



Upper Prescoed Farm
Llanbadoc | Usk | Monmouthshire | NP15 1PS





STEP INSIDE

Upper Prescoed Farm

This spectacular, secluded rural property enjoys tranquil surroundings and glorious views over the Monmouthshire countryside, whilst it is also convenient to the picturesque town of Usk, which has a reputation as one of the best places to live in Wales.

Upper Prescoed Farm comprises a magnificently updated four-bedroom period farmhouse and a charming converted barn, currently used as high quality, three-bedroom, self-catering accommodation but also ideal for multi-generational living. The dwellings are set in 13.62 acres of well-maintained gardens and grounds and from their elevated position, both enjoy long distance views over a pretty patchwork of fields and woodland. The property also benefits from a large Oak frame triple garage, two further garages and useful storerooms.

The farmhouse is a spacious family home, full of historic character and charm and presented to the highest standard, with all the comforts of modern-day living. The stylish accommodation includes a contemporary kitchen/breakfast/sitting room, two reception rooms, a basement games room, a study and four generous double bedrooms, all with luxury ensuites.

The attractive, whitewashed, stone barn has three ensuite bedrooms, a kitchen and a large open plan living/dining area, flooded with natural light from a glass roof and with glazed doors opening to lovely outdoor patios, from which to soak up the stunning surroundings.

The property is situated in peaceful countryside, not far from the village of Llanbadoc, where the pretty church of St Madoc's sits alongside the River Usk. About two miles away is the picturesque riverside town of Usk, which topped the Welsh list in the annual Sunday Times Best Places to Live guide in 2021 and was one of the six best in Wales in 2022. This historic market town, overlooked by its ruined twelfth century castle, has a strong community spirit and a packed calendar of regular events. The town's facilities include a doctors' surgery and a Church In Wales Primary School. There is a vibrant independent shopping scene, a wide choice of inns, hotels, cafes and restaurants, and a variety of clubs and societies. In summer, the "Town of Flowers" – five times winner of Britain in Bloom - is a mass of colourful displays. Usk is surrounded by beautiful countryside, with plenty of sport and leisure opportunities.

This stunning property enjoys all the benefits of rural living, yet is in a convenient location for commuters or those who enjoy access to city life, with the nearby A449 dual carriageway linking to the motorway systems to Newport, Cardiff, Bristol and the Midlands.

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The farmhouse has been sympathetically renovated by the current owners to provide a stylish and practical family home.

Their improvements included the inspired addition of a spacious, modern, open plan kitchen/breakfast room, with corner-set bifold doors bathing the room with natural light and taking full advantage of the views. Positioned at the rear of the house, straight off the main entrance hallway, the sleek, contemporary-style fitted kitchen includes a comprehensive range of integrated appliances, an Aga and an American-style upright fridge freezer. There is a breakfast bar and in front of the bifold doors there is a seating area, where a wood burning stove has been installed. A glazed door to one side of the kitchen leads straight to the gardens. The other side of the kitchen is a useful utility room, with modern fitted cupboards and space and plumbing for a washing machine and automatic dryer.

In the old part of the farmhouse there are two reception rooms, full of traditional character. The dining room is an imaginative fusion of ancient and modern, flooded with natural light from glazed doors along one wall, yet retaining the historic charm of an oak beamed ceiling, exposed stone wall and original open fireplace, with an old oak beam over. The glazed doors open to an enchanting, covered outdoor dining and entertaining area.

Next door, the cosy living room has a beamed ceiling and features the original stone fireplace, which houses a wood burning stove. Windows to three sides let in lots of natural light and a staircase positioned beside the fireplace leads directly up to the main bedroom.

A doorway alongside the staircase opens to a flight of steps which lead down to a basement which has been converted into a family games room/cinema room/playroom.

Completing the ground floor accommodation, situated off a rear hallway, there is a study, ideal for home working and there is also a downstairs cloakroom. From the hallway a further staircase leads up to the first floor landing. This leads to three generous double bedrooms, each with their own luxury ensuite facilities. The landing also provides an alternative access to the main bedroom. This triple aspect room enjoys lovely rural views and has the benefit of built-in wardrobes and a splendid, modern ensuite bathroom.

Across the courtyard from the farmhouse is Usk Barn, a charming, detached barn which has been converted to a high specification. Downstairs is a "wow" open plan lounge and dining area. The lounge area, at one end, is flooded with light from a glazed roof, whilst large floor- to-ceiling windows /doors frame the lovely pastoral views. This part of the room features a modern free-standing log burner. Glazed doors on both sides of the dining area open to outdoor seating and dining areas, which include a private courtyard and a covered area designated for an outdoor hot tub. The barn features a stylish fitted kitchen and a ground floor bedroom with an ensuite shower. Upstairs there are two further double bedrooms, one with an ensuite shower and the other having an ensuite with a bath with a shower over. The barn benefits from its own private grounds which extend to 1.26 acres and include a large gravel parking area and an area of lawn.





SELLER INSIGHT

“ It was the quiet setting and far-reaching rural views which first attracted us to Upper Prescoed Farm,” say the current owners of this spacious country home. “You can see for miles from here, and there is a real sense of peace and tranquillity.”

Since moving in, the owners have made various improvements to the property. “We have extended the existing house to create a large kitchen with bifold doors opening out onto the garden and the views,” they say. “Adjacent to the new kitchen is a dedicated utility room, and above is an additional bedroom and en suite, again positioned to take in the view. The barn has been converted into a 3 bedroom detached property which we currently rent out as a holiday let, but could equally be used as self-contained accommodation for multigenerational living.

