



GAER FAWR, LLANGWM, NEAR USK

Offers over **£550,000**



GLYN RHYD

Gaer Fawr, Monmouthshire NP15 1HJ



'Chocolate Box' Cottage
Sitting In Approximately An Acre of Gardens
Breathtaking Views

This cosy and charming 'chocolate box' cottage sits on the ridge of Gaer-Fawr affording what must be some of the best views in the area and when I asked the owners "What was it about this property that attracted you?", they simply said "The View".

Glyn Rhyd is situated in an elevated position at the base of an ancient iron age fort which would have benefited from a perfect vantage point for surveying the surrounding lands. The nearby village of Llangwm is located just 3 miles east of the small picturesque town of Usk whose streets are steeped in history and sits on one of the finest salmon fishing rivers in the country while being conveniently situated only 10 miles from the M4 allowing for access to Bristol & London.

Said to date back to the 19th Century, this cosy cottage was extended some years ago and has been sympathetically updated by the current owners while sitting within around an acre of well-maintained formal gardens with not one, but two summer houses, one of which boasting a hot tub, perfect for relaxing and talking in those breath-taking views.

As well as offering parking for several vehicles there is a large detached garage which also has several smaller outbuildings to the side. For those of you who are green fingered, there are raised beds and borders for you to tend to. Then why not retreat to one of the several tiered seating areas ideal taking in the stunning scenery.



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KEY FEATURES

- 'Chocolate Box' Cottage
- Bespoke Kitchen with Aga
- Breathtaking Views
- Sitting In Approximately An Acre of Gardens
- Detached Garage & Workshop
- Two Summer Houses & Hot Tub



STEP INSIDE



ENTRANCE PORCH

Entered via a partially glazed door, a door then leads into:-

LIVING ROOM

4.21m x 3.07m (13'10" x 10'1")

A cosy sitting room with an exposed stone fireplace. Stairs leading to the first floor and door lead to:-

DINING ROOM

3.17m x 2.34m (10'5" x 7'8")

Affording room for a sizeable dining table. Feature curved window. Archway leading to:-

KITCHEN

4.15m x 2.96m (13'7" x 9'9")

A recently refurbished bespoke 'Wren' kitchen affording a stylish range of wall and base units with granite work surfaces over. Breakfast bar. Belfast sink situated below a picture window enjoying outstanding views. Refurbished LPG fired AGA. Integral dishwasher. Fridge freeze to remain. Mandarin Stone porcelain tiles flooring throughout. Door to:-

INNER LOBBY

Mandarin Stone porcelain tiles flooring throughout. Doors to shower room, utility room and conservatory. Cupboard housing recently refitted combination boiler.

GROUND FLOOR SHOWER ROOM

A recently modernised shower room including a free-standing high-end shower unit, wash hand basin and low level wc. Fully tiled.

UTILITY ROOM

2.95m x 2.76m (9'8" x 9'1")

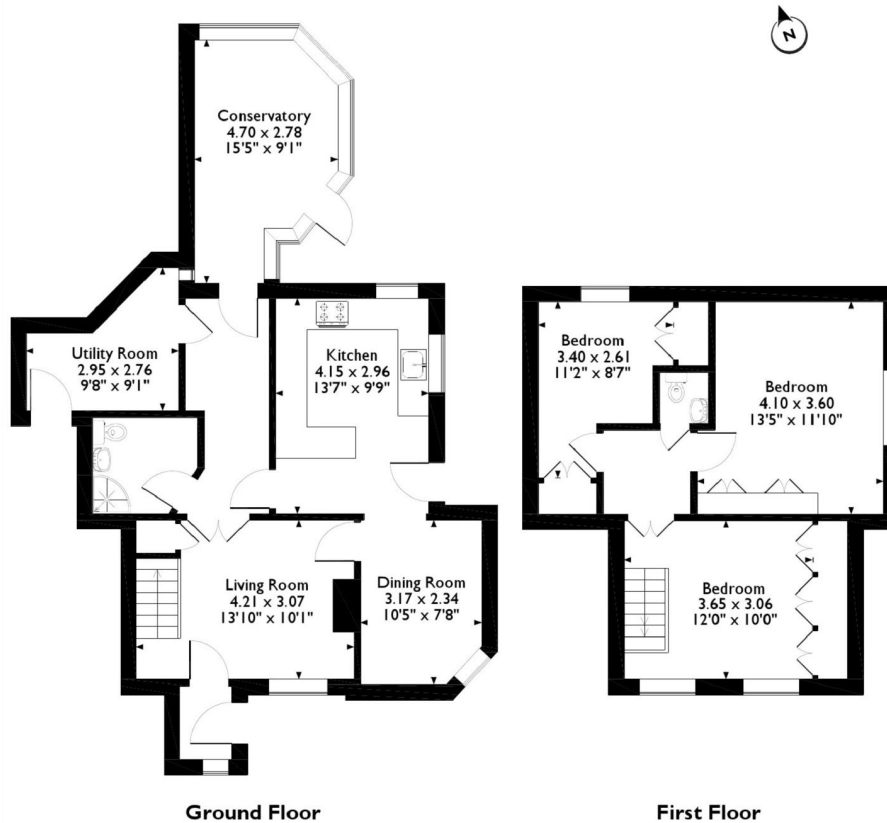
An ideal space for storage and utilities while having access to a handy 'cellar'.

CONSERVATORY

4.70m x 2.78m (15'5" x 9'1")

A perfect spot for sitting and taking in the surrounding views while benefiting from under floor heating. French Doors lead to gardens.

Glyn Rhyd, Gaer Fawr, Llangwm, Usk, Sir Fynwy
Approximate Gross Internal Area
104 Sq M/1123 Sq Ft



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.

Stairs to FIRST FLOOR

BEDROOM ONE

4.10m x 3.60m (13'5" x 11'10")

Boasting fitted wardrobes and window enjoying views.

BEDROOM TWO

3.65m x 3.06m (12'0" x 10'0")

Boasting fitted wardrobes and window enjoying views.

BEDROOM THREE

3.40m x 2.61m (11'2" x 8'7")

Boasting fitted wardrobes and window enjoying views.

CLOAKROOM

Comprising low level wc and wash hand basin.

STEP OUTSIDE



The property is approached via a lane which spurs off to the driveway which leads to a generous parking area. There is a LARGE DETACHED GARAGE and WORKSHOP which benefits from several smaller outbuildings to the side affording light power and water.

A gate leads into the gardens which are mainly laid to lawn and enclosed with hedged borders. There are raised vegetable patches, flower beds and borders to tend to as well as a small wooded patch, ideal for exploring.

Entered off the lane, there are two pedestrian gates, both leading to an attractive well landscaped area. There are several seating areas, including the secluded 'Gin Garden' plus a tiered garden which has been carefully landscaped using sleepers and affords a small patio area for taking in the views.

The owners have installed two summer houses, with a large decked area ideal for entertaining. The one summer house affords a hot tub which is perfect for relaxing while surveying the gardens and surround scenery.

INFORMATION

Postcode: NP15 1HJ
 Tenure: Freehold
 Tax Band: G
 Heating: Gas LPG
 Drainage: Private
 EPC: F





DIRECTIONS

From Usk: Head on the A472 and after a mile take the left turning onto the B4235 Chepstow Road. After about 2.7 Miles you will enter the village of Llangwm and take the left hand turning by the village hall and continue on this lane for 1 mile. At the end of the lane turn right and then take the immediate right onto Georges Delight. Continue up this lane and after another mile the property will be located on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	24	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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