



CWM-BACH

LLANBADOC | USK | MONMOUTHSHIRE | NP15 1TP



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A SUPERB, DETACHED BARN CONVERSION WITH GATED ENTRANCE AND ECO FEATURES IN A BEAUTIFUL RURAL LOCATION. SITUATED ON A QUIET COUNTRY LANE JUST A SHORT DRIVE TO USK TOWN CENTRE.

Cwm-Bach is a wonderful example of a modern barn conversion. Along with an abundance of character and charm it boasts many Eco features to include solar panels, air source heat pump, Bio Tec sewage system and spring water. This property really does offer the best of living in a rural location but benefits from being just a short drive from the historic market town of Usk, with all the amenities the town has to offer. Cwm-Bach is chain free.

- No onward chain •
- Four bedrooms and three bathrooms •
- Underfloor heating on the ground floor •
- Eco features including air source heat pump, Solar panels and spring water •
- Double garage with home office above •
- Ample off road parking for many vehicles •
 - Wonderful countryside views •
 - Total plot in excess of half an acre •

Approximate distances from Cwm-Bach

Caerleon 7.5 miles • Newport 11.5 miles • Abergavenny 13.5 miles
Monmouth 14.8 miles • Chepstow 16.1 miles • Cardiff 21.4 miles
Bristol 38.7 miles • Bristol Airport 42.1 miles • Cardiff Airport 36.8 miles
• Birmingham Airport 91.7 miles • Newport Train Station 11.2 miles
• Abergavenny Train Station 12.5 miles • Chepstow Train Station 16.7 miles

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

There are good connections to the main road network with the historic town of Usk being just 2 miles away. Usk offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgeries and vets. The romantic ruin of Usk Castle is located near the town centre. Cwrtr Bleddyn Hotel and Spa is located on the outskirts of Usk.

Caerleon, located just 7.5 miles away from Cwm-Bach is a site of archaeological importance, being the location of a notable Roman legionary fortress, Isca Augusta, and an Iron Age hillfort. It is a suburban town and community situated on the River Usk in the Northern outskirts of the City of Newport.

Newport has a bustling town centre, train station, bus station and Friars Walk, a shopping experience with chain stores, restaurants, cinema and bowling. The University of South Wales is based in Newport City Centre as well as The 5 star Celtic Manor Resort and International Convention Centre

Monmouth and Abergavenny are both thriving market towns boasting excellent schools. Monmouth boasts Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery and the recently rebuilt state of the art Monmouth Comprehensive School.

CWM-BACH RESIDENCE

Cwm-Bach, meaning 'Little Valley' is a fine example of a modern barn conversion with the layout being set out over three staggered levels. Its exterior is a combination of cedar cladding with some painted stone and a Spanish slate roof with aluminium guttering. Specially tinted African hardwood 'one way' windows allow the owners to see out but provide privacy as no-one can see in.

The entrance hall is a welcoming space being spacious, light and airy. Step through the front door onto Mandarin Stone limestone floor tiles with underfloor heating. The underfloor heating runs throughout most of the ground floor. Opposite the front door with floor to ceiling windows either side is a set of African hardwood framed and glazed French doors and further floor to ceiling windows. The design allows light to flood into the entrance hall and down the steps into the kitchen diner.

The kitchen/diner has a range of ivory base and wall units and granite worksurfaces with cooker splashback and window sills to match. The kitchen has integral appliances to include American style fridge and freezer and a dishwasher. There is space for a Range style cooker. A porcelain one and a half sink and drainer with mixer tap sits below a window overlooking the pretty side garden.

From the kitchen a door opens out to a handy utility room with base and wall units matching the kitchen. Inside one of the cupboards is the electrical consumer unit.





Within the utility room is a stainless steel sink and drainer and plenty of space for white goods. Behind a door at the rear of the room is a w.c.

There is a part glazed door into the sitting room. It has five higher level windows designed to maximise the amount of wall space available. French doors open out on to a wide pathway leading to the entertaining area.

In the main entrance hall are two staircases. An American hardwood staircase leads to the master bedroom, two further bedrooms and a bathroom. The second set of stairs lead to a separate bedroom with access to its own wet room.

The master bedroom has a Velux window to maximise light and two lower level fire escape windows. It has an en-suite shower room. The two further bedrooms are both single rooms.

The family bathroom has a Jacuzzi bath with central taps and a shower attachment. A white wash hand basin with vanity unit, w.c and a heated towel rail completes the room. As the bathroom does not have a window a light tunnel has been installed. There are three light tunnels within the property.

The separate double bedroom has 'Jack and Jill' doors to a wet room accessed from both the bedroom and landing. The wet room has Mandarin Stone wall tiles and slate floor tiles matching the main bathroom and en-suite shower room. A glass shower screen provides a partition between the wash hand basin with vanity unit and the waterfall shower with hand held attachment.

OUTSIDE

Cwm-Bach is situated at the edge of a cluster of three other similar converted barns. The entrance has two five bar gates and a pedestrian gate. This allows larger vehicles to enter easily. At the end of the driveway is an off-road parking area for many vehicles.

A large open-fronted double garage is located next to the property. Steps at the side lead up to a home office with stainless steel sink and drainer. There is potential, subject to any necessary planning consents to convert this to a holiday let or similar.

