



Village Barn  
Llandenny, Usk, Monmouthshire NP15 1DL

# Village Barn

Llandenny, Usk Monmouthshire NP15 1DL



Superb Grade II listed barn conversion in a courtyard setting with formal gardens and a circa 1.5-acre paddock to rear.

The semi rural village of Llandenny is located 40 minutes from Bristol & Cardiff via the easily accessible A449 & M4 with Monmouth & Abergavenny both being circa 11 miles away.

Llandenny itself has a lovely community spirit with a village hall holding events. The neighbouring village of Raglan & Usk town offer local shops, pubs and primary schools.







Approached by a tarmac drive, opening to a courtyard parking area with Indian sandstone path and patio leading to the main entrance.

The full height glazed door opens to the hall with beamed ceiling, full height windows and door onto an inner courtyard. Underfloor heating runs throughout the ground floor. Steps rise up to the original old stone barn which was once part of a dairy farm, the bedroom section of the barn was originally a butchers.

An inner hall widens to create an ideal study area, a half tiled w/c with widow to side, features a wall mounted sink, low level w/c and heated towel rail, stairs rise to the first floor.

From the hall is a separate utility room with side aspect window, plumbed space for washing machine, tumble dryer, base storage units with one and half bowl sink unit.

Bedroom 2 is on the ground floor with side aspect and features the original butcher hooks, low level window with Oak ledge .

Fully tiled, the side aspect main bathroom comprises double ended bath, separate large double rainfall shower, half inset vanity sink with storage below and illuminated mirror above, w/c and heated towel rail.

A loft area above is accessible from the inner hall.

Dual aspect, the large master bedroom boasts a vaulted ceiling with exposed beams, exposed stone walls and wooden floor. Fully tiled, the side aspect ensuite wet room has a walk in shower, close coupled w/c, half inset vanity sink with illuminated mirror above.

Upstairs a galleried landing with vaulted beamed ceiling and low level window gives access to both bedrooms 3 & 4.

Bedroom 3 is dual aspect with Velux windows in the beamed vaulted ceiling, there is a built in double bed and wardrobes, wooden floor. A full height glazed window looks over the landing.

A Jack & Jill cloakroom accessed by both bedrooms 3 & 4 has a close coupled w/c, pedestal sink, sloped beamed ceiling.

Dual aspect bedroom 4 with low level window and Velux in the vaulted beamed ceiling, features exposed stone, wooden floor and a full height glazed window looking onto the landing.

The superb open plan kitchen/dining/living area features a full length vaulted beamed ceiling. Refurbished a year ago the kitchen features an extensive range of wall and base units around a central island with breakfast bar, all with granite worktops. A dishwasher and microwave are built in, there is space for an American style fridge/freezer and Rangemaster oven.

Into the dining area a door opens to the front and there is a space for a dining table seating 8.

The main living area has a multi fuel wood burner on a large slate hearth. French doors with full height glazed side panels open on to a raised terrace partly covered by a wooden gazebo.





## Outside

Beyond the stone walled front boundary is a level gravel seating area with the oil tank to the far end. The barn is approached by a tarmac drive providing an extensive parking area. To the far end is a further gated drive leading to the garage.

Behind the garage is a garden room with decked terrace overlooking the garden and paddock beyond. Running along the side of the garage is a pathway with level lawn to the other side and Summer house to the far end.

The South facing raised terrace with Indian sandstone patio, wooden gazebo and glass balustrade looks down the lawn and across to the paddock. Below the terrace is a further Indian sandstone patio seating area with hot tub.

At the end of the rear pathway a further gate opens onto the circa 1.5 acre paddock boarded by a stream. A greenhouse and large storage shed with the potential to be a stable are to one side. The bio tank and water tap to the other.

### Further information:

The tarmac driveway forming the courtyard is owned by the barn, with the neighbouring property having a right of way to their own designated parking.

Services: Mains electric & water supply, oil heating, private drainage.

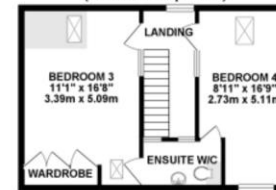
Council tax band: G Monmouthshire



GROUND FLOOR 2374.03 sq. ft.  
( 220.55 sq. m. )



1ST FLOOR 414.37 sq. ft.  
( 38.50 sq. m. )



TOTAL FLOOR AREA : 2788.40 sq. ft. ( 259.05 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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Energy performance certificate (EPC)			
Village Barn Llandenny USK NP15 1DL	Energy rating <b>E</b>	Valid until:	10 April 2035
		Certificate number:	0310-2460-6440-2095-4951

Property type: Semi-detached house  
Total floor area: 283 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

#### Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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All room sizes are approximate. Electrical installations, plumbing, central heating and drainage installations are noted on the basis of a visual inspection only. They have not been tested and no warranty of condition or fitness for purpose is implied in their inclusion. Potential purchasers are warned that they must make their own enquiries as to the condition of the appliances, installations or any element of the structure or fabric of the property.

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