



# LLANLLYWELL

Guide price **£400,000**





# GLEN COURT

Glen Court Barns, Llanllywel, Monmouthshire NP15 1LP



Investment opportunity  
Situated between Usk and Llantrisant  
Ideal for substantial family home /or income potential

There is an opportunity to acquire two detached barns with planning permission in a delightful rural setting boasting superb countryside views.

Barn One has planning to be converted into a four bedroomed detached property benefitting from en-suite facilities and detached double garage.

Barn two is to be converted into two, three bedroomed holiday lets boasting en-suite facilities and parking.

An ideal purchase for someone looking for a substantial family home alongside an additional income stream.

There are excellent transport links nearby major towns such as Newport, Cardiff, Bristol and Birmingham.

The properties sit in generous gardens and are located conveniently for countryside walks and the picturesque Usk town centre.



Guide price  
£400,000



## KEY FEATURES

- Two barns with planning permission
- Ideal investment opportunity
- Far reaching countryside views
- Barn one - four bedroom detached
- Barn two - two, three bedroom semi detached holiday lets
- Convenient location for Usk town centre



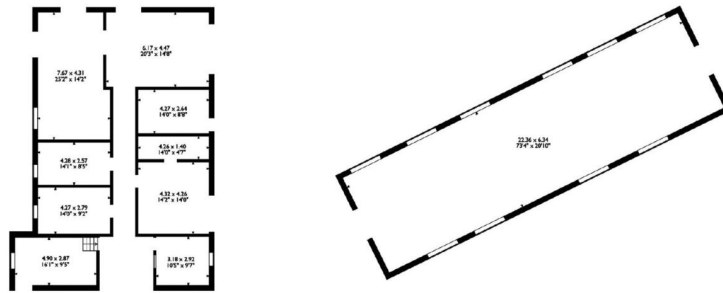
Barn one full planning consent granted on 14th December 2011 under reference number DC/2011/00926 for the Conversion of existing redundant agricultural building into a dwelling.' The proposed accommodation comprises an entrance hallway, cloakroom and shower room, four bedrooms (master with en-suite facilities), bathroom, kitchen/dining room, living room with bi-fold doors to garden and utility room. Additional benefits of note include pleasant gardens, extensive parking and detached double garage. The dwelling will be accessed by the current private driveway.

Barn two full planning consent was granted on 17th May 2012 under reference number DC/2012/00159 for 'The proposed change of use for a redundant farm building, into two holiday cottages'. The accommodation of each semi-detached property will comprise an open plan living/dining/kitchen area, inner hallway, three bedrooms (master with en-suite facilities) plus a family bathroom. The properties will boast parking and gardens. The dwellings will be accessed by the existing private driveway.





Glen Court Barns, Llanllywel, Usk, Sir Fynwy  
Approximate Gross Internal Area  
Outbuildings = 368 Sq M/3960 Sq Ft



**Outbuildings**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## 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 passing through the village of Llanllywel. Pass under the A449 road bridge and follow the road around to the right. The driveway to the property can be found on your left. Follow the private driveway past the two lodges on either side and the barns will be found in front of you.



## INFORMATION

Postcode: NP15 1LP  
Tenure: N/A  
Tax Band: N/A  
Heating: N/A  
Drainage: N/A  
EPC: N/A

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