



Nant Y Coed

Llwyna Lane | LLantrisant | Usk | Monmouthshire | NP15 1LR

FINE & COUNTRY



Step inside

Nant Y Coed

Offers over £1,300,000

Set in a private location on a plot of approximately 2.2 acres and surrounded by farmland and woodland, this stunning example of a contemporary barn conversion has the additional benefit of a one bedroomed stone built cottage within the grounds that would be perfect to accommodate a multi-generational project. The main barn, set over two floors with vaulted beamed ceilings, offers spacious family accommodation comprising entrance hall, cloakroom, utility room, large open plan kitchen/dining/family room, a lower ground floor master bedroom suite with en-suite and three further en-suite bedrooms to the first floor. Whilst modernized throughout to a high standard, the home still retains original features including exposed stone walling and arrow slits.

Llantrisant is a popular village located approximately 3 miles south of the market town of Usk. The name of the village translates as the Parish of the Three Saints. The village is sited on the eastern bank of the River Usk and the long distance footpath, the Usk Valley Walk, passes through the village after descending from the Wentwood escarpment and the award winning Greyhound Inn is nearby.

The nearby town of Usk offers facilities that include pubs, restaurants, antique shops, independent boutiques, doctors and a primary school that has been categorised as Green A1 by the Welsh Government - "A highly effective school which is run well, has strong leadership and is clear about its priorities for improvement. These schools have a track record in delivering excellent outcomes for their pupils and have the capacity to support other schools to do better."

The accommodation comprises:-

PORCH

ENTRANCE HALL

A powdered coated aluminium glazed door with double glazed side panels allows access to the Entrance Hall with engineered wood flooring. Exposed stone wall with arrow slit to one side. Large walk in store room. Radiator and open tread staircase with glass balustrade to the first floor.

CLOAKROOM

Engineered wood flooring. Wc, feature circular wash hand basin with mixer tap set on a handmade solid wood base with shelf below. Radiator. Front facing double glazed window with wooden sill. Extractor fan. Ceiling spotlighting.

UTILITY ROOM

3.45m x 2.13m (11'4" x 7'0")

Fitted with light grey wall and base units with wood effect roll edge work surfaces. Stainless steel sink unit with mixer tap. Tiling to splashbacks. Plumbing for an automatic washing machine. Space for a tumble dryer. Ceramic tiled floor. Exposed ceiling beams. Velux window.

LARGE OPEN PLAN KITCHEN / DINING / FAMILY ROOM

KITCHEN AREA: 5.45m x 5.01m

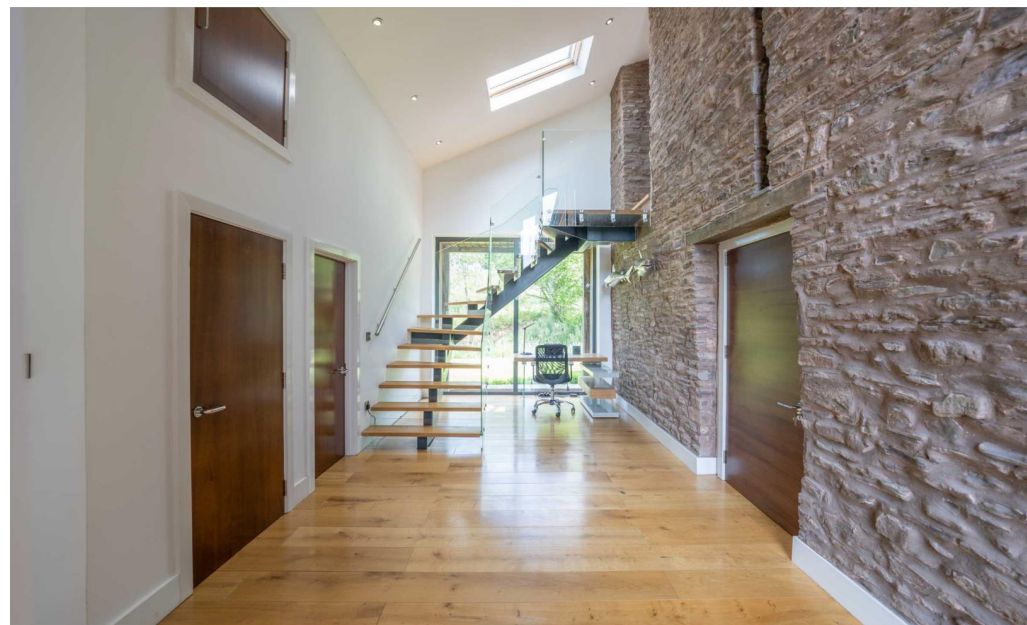
The kitchen has stone flooring with underfloor heating and is fitted with white wall and base units with quartz work surfaces. Integrated fridge freezer. Space for a range oven. Large central island unit with quartz top and inset etched drainer and stainless steel 1.5 bowl sink with mixer tap. There are cupboards and drawers within the island unit and a breakfast bar to one side. An arched glazed door with side panels leads to the side garden.

