



# LOWER PRESCOED

LLANBADOC | USK | MONMOUTHSHIRE

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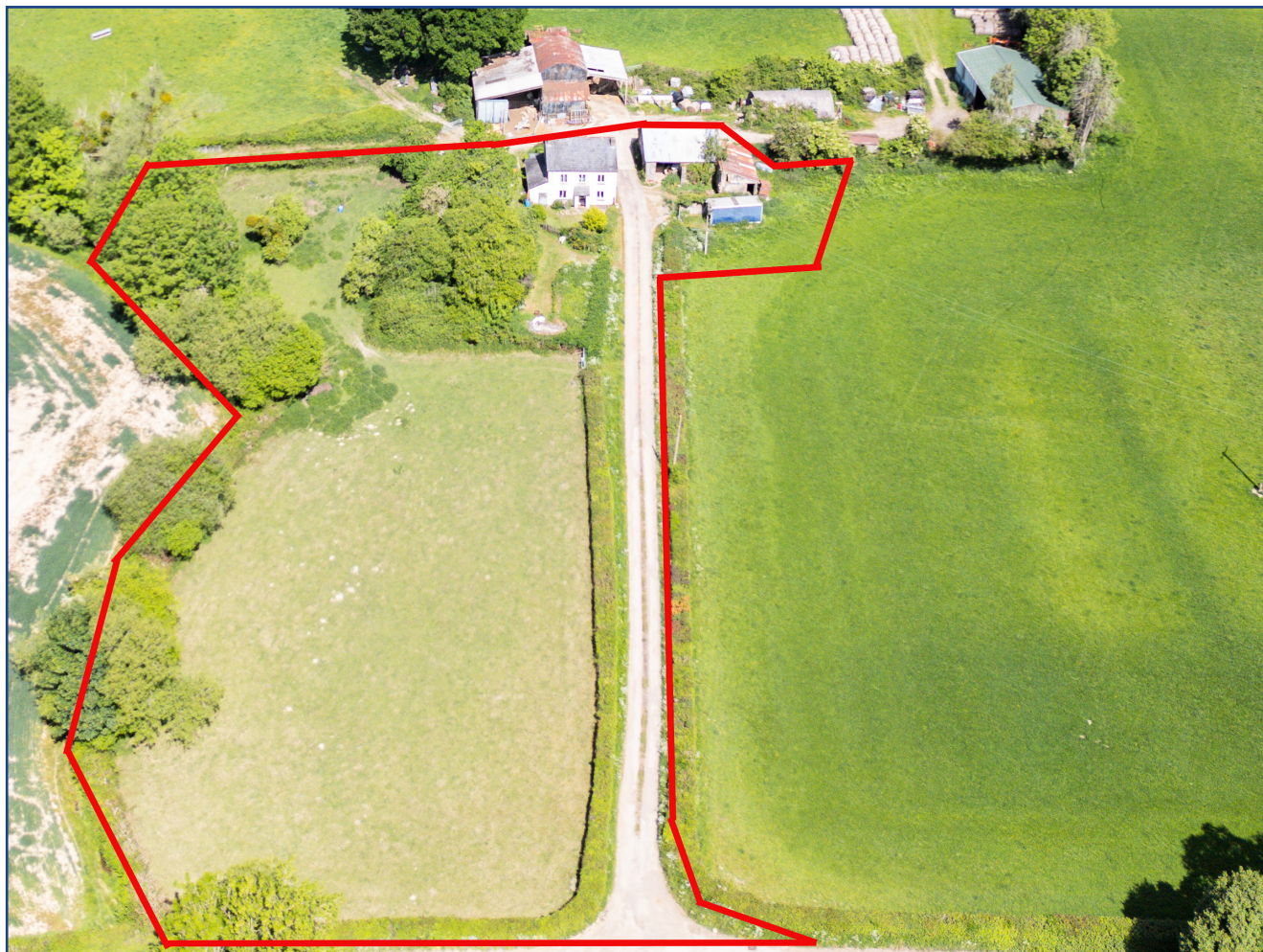
LOWER PRESCOED IS BROUGHT TO THE MARKET FOR THE FIRST TIME SINCE THE 1930S AND IS AN EXCELLENT OPPORTUNITY TO ACQUIRE A THREE BEDROOM FARMHOUSE WITH A STONE BARN WHICH COULD SUIT CONVERSION SUBJECT TO PLANNING CONSENT WITH PADDOCKS, AND ALL SET IN 1.54 ACRES WITH PRIVATE DRIVEWAY AND GARDENS. LOWER PRESCOED HAS A WONDERFUL POSITION BENEFITTING FROM BEAUTIFUL COUNTRY VIEWS WHILST BEING ACCESSIBLE BACK TO USK, RAGLAN AND MONMOUTH MAKING THIS A DESIRABLE LOCATION WITHIN THE HEART OF MONMOUTHSHIRE. THERE IS A FURTHER BLOCK OF AGRICULTURAL BARNs TO THE BACK OF THE DWELLINGS WHICH ARE SUBJECT TO SEPARATE NEGOTIATIONS.