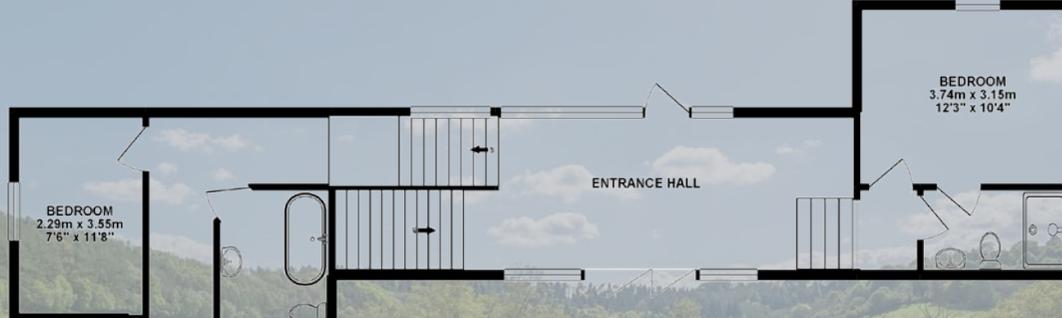
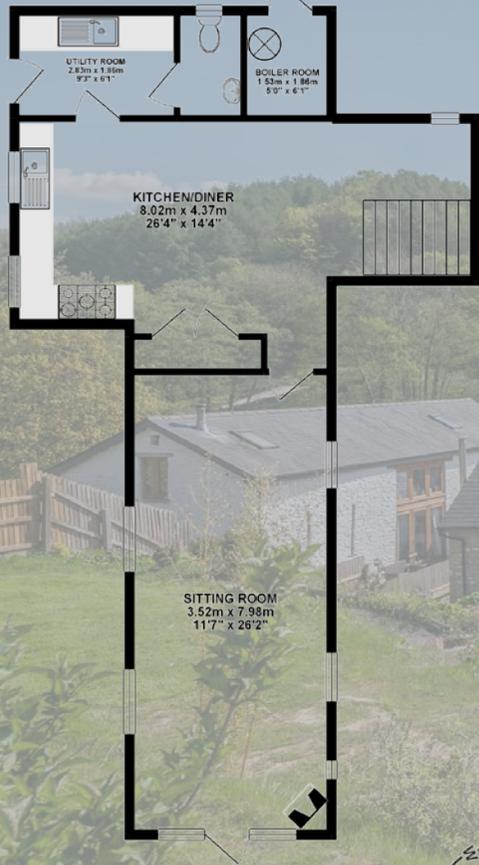
The current owners erected an attractive timber outbuilding. It is officially a stable and shelter, but they erected it to be used as a storage facility.

Outside of the kitchen and utility room is a pretty lawn and a gravelled parking space useful for unloading the shopping. Behind the utility room the air source heat pump is tucked away behind a timber door. A pathway leads around to the rear where a superb patio and entertaining area can be found complete with a barbecue and pizza oven cleverly incorporated into a feature wall. Beautiful established borders and flowerbeds surround the patio. Step up from here to a raised lawn where there are wonderful views over the roof of the barn across the surrounding countryside. The lawn wraps around the side of the property and back to the parking area.

FLOORPLAN

GROUND FLOOR 67.83 sq. m.
(730.12 sq. ft.)

1ST FLOOR 93.59 sq. m.
(1007.36 sq. ft.)



TOTAL FLOOR AREA - 136.48 sq. m. (1469.04 sq. ft.) 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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GROUND FLOOR 80.35 sq. m.
(864.90 sq. ft.)

1ST FLOOR 56.13 sq. m.
(604.15 sq. ft.)



TOTAL FLOOR AREA : 161.42 sq. m. (1737.47 sq. ft.) approx

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KEY INFORMATION

Agents Note: A maintenance charge of approximately £500 p/a (TBC) is being put in place for each of the four barns. This covers the maintenance of the Bio Tec sewage system, spring water, the electricity to run the two systems, the track leading to the properties and a small amount given to the neighbouring farmhouse whose land houses the pump house for the private water.

The benefits from the solar panels and air source heat pump will be passed to the new owners.

Services: Cwm-Bach benefits from spring water, mains electric, air source heat pump and private drainage.

Fixtures & Fittings: All fixtures and fittings at Cwm-Bach are excluded from the sale but may be available by separate negotiation.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Monmouthshire County Council. Telephone: 01633 644644.

Council tax band: G

Wayleaves, Easements & Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to in these particulars.

Viewings: Strictly by appointment with Powells – 01600 714140.

Sale Method: The Property is offered for sale by Private Treaty.

Directions: Drive through Usk town centre and over the Usk Bridge as it is also known. Immediately after crossing the bridge turn left. Stay on the A472 until you reach Hanley Cwrt. Drive past the entrance to Hanley Cwrt and immediately turn right. Follow the lane until you reach a wooden signpost for Cwm-Bach. Follow the arrow and after a short distance the property will be found on the left.



Powells Chartered Surveyors Land & Estate Agents

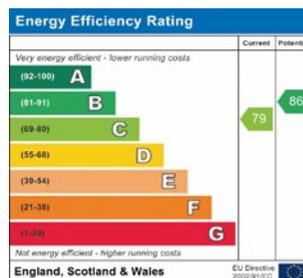
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