DINING AREA: 8.31m x 5.45m

FAMILY ROOM: 8.98m x 5.45m

The dining/family room is a light and airy space with double height vaulted ceilings with exposed beams and is overlooked by the galleried, glazed landing. Front facing full height bi-fold doors and rear facing double glazed French doors with side panels and glazed panels above. There is ample space for a large dining table under the statement chandelier and beyond that the lounge area has engineered wood flooring and a dark grey log burner with slate hearth. The exposed stone walling has arrow slit windows and a second arched glazed doorway (matching the one in the kitchen) leads outside.

Returning to the Entrance Hall, steps lead down to the LOWER LEVEL with side facing double glazed window.



BEDROOM SUITE ONE

6.19m x 5.70m (20'4" x 18'8")

A large double with vaulted ceiling and exposed beams. Fitted carpet. Side facing double glazed bi-fold doors. Walk in DRESSING AREA with fitted shelving and hanging space.

EN-SUITE BATHROOM

With free standing bath, his and hers wash hand basins with vanity units below, large walk in shower enclosure with rain and mixer showers, chrome towel radiator, wc. Ceramic tiling to floor and splashbacks. Full width mirrored section. Velux window. Exposed beams. Ceiling downlighters.

Stairs to FIRST FLOOR and GALLERIED LANDING

An open tread staircase with glass balustrade leads from the Entrance Hall to the Galleried Landing. This long landing area has engineered wood flooring, glass balustrade overlooking the ground floor family room, front facing double glazed panels overlooking the courtyard and the views beyond. Large store cupboard and exposed beams.

BEDROOM SUITE TWO

6.94m x 5.45m (22'9" x 17'11")

Another double room with fitted carpet. Two radiators. Vaulted ceiling with exposed beams. Front facing double glazed panel and door. Recess with ceramic tiled floor and free standing bath with mixer tap and shower attachment, side facing double glazed window with arrow slit above. Door to:-

EN-SUITE SHOWER ROOM

Corner shower enclosure with mains mixer shower, tiling to floor and splashbacks, w/c, his and hers wash hand basins with mirror over on a ceramic tiled top with shelving beneath. Velux window. Chrome towel radiator. Extractor fan. Ceiling downlighters.

DRESSING ROOM

Fitted carpet. Ceiling downlighters. Fitted drawers. Shelving and hanging space.





BEDROOM THREE

4.01m x 3.41m (13'2" x 11'2")

Another double room with en-suite. Fitted carpet. Radiator. Side facing double glazed window and arrow slit. Double doored inset wardrobe. Ceiling beams.

EN-SUITE BATHROOM

Ceramic tiling to floor and splashbacks. Bath with side panel and shower over, wash hand basin with vanity unit, w/c. Chrome towel radiator.

BEDROOM FOUR

4.04m x 3.41m (13'3" x 11'2")

A double room with vaulted ceiling. Fitted carpet. Velux window. Radiator and inset double wardrobe.



EN-SUITE SHOWER ROOM

With a large shower enclosure with mixer and rain showers over, wash hand basin with vanity unit, w/c. Tiled walls and floor. Velux window. Chrome towel radiator.

DETACHED STONE BUILT ONE BEDROOMED COTTAGE

The cottage has underfloor heating throughout.

KITCHEN / DINING / LIVING ROOM

LIVING AREA: 5.92m x 3.85m / DINING AREA: 2.93m x 2.81m / KITCHEN: 2.99m x 2.81m

Open plan room with kitchen/dining area. Fitted carpet to the living room area and ceramic floor tiling to the kitchen. Front facing double glazed door and panels. Vaulted ceiling with exposed beams. The galley style kitchen is fitted with quality base units with roll edge wood effect work surfaces and tiling to splashbacks. Stainless steel sink unit with mixer tap. Oven and hob. Integrated fridge. Breakfast bar to one side. Door off to:-



BEDROOM 4.15m x 2.78m (13'7" x 9'1")

A double bedroom with side facing double glazed window and front facing double glazed panels. Fitted carpet.

BATHROOM

Bath with mixer tap, corner shower cubicle with mixer shower, pedestal wash hand basin, wc. Tiling to floor and splashbacks. Exposed ceiling beams. Extractor fan.



DIRECTIONS

Leaving the A449 at Usk continue into Usk town on the A472 before turning left into Maryport Street (opposite the Three Salmons Hotel). Continue along Maryport Street leaving Usk and stay on this road for approximately 4.5 miles passing through the village of Llanllywel and Llantrisant before turning left onto Llwyna Lane. Continue up the lane turning right signposted Bertholey Farm Unit. Continue along this road before branching off left when the road split and the property can be found at the end of the lane.