- Brought to the market for the first time since the 1930s with untapped potential •
- A country farmhouse offering three bedrooms and upstairs bathroom •
- Kitchen with breakfast bar and separate sitting room and dining room •
  - Private driveway and off-road parking •
- Stone barn which could suit conversion, subject to all relevant permissions, with further barns available through negotiations •
  - All set in 1.54 acres and benefits from paddocks views from the front of the dwelling •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4 •
  - Offered with no onward chain •

## DISTANCES FROM LOWER PRESCOED

Usk 2.3 miles • Cwmbran 7 miles • Caerleon 8.6 miles  
Newport 11 miles • Abergavenny 14.5 miles • Monmouth 16.9 miles •  
Chepstow 16.9 miles • Cardiff 22 miles • Bristol 39.3 miles  
Cwmbran Train Station 5.5 miles • Newport Train Station 10.5 miles  
Abergavenny Train Station 12.8 miles • Chepstow Train Station 17.2 miles  
Cardiff Airport 35.6 miles • Bristol Airport 42.2 miles  
Birmingham Airport 92.1 miles • London 145 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 2 miles away. Usk town centre offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgery and vets. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk. Morris' of Usk Garden Centre is a local favourite and benefits from a range of quality products in its farm shop, garden centre, bakery, butchers and restaurant.

Caerleon, located just 8.6 miles away from Lower Prescoed 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.

Further amenities can be found in Newport, 11 miles from the property with all the benefits a city has to offer, such as Friars Walk Shopping Centre, a railway station offering direct trains to London, bus station, cafes and restaurants. Tredegar House is a National Trust 17th century country mansion and gardens located at the western edge of Newport. The Celtic Manor Resort is a 5-star hotel, spa and golf course found at Coldra Woods on the outskirts of Newport. There are plenty of activities that can be enjoyed here such as swimming, high ropes, golf and adventure golf.

Monmouth, located just under 15 miles from the property boasts excellent schools including Haberdashers School Monmouth, 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.

An abundance of tourism and recreational activities exist within Monmouthshire and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny. Tintern Abbey, Raglan Castle, St Pierre Golf and Country Club and the Monmouthshire and Brecon Canal are all easily accessible.

## THE PROPERTY

Lower Prescoed is a well lived in farmhouse brought to the market for the first time since the 1930s. The farmhouse is a detached three bedroom property set over two floors enjoying fantastic rural views over the paddock and surrounding farmland. The property boasts potential throughout with ample space for an extension and an opportunity for the purchaser to put their own stamp on the place.

Step into the front hallway which provides access to the first floor and to both the sitting room and dining room. The dining room is a light spacious separate room with an open fireplace, to be reopened, and has views over the garden and the front paddock. Leading to the sitting room which has been the heart of this home with an open fireplace, needs reopening and a large window overlooking the front paddock and garden enjoying the rural views. This leads into the galley kitchen which boasts a traditional solid fuel Rayburn, electric cooker, fridge freezer, sink and base units, washing machine and a breakfast bar with a backdoor opening onto the concrete path leading to the garden.

The stairs from the front hallway lead up to a first floor. The first floor boasts two double bedrooms, one single bedroom and a separate bathroom. The bathroom has a w.c, sink and bath with Micra Electric over bath shower installed. The two double bedrooms on the front have views over the garden, paddock and driveway. The rear single bedroom and bathroom have views over the barns (available by separate negotiations) and far-reaching countryside.

Lower Prescoed offers a purchaser the ability to put their own style and flair on the dwelling and outbuildings or develop the site further.



## OUTSIDE

Lower Prescoed is situated down a private drive in the Countryside. On the left hand side of the drive the paddock adjoining is included with part of the paddock on the right hand side around the stone barn also included. The driveway opens into a yard area with parking immediately behind the property and adjacent by the garden area. A new fence is to be erected on the boundaries labelled A to B within 30 days of sale completion.

The farmhouse has a lawned front garden which basks in light throughout the day and offers potential for an avid gardener or as a wildlife solace for those enjoying a biodiverse garden.

There is a stone under tin building opposite the farmhouse which could suit conversion into alternative uses, subject to planning. The stone barn with lean to are presently in agricultural use with part having a second storey and part being single storey. The building benefits from ample space in front to be used for parking or as a garden should a conversion be proposed.

