



LLANCAYO VILLA

KEMEYS ROAD | GWEHELOG | USK



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LLANCAYO VILLA IS A FINE EXAMPLE OF A COUNTRY COTTAGE RENOVATED RECENTLY TO AN EXTREMELY HIGH STANDARD. WITH NO EXPENSE SPARED AND EXCEPTIONAL ATTENTION TO DETAIL THE CURRENT OWNERS HAVE CREATED A DREAM HOME READY TO MOVE INTO, UNPACK AND ENJOY.

- 4 bedroom detached cottage with the 'wow factor' •
 - Renovated to an exceptional standard •
- Glorious, bright and airy kitchen, dining and family room •
 - High ceilings and character features •
 - Bespoke, high end fixtures and fittings •
- Magnificent views of the surrounding countryside •
- Total plot size measures approximately a quarter of an acre •
 - Landscaped gardens with Ornamental Pear Trees •
 - Located in a village on the outskirts of Usk •

DISTANCES FROM LLANCAYO VILLA

Usk 1.6 miles • Raglan 5.2 miles • Abergavenny 9.9 miles
Monmouth 14.4 miles • Newport 16.2 miles • Cardiff 27.1 miles
Bristol 37.0 miles • London 143.7 miles • Cardiff Airport 42.2 miles
Bristol Airport 42.4 miles • Birmingham Airport 92.5 miles
Abergavenny Train Station 8.9 miles • Newport Train Station 16.1 miles
Bristol Parkway Train Station 32.4 miles

(all distances are approximate)

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 over 1 mile away. Usk offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgery and vets. The romantic, ruined Usk Castle is located near the town centre. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk.

Llancayo Villa is located just 9.9 miles from Abergavenny, a town known as the gateway to Wales and is within easy access of the main road links to the A465, A40, A449 and on to the M4/M5 and M50 motorway networks. Connections to main line trains, reaching London Paddington in under 3 hours, can be found at the railway station in Abergavenny. The town is just 6 miles from the border with England and has high street boutique shops and still hosts a weekly indoor market in the town centre. The Angel Hotel in the centre of Abergavenny, just a stone's throw from Abergavenny Castle offers award winning afternoon teas. The town also has a Waitrose, Morrisons and fantastic primary and secondary schools. Wernddu Golf Club, a scenic undulating parkland course overlooking Abergavenny, is just a short drive away.

Monmouth, located just 14.4 miles from Llancayo Villa and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

THE PROPERTY

Llancayo Villa, located opposite the iconic Llancayo Windmill is believed to date back to approximately 1750. An unusual but stand out feature within the property are the high ceilings which are rare to find within a character cottage. Within the last 6 months the current owners have taken a 'no expense spared' approach to transform the once tired cottage into a dream home. The quality of workmanship and attention to detail provides the ultimate 'wow factor'.

Step inside under a bespoke solid Oak porch made by Foxtail Oak. The entrance hall is now a bright and airy space due to the replacement of a small window with a stunning floor to ceiling window that allows light to flood into the space. A modernised cloakroom can be found within the entrance hall and a glazed internal door opens into the kitchen.



The kitchen was designed by Ann Stevens of Woodbrook Designs. There are a range of soft close gloss cabinets with Silestone worksurfaces and integral Neff appliances to include a dishwasher, an induction hob, microwave oven, main steam oven with 'slide and hide' door and a warming drawer underneath. The Franke sink is placed underneath the window where wonderful countryside views can be appreciated.

In the centre of the kitchen is an island with a Silestone worksurface and raindrop lighting above. Set within the island is a state of the art Liebherr undercounter fridge with sliding drawers, Bi-fold doors opposite the island open out to the garden.

In addition to the kitchen is a generous utility / boot room. This room has an external stable door so can be used as a day to day entrance. There is a stainless steel sink, plenty of space for white goods, coats, shoes, wellington boots and much storage.

Open-plan to the kitchen is a family room. The main focal point in the room is an ACR contemporary LPG gas stove, placed in the corner of the room, so that the view of the garden is not obstructed through the modern double glazed sash windows. An exposed stone feature wall balances out the modern and character elements.

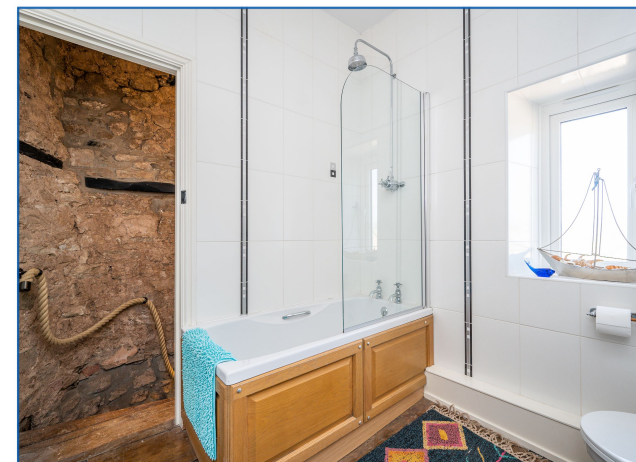
In addition to the family room is a cosy sitting room. This room is positioned in the oldest part of the property so offers many wonderful original features such as an exposed stone wall, a 'secret' stone winding staircase, and an inglenook fireplace with a traditional multi-fuel stove. A window with bespoke shutters and a custom made window seat is a wonderful spot to read a book whilst admiring views of the garden.

