



Ty Prif
Llandegveth | Newport | Monmouthshire | NP18 1HX

STEP INSIDE

Ty Prif

A substantial country residence situated just above Llandegveth village, its elevated position ensures uninterrupted views while maintaining privacy. Despite its peaceful surroundings, Ty Prif lies within easy reach of Cwmbran, Newport and the market town of Usk, offering easy access to amenities, shops and well-regarded schools. Its excellent transport links provide convenient access to Cardiff, Bristol, the Midlands and London. The area is particularly appealing to those seeking a lifestyle balance of countryside living without isolation. Outdoor pursuits via Llandegveth reservoir, Bannau Brycheiniog (Brecon Beacons) National Park, and equestrian opportunities are all on the doorstep.

Step inside

The accommodation is arranged over three floors and offers impressive versatility. At its heart lies an outstanding ground floor large kitchen/diner, which includes an updated kitchen, vaulted and beamed ceiling and bi-fold doors which open onto a balcony area with beautiful views across the c.1.5 acre garden and beyond. On the lower ground floor, Ty Prif has an attached self-contained annexe including kitchen, lounge and bedroom with en-suite. The impressive first floor master bedroom suite includes a vaulted ceiling, dormer windows providing stunning views, separate seating area and a walk-through dressing room including fitted wardrobes. The large master en-suite includes a triple size walk-in shower with rainfall showerhead and under-floor heating throughout. The house's versatility with its 6+ bedrooms (and external rooms) is particularly well-suited to multi-generational living or those requiring flexible work-from-home space.









SELLER INSIGHT

“ Ty Prif has been a feature of the Monmouthshire landscape for nearly 200 years, just above the village of Llandegveth. When the owners first viewed, its stunning location plus the beautiful wrap-around garden first captured their attention; its three storeys offered potential to be transformed into the flexible, multi-generation home they were seeking. Ty Prif (Main house) was originally built as a farmhouse, c1840 and the current owners have embarked on a thoughtful, sustainable renovation that has enhanced the house whilst respecting its unique character.

Practically, the owners updated services for the property – installing a ground source heat pump which provides both central heating and hot water which enabled plumbing to be upgraded throughout, including the addition of bathrooms/en-suites. Underfloor heating and air conditioning has been installed, bringing comfort and efficiency to every level.

An annexe was added to the front of the house to unlock multi-generation family living. This can be accessed both separately and through the main house, and has a complete kitchen, bedroom with en-suite and a lounge with bi-fold doors, leading to a patio with fenced garden and views beyond.

The owners enjoy spending time in the updated kitchen which has been thoughtfully designed to make the best of the stunning outlook; even in the winter or on an overcast day, there's always something interesting to see (even if it's the wild weather!). When you're standing at the induction hob and island you can spot the local wildlife, from the red kites that circle above, to the pheasants and rabbits that frequent the garden. It is also a very practical and sociable space - on a recent memorable occasion, the owners hosted forty friends and family members there for a celebration.

Each of Ty Prif's three floors has been carefully redesigned to provide spacious and versatile accommodation. For example, the owners are currently using two ground floor rooms as offices, but these can easily be repurposed as bedrooms with a change of furniture. The result is a home that works beautifully for everyday life while offering the flexibility needed for extended family living.

Outside, the owners have improved many external features, including installing remote-controlled gates and intercom - along with CCTV, electric car charging point and additional driveway parking. A large garden building now sits at the top garden level, including a hot tub and space for additional seating. The garden also benefits from the lower-level mature orchard which the owners have carefully nurtured and they will particularly miss the bumper crop of fruit each Autumn.

For the owners, living in Llandegveth has offered the perfect balance between rural living and maintaining quick and easy access to the nearby towns of Cwmbran, Usk and Caerleon.

Ty Prif has been a much-loved family home for the current owners. They have written their chapter as part of the house's history; now they are ready to handover the pen for someone to write the next instalment in this remarkable house's story.”*

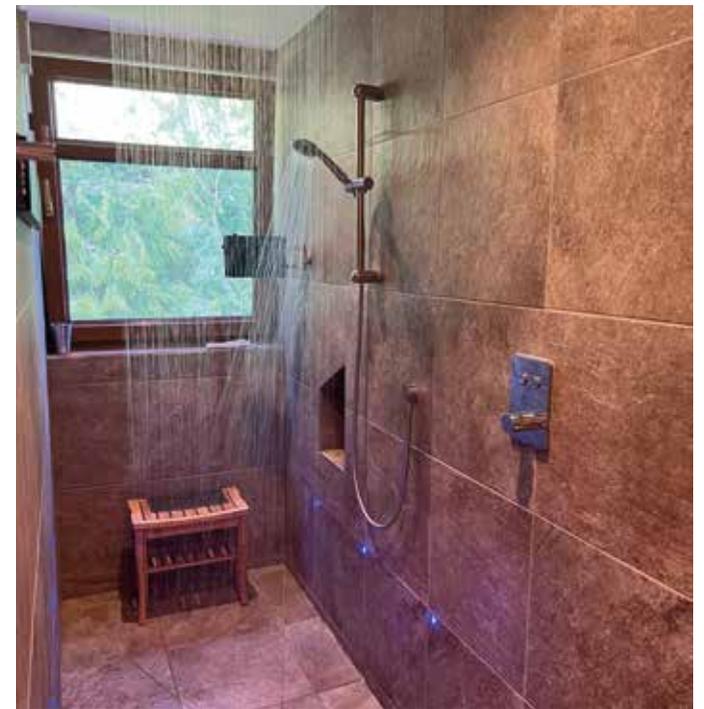
* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















STEP OUTSIDE

Ty Prif

Ty Prif is approached via remote-controlled electronic double gates (via intercom); the private driveway has parking for multiple vehicles including detached double garage. An OHME electric car charging point is adjacent to the annex/driveway. Ty Prif is also fully covered by CCTV.

The house sits within mature grounds which extend to approximately 1.5 acres. They are predominantly laid to lawn and bordered by established hedging for a high degree of seclusion.

The garden is set over three levels and includes a variety of trees and shrubs. At the top sits a sauna, storage sheds, and a large garden building including a hot tub with views over the countryside, plus storage units, office space and seating area. The middle area includes lawn and a large patio area, again perfectly positioned to take advantage of the views. The lower level includes a mature fruit orchard of apple, pear, plum and quince trees.

Altogether, the outside space offers a rare combination of privacy, outlook and usable grounds.

Directions

What3words

///option.jacket.keeps <https://w3w.co/option.jacket.keeps>







Ty Prif Llandegveth, Newport
Approximate Gross Internal Area
Main House = 3251 Sq Ft/302 Sq M
Garage = 293 Sq Ft/27 Sq M
Annexe = 590 Sq Ft/55 Sq M
Outbuilding = 441 Sq Ft/41 Sq M
Total = 4575 Sq Ft/425 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Tenure: Freehold
 Council Tax Band: H

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Fine & Country (South Wales) Ltd t/a Fine & Country, Company Reg. No. 14594236. Registered office: 30 High Street, Chepstow, NP16 5LJ. Printed



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