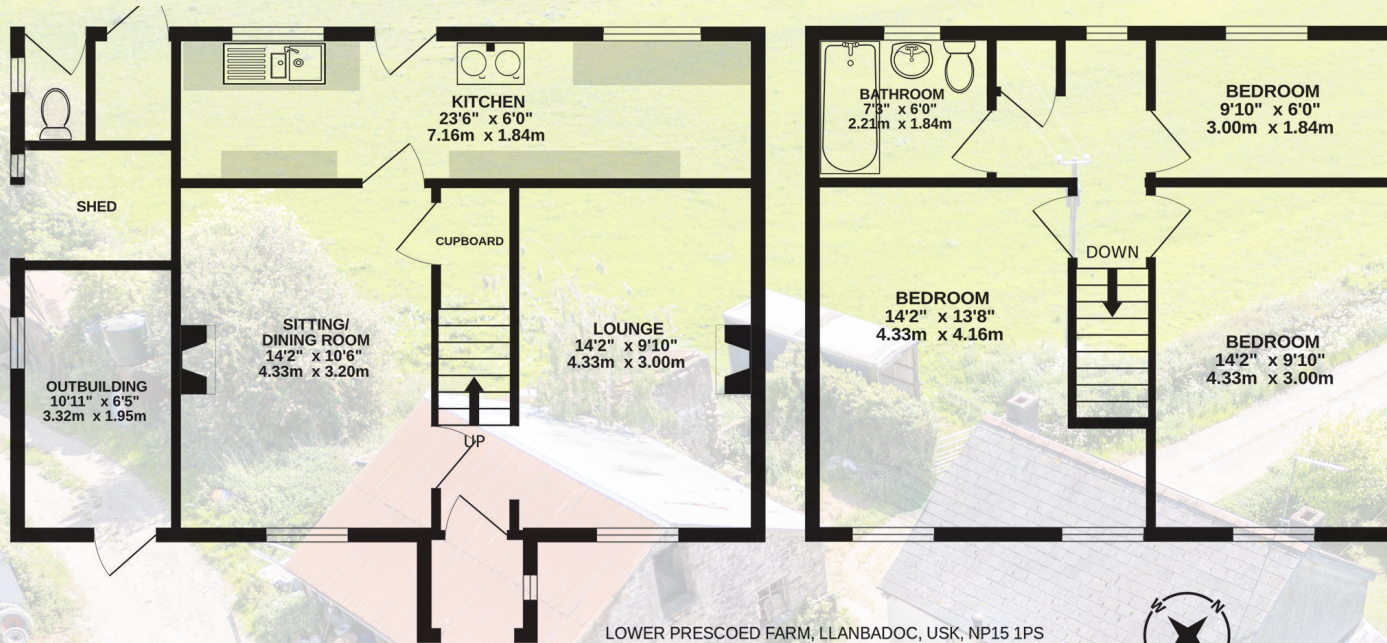
The barns to the rear of the farmhouse and stone building, hatched blue on the plans, are available by separate negotiation should a purchaser wish.

**Please Note:** There is a footpath leading straight up the driveway and through the farmyard.



GROUND FLOOR  
614 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



LOWER PRESCOED FARM, LLANBADOC, USK, NP15 1PS

TOTAL FLOOR AREA : 1089 sq.ft. (101.2 sq.m.) approx.



LOWER PRESCOED FARM OUTBUILDINGS  
TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

COW SHED  
28'3" x 13'1"  
8.62m x 3.99m

STABLE  
27'2" x 13'1"  
8.29m x 4.00m

WORKSHOP/STORE  
27'2" x 13'9"  
8.29m x 4.20m

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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KEY INFORMATION

**Agents Note:** The stated guide price does not reflect the barns available by separate negotiations.

**Services:** Private water supply (Spring), mains electricity, private drainage and oil central heating with solid fuel Rayburn.

**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.

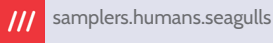
**Council Tax Band:** F

**Local Authority:** Monmouthshire County Council. Telephone: 01633 644 644

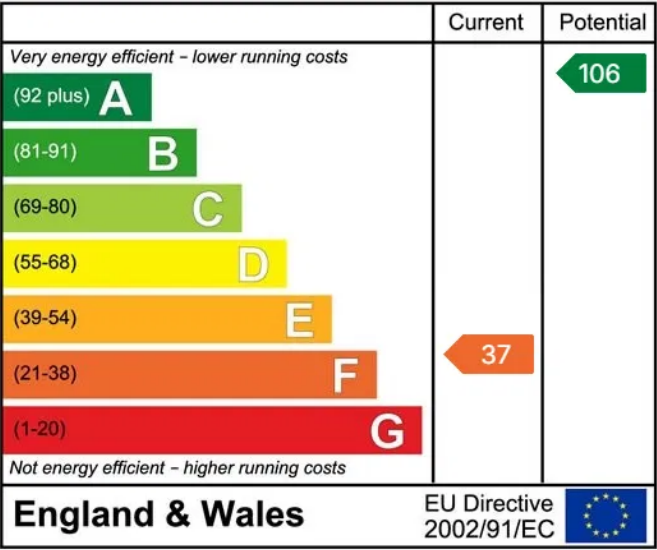
**Viewings:** Strictly by appointment with the selling agents

**Directions:** Drive through Usk town centre crossing over the River Usk. Immediately after crossing the bridge turn left. Stay on the A472 until you reach a cross roads in Llanbadoc, and turn right sign posted for "Golf Course and Cefn Ila." Continue on this road for 1.6 miles and the driveway to the property is on the right hand side, marked with an agents board.

**Postcode:** NP15 1PS



ENERGY PERFORMANCE CERTIFICATE



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