A lobby between the sitting room and family room has an external stable door opening out to the garden. A staircase leads up to the bright and airy first floor landing. Dandelion seedhead lighting lights the way to four bedrooms and a bathroom.

The Principal bedroom has a vaulted ceiling and a Jack and Jill bathroom. The bathroom connects to another bedroom currently utilised as a dressing room. A further bedroom is used as a study.

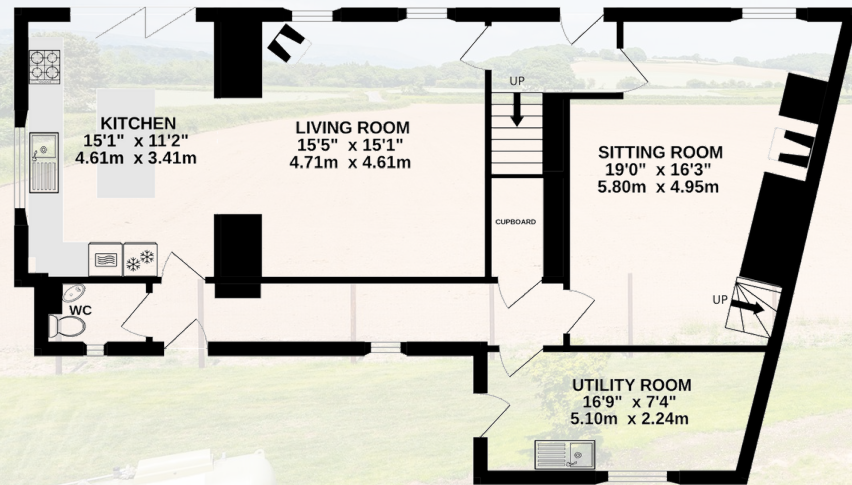
Located within the oldest part of the house is a beautiful double bedroom with a wonderful high ceiling and fitted wardrobes. It has extremely wide original floorboards also found in the main bathroom.

The bathroom can be accessed from the 'secret' ground floor staircase found in the sitting room as well as the first floor landing. It has a white suite comprising a small bath with shower above, w.c and wash hand basin.

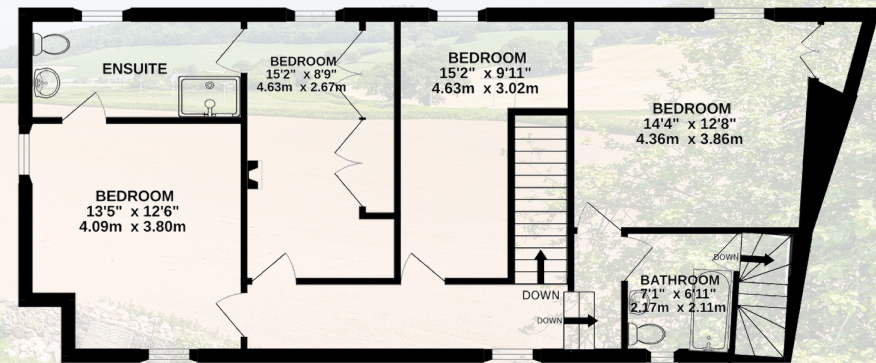


FLOORPLAN

GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR
867 sq.ft. (80.6 sq.m.) approx.



LLANCAYO VILLA, GWEHELOG, NP15 1JG

TOTAL FLOOR AREA : 1774 sq.ft. (164.9 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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OUTSIDE

Electric gates open onto a gravelled driveway, large enough to house several vehicles. The gardens, having had a complete make over recently wrap around three sides of the property with much of it laid to lawn. However, there are an abundance of beautiful, well-stocked flower beds and a row of newly planted Ornamental Pear trees. Pathways meander through the garden so that each area can be enjoyed. Some fantastic rural views of the surrounding countryside can be appreciated from both the cottage and garden, a highlight is the view of the iconic Llancayo Windmill.

Much of the garden is enclosed with stone walling and some fencing painted Iris blue. Some of the garden has been enclosed with dog proof fencing. The total plot size amounts to approximately a quarter of an acre.

KEY INFORMATION

Agents Note: There is material information regarding the driveway, please call the agents for further information.

Services: Mains electricity and water, LPG central heating and private drainage (septic tank).

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

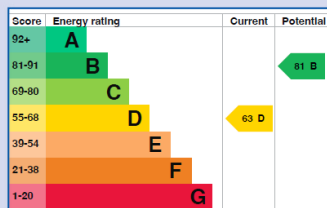
Local Authority: Monmouthshire County Council 01633 644644.

Viewings: Strictly by appointment with the selling agents.

Directions: From Usk town centre join Porthycarne Street (B4598) at The Three Salmons Hotel and stay on this road until you see Llancayo Windmill on the left. Llancayo Villa will be opposite on the right hand side.

Postcode: NP15 1JG

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