre paddock (being the second on the left hand side) which is included in the sale, you continue towards the bottom of the lane and solid, double security gates allow access on the left the property.

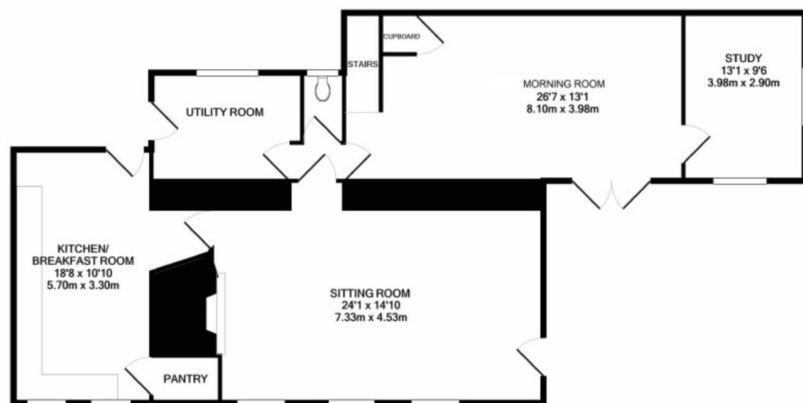
Entering the spacious driveway, with multi-vehicle parking and a double garage to one side, the front gardens are South facing and have a beautifully maintained lawn, large cherry tree, palm tree, well stocked borders with mature shrubs and a section of box hedging. At one end of the house, fronting the original barn, there is a two tier flagstone patio area, ideal for unwinding at the end of a busy day!

The private rear garden also has a flagstone seating area and full length paved section with covered BBQ area and rear porch. The raised lawn backs onto a tree lined boundary with open farmland and an enclosure to one side houses the oil storage tank.

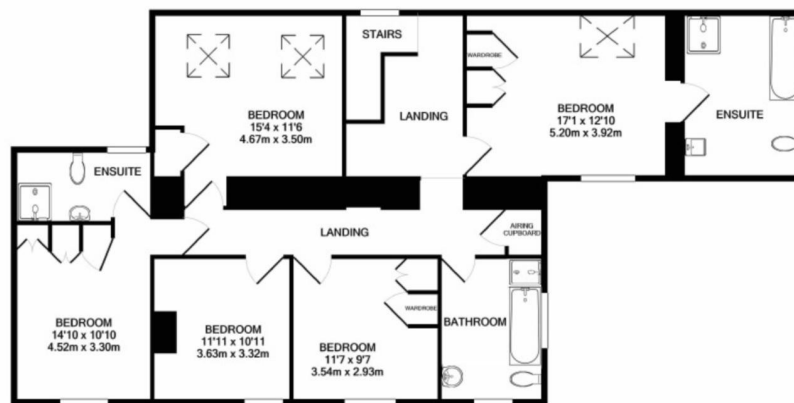
### DIRECTIONS

Travelling from Newport and entering Caerleon over the River Usk Bridge and entering High Street and the one way system, continue along this road passing Goldcroft Common on your left. At the roundabout continue straight ahead onto Usk Road, signposted Llangybi and Usk. Continue along this road and just after passing the Monmouthshire County Sign there is a junction on the right hand side signposted Llanhennock Cheshire Home. Immediately before this junction is the private lane that leads to the property.





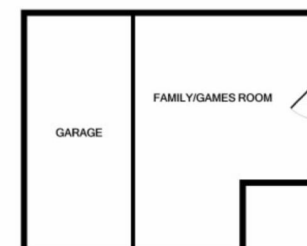
GROUND FLOOR  
APPROX. FLOOR  
AREA 1260 SQ.FT.  
(117.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1332 SQ.FT.  
(123.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2985 SQ.FT. (277.3 SQ.M.)

Whilst every effort has been made to ensure the accuracy of the floor plan 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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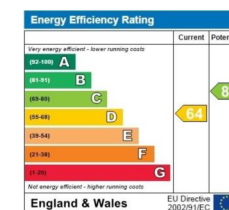


GARAGE AREA  
APPROX. FLOOR  
AREA 393 SQ.FT.  
(36.5 SQ.M.)

Postcode: NP18 1LP | Tenure: Freehold | Tax Band: G | Authority: Monmouthshire | Heating: Oil | Drainage: Private



\*Internet speed according to the BT Availability Service using the postcode and landline  
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