Now, this is the ideal home for everyday life and entertaining alike. “The new kitchen is where everyone tends to gather, whether day to day or when we are hosting family and friends,” say the owners. “The dining room is lovely all year round, with the patio doors looking out towards the bluebell woods in Spring; and the cosy flicker of a fire in the inglenook in Winter. The playroom in the cellar, complete with pool table, is great for parties too. We have on occasion hosted more than 50 people here!”

Outside, the generous gardens serve as an extension of the indoor living and entertaining spaces. “There are various areas for al fresco dining,” the owners say, “including a large glass-covered patio to the rear of the house for barbecues, and a further patio seating area to the front. There is a hot tub sunk into the decking around one end of the house with a glazed balustrade overlooking the fantastic views of the countryside and woodland. The barn has its own courtyard garden, also with a hot tub, and a terrace with far-reaching views down the valley. Spanning 20 acres, the grounds provide plenty of space for guests to roam around, wander over and pick an apple from the orchard, or stroll through the woods.”

Beyond the grounds of Upper Prescoed Farm, the local area has much to offer. “We are a couple of miles from the local village pub, a mile from the popular Morris’ garden centre, and two miles from central Usk for all amenities,” say the owners. “There is a large reservoir for water sports nearby, as well as a Woodland Trust maintained nature reserve for picturesque walks. An 18 hole golf course is within walking distance from the house, too. Most of all, what we love about living here is the peace and tranquillity – this place enables you to switch off, and feel like you are away from everything.”*

* 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

Upper Prescoed Farm

The farmhouse itself sits in well maintained gardens and grounds of 13.62 acres. The glorious, landscaped gardens have been designed to make the most of the spectacular views, with plenty of outdoor areas for dining and entertaining and deck designed for a hot tub. The grounds also include an orchard and woodland.

Lining two sides of a block-paved courtyard in front of the farmhouse are a large oak-frame triple garage, two further carports and several useful Home office.





INFORMATION

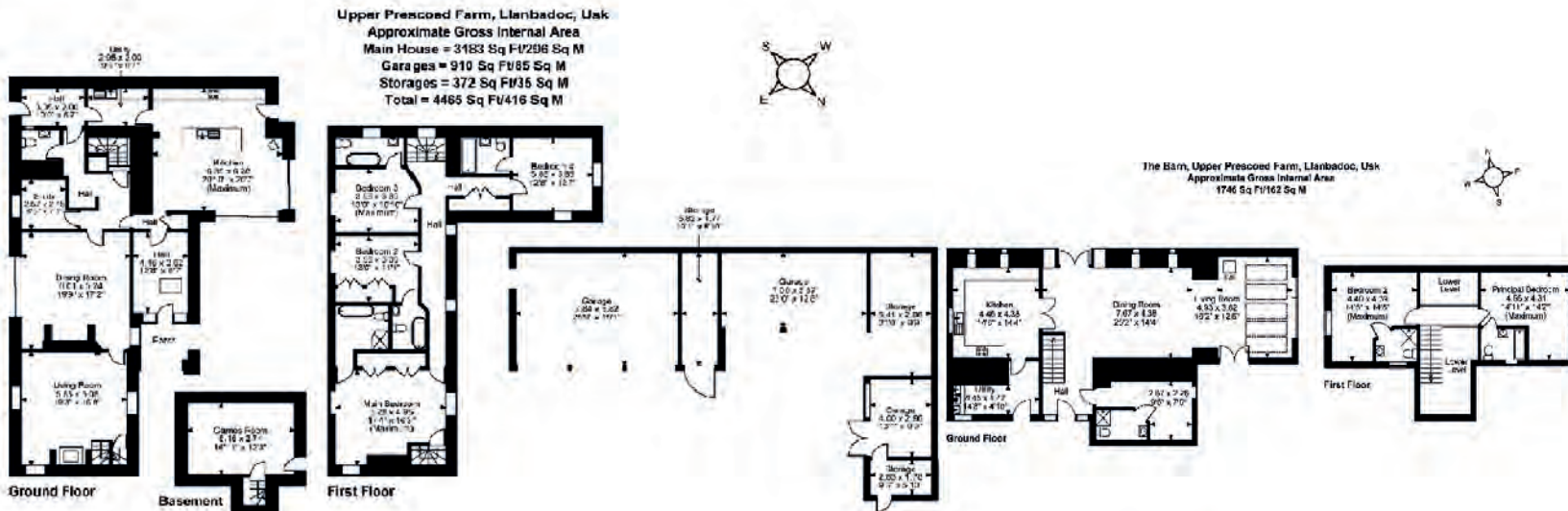
Upper Prescoed Farm

EPC Rating: G & D

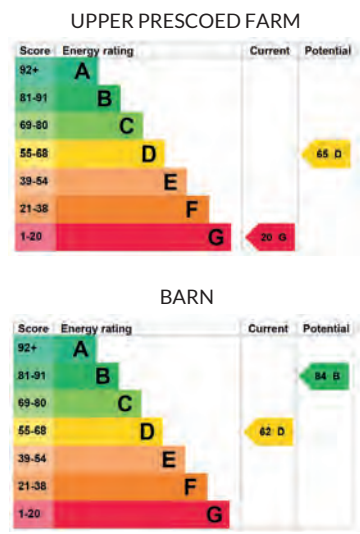
Council Tax Band: G

Tenure: Freehold





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