Step outside

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Enter the grounds via a five bar gate with fencing surrounding a Cotswold stone driveway flanked by well maintained lawns on either side. Trees edge the driveway and there are mature shrubs to the foreground. At the top of the driveway there is a Cotswold stone hardstanding and gardens sweep around to the right and left before adjoining the rear gardens. To the right there is a substantial fruit garden and grassed section. To the left, the lawn continues towards the rear with a stream, waterfall and heavily planted banking with paths. As you continue to the rear, at the side of the barn there are stone steps leading down to a basement which comprises a boiler room and a separate room that would be ideal as a wine cellar.

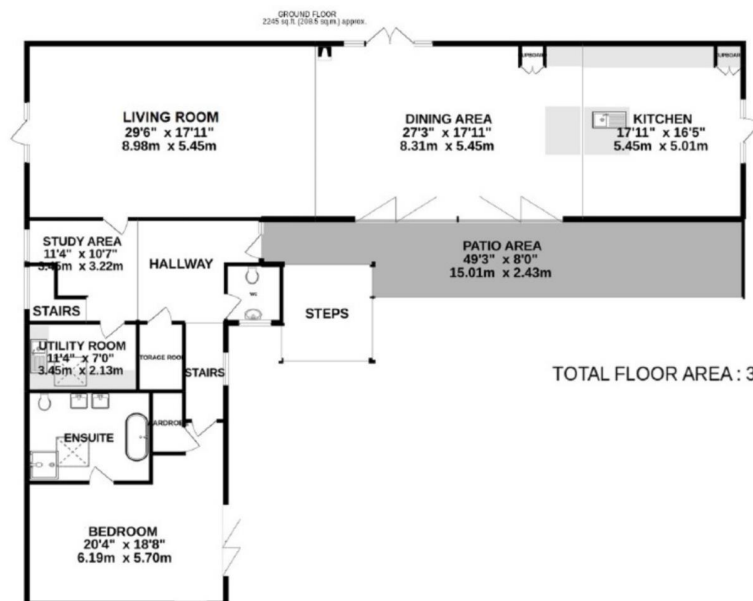
The large rear garden has a full width patio to the foreground with steps leading up to an extensive two tiered lawned garden with occasional trees flanked by hedgerow, farmland and woodland.

Returning to the front of the property, double remote controlled gates allow access onto an enclosed cobbled courtyard with a one bed roomed cottage on your right and a substantial car port/log store on the left. The tiered front gardens are beautifully presented with raised stone flower beds and a pea gravelled ornamental garden with feature stones. The upper level fronts the bi-fold doors from the main living area with a stone patio ideal for summer entertaining!

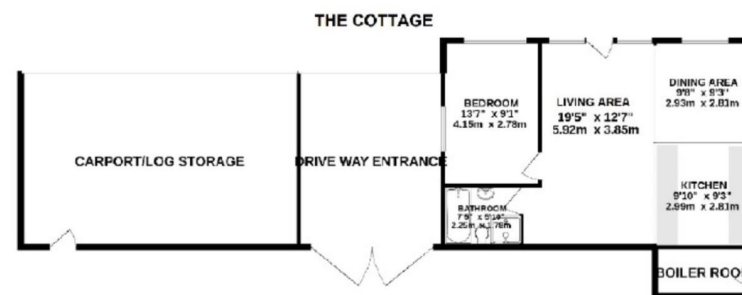
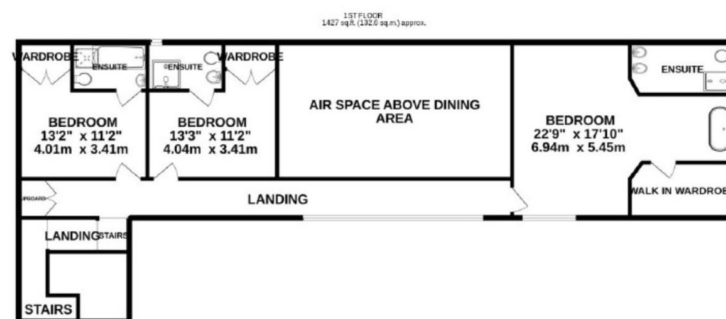
Agent's note: Only the fixtures and fittings specifically described in the sales brochure are included in the sale price. All others are excluded but may be available by separate negotiation.



BASEMENT
155 sq.ft. (14.4 sq.m.) approx.



TOTAL FLOOR AREA : 3827 sq.ft. (355.5 sq.m.) approx.



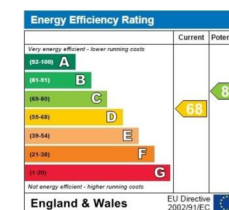
TOTAL FLOOR AREA : 1262 sq.ft. (117.2 sq.m.) approx.

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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Postcode: NP15 1LR | Tenure: Freehold | Tax Band: H | Authority: Monmouthshire | Heating: Oil | Drainage: Private



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