**The Barn, Upper Maerdy Farm**

Llangeview • Usk, Monmouthshire, NP15 1EY

Superb Barn Conversion completed to an extraordinarily high standard with beautiful rural views. Excellent local amenities and commuting access to Cardiff, Bristol and the West Midlands.

- Kitchen/Family Room • Utility/Walk-in Pantry
- Living/Dining Room with feature Barn door windows
- Sitting Room with Wood-burning Stove • Study
- 2 Bathrooms • 4 Bedrooms (1 En-Suite)
- Double Garage with Office/Gym over.
- Landscaped Garden & Grounds overlooking the Usk Valley.

Usk 1 mile • Chepstow 13 miles • Monmouth 12 miles
Cardiff 25 miles • Bristol 30 miles
(All Distances are approximate)

*For further particulars of all of our properties, please visit: elstons.co.uk*
Location
Situated just 1 mile from the historic town of Usk with easy access to M4/M5 motorways.
High speed rail services at Newport, Chepstow and Abergavenny
A short drive to well regarded local pubs, restaurants and all amenities including excellent schools and a wide range of shops and supermarkets including Waitrose

Description of Property
Superb stone Barn Conversion with original beams throughout
Well-designed Kitchen/Family room with Aga, marble worktops and Utility Room/Walk-in Pantry off plumbed for washing machine
Living room with feature Barn windows and door to patio and garden
Sitting room with wood-burning stove
Study
Four Bedrooms
Two Bathrooms (one En-suite)
Detached double-garage with Office/Gym over

Outside
The entrance driveway passes over the pretty stream and on to a large gravelled parking area.
Delightful landscaped gardens with beautiful views of surrounding countryside.
Vegetable and fruit gardens
Two patio entertainment areas

Services
Services LPG fired central heating and hot water, Mains water and electricity,
Private Drainage

Fixtures and Fittings
Only those items mentioned in these sale particulars are included in the sale. Others may be made available by separate negotiation.

Tenure
Freehold

Local Authority
Monmouthshire County Council
Council Tax
Band G

Viewings
Strictly by appointment with the Sole Agents: Elstons Estate Agents

Directions
Postcode NP15 1EY
From Bridge Street, Usk continue past the Primary School and take the left turn immediately before the A449 onto the Chepstow Road (signposted Chepstow). Cross over the A449 bridge and take the first right turn marked unsuitable for HGVs (if you pass the Llangeview Lodge you have gone too far). Follow the road a short way until it bends to the left and narrows. The entrance gate to The Barn at Upper Maerdy Farm is the SECOND driveway on your right. NB Many websites use the centre of the postcode for location. This is not useful for country properties. Using the View Maps facility on our Elstons.co.uk site will show you the aerial view of the exact location.
Proclamation

These particulars were prepared at the request of the Vendor and must not be relied upon as statements or representations of fact. The photographs show only certain parts of the property as they appeared at the time they were taken. Floor plans within this brochure are a sketch for illustrative purposes and are intended as a guide only. Areas, measurements and distances given are approximate only. A Vendor’s or Listing Agent’s representation as to the condition of any part of the property does not mean that any of these have been obtained. We do not inspect the appliances, central heating or other fixtures and fittings unless specifically stated in the particulars. The Vendor or Listing Agent do not guarantee the accuracy and validity of these particulars and their preparation may differ from those stated.