



**Glebe Cottage, Llangybi, Usk. NP15 1NP**  
**£850,000**  
**Tenure Freehold**

- VIEWS OVER FIELDS
- 4 DOUBLE BEDROOMS
- 2 BATHROOMS
- 5 RECEPTIONS
- KITCHEN/BREAKFAST ROOM
- LARGE CLOAKROOM W/C
- UTILITY ROOM
- EXTENSIVE DRIVEWAY PARKING
- DETACHED GARAGE
- SEMI RURAL LOCATION IN BETWEEN USK & CAERLEON



Covering almost 3000sqft of accommodation, this once former cottage and barn has been extended and merged to create a versatile and spacious detached family home. The apportioned layout offers the potential for a two-storey annexe or as one large family home offering 4/5 bedrooms and 4/5 reception rooms.

Situated in the heart of Llangybi, adjacent to the church and White hart Inn, this semi-rural village is located just 2.5 miles from Usk and 4.5 miles from the Roman village of Caerleon. This superb setting boasts rural views over fields from the garden.

A gated paviour drive leads to an extensive parking area, a detached garage, integral store and the main entrance.

An open porch leads through to the entrance hall with herringbone wood block flooring. A fully tiled large cloakroom features an ornate vanity unit with marble top, low-level w/c and heated towel rail.

A study area opens onto a sitting room with stone tiled floor. French doors lead to a side patio garden, whilst the window has views over the church.

From the hall a split-level staircase rises up to the first floor and descends to the dual aspect formal lounge. A central stone fireplace with open fire is the focal point rising to the high ceilings. The stone tiled floor continues through to the dining room, accessed by double doors along with the family room.

Dual aspect the spacious dining room has an electric fire place and superb views over the gardens and fields beyond.

Again, dual aspect the family room has French doors out to the main garden.

Accessed from the entrance hall the extensively fitted kitchen, features Prentice Dunbar light Oak solid wood wall and base mounted units, incorporating display shelves, drawers, wine rack, built in dishwasher, microwave and extractor hood. A separate matching dresser and pantry unit sit either side of the breakfast area with



Upstairs from the formal lounge, a landing gives access to three large double bedrooms and a spacious family bathroom. A Velux style window adds light whilst eaves cupboards provide storage.

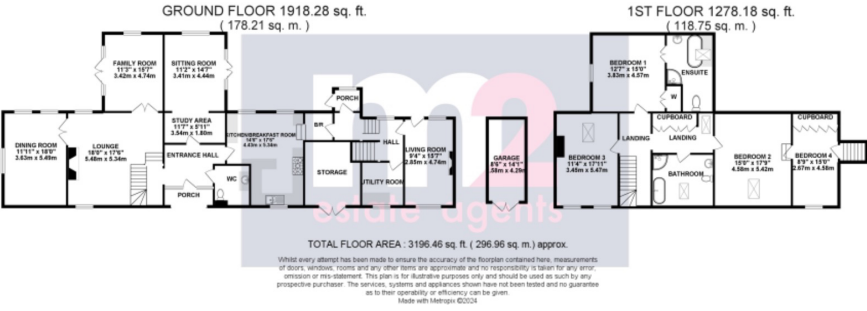
The master bedroom has views over the gardens and fields beyond. Part sloped ceilings feature along with a built-in wardrobe, with separate glazed double doors opening into the large ensuite bathroom.

Part tiled the spacious ensuite bathroom has an oval bath as well as a separate quadrant shower cubicle, low level w/c and heated towel rail. A Velux window adds light.

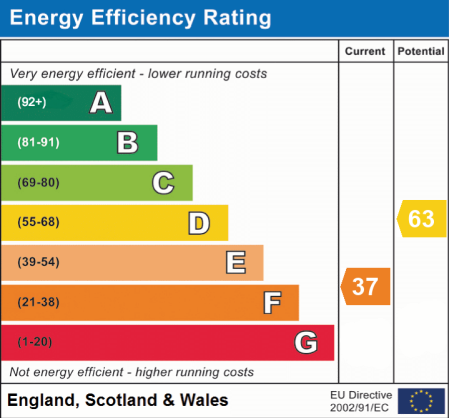
Bedroom two is a large double with built in storage, part sloped ceiling with Velux window, steps up to a dormer window and a built-in wardrobe.

Bedroom three has two windows as well as a Velux and part sloped ceiling. Originally two bedrooms, both accessed from a central landing, which can be converted into two smaller bedrooms.

Fully tiled the large bathroom features part sloped ceilings, bath with mixer shower attachment, quadrant shower, low level w/c and heated towel rail.



Band G



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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