



LLANGWM

Guide price £650,000



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# GLYN RHYD

George's Delight, Llangwm, Monmouthshire NP15 1HJ



Idyllic rural location and amazing views  
Acre garden with hot tub & log cabins  
Three-bed cottage with conservatory

Nestled within stunning countryside and parcels of woodland on the brow of a hill this enchanting, character-packed cottage offers incredible, panoramic views as well as a spacious and charming home. Perched along the Gaer Fawr Ridge, the cottage is ideally and uniquely placed in an elevated position to soak up the expansive views that sweep down to the horizon in all directions. There's unique history here too, with the home thought to date back to the 19th century and positioned at the base of the site of an ancient Iron Age fort.

Along the small country lane that wanders through the Monmouthshire landscape this captivating property offers a peaceful place to call home, surrounded by an idyllic one-acre garden that offers multiple places to relax and enjoy the views, as well as grow your own produce on the land with the aid of the greenhouse. Imagine relaxing in one of the two garden hot tubs immersed in glorious views to the horizon as well as bubbles, or enjoying alfresco dining on the terrace morning, noon and night with only the birdsong and starry sky as company.

The garden has a hot tub as one is hiding inside one of two log cabins - this property is full of surprises. Inside the property is full of character, offering three bedrooms, two reception rooms, a conservatory and tasteful decor that perfectly complements the cottage features such as exposed stone walls and beams. If you can ever bear to leave the cottage and its beautiful garden then travelling for about three miles gets you to Usk with a range of shops, pubs and restaurants to entice a journey for socialising and spending, as well as local facilities, amenities and schools.





Guide price  
£650,000



### KEY FEATURES

- Elevated Idyllic & peaceful countryside location
- Stunning garden with panoramic views
- A hot tub, two log cabins, pond & greenhouse
- Character cottage with stone fireplace & beams
- Sociable and good-sized kitchen diner
- Three bedrooms





# STEP INSIDE



One of the county's main road meanders past a few miles away offering access to the M4, Newport, Cardiff, and Bristol to the south, and Raglan and Monmouth and routes to Birmingham to the north. The cottage is well-placed to indulge in a variety of outdoor activities too, from rambling along country footpaths to mountain biking, and with the beautiful Wye Valley not too far from the front door, river-based pursuits can be on the agenda too.

Step inside the cottage through the cute porch and the living room welcomes you to a cosy space where sinking into a comfortable sofa or nestling into an armchair clustered around the fireplace is a wonderful experience.

The room is the place for relaxing and chatting with friends or family while being cocooned by cottage character that includes the exposed stone fireplace and ceiling beams painted white to add a more modern twist. Into the adjacent dining room and it's another space that invites you to gather, share experiences around the table, and make lasting memories.

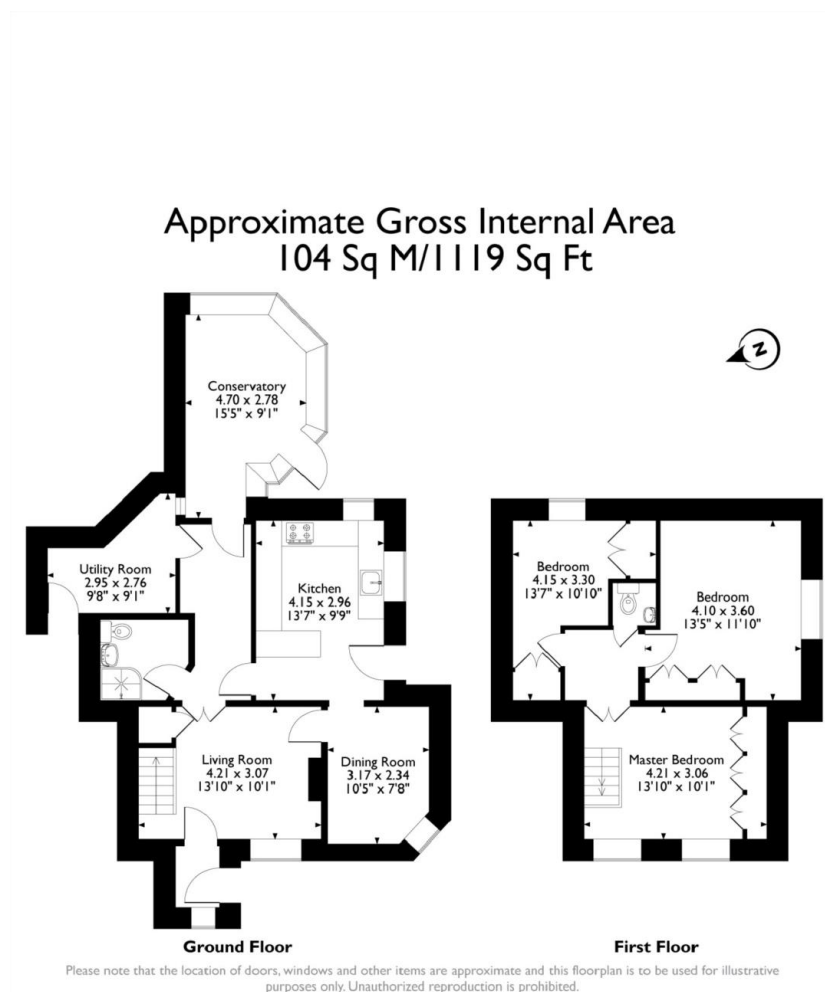
There are delightful touches of cottage charm in this sociable room too, from the beams above to more slices of exposed stone wall.

Additions to the decor have been given care and thought, with the perfect choice of stone tile flooring in this room that then flows through to the living room and kitchen, creating a visual flow and effortless connection whilst adding a warm tone to the spaces.

The dining room is connected to the kitchen via a wide, open doorway which keeps the dining room's atmosphere intimate but ensures it feels spacious too.

But maybe the biggest bonus of the open doorway is that the cook can be included in the dinner table chatter and the smells created by the feast being prepared in the kitchen can waft through the space and envelop the guests, hopefully raising anticipation for the meal to come.

There's a delightful stable door out to the garden in the kitchen that is a handy way to quickly rush out and be immersed in the beautiful setting and incredible views, plus there's a very cute integrated breakfast bar as part of the kitchen design as a more relaxed way of keeping the cook company.



The well-equipped kitchen includes a statement Aga as well as integrated appliances. The kitchen style is country but the units are a pale, soft shade of green adding a more modern touch to the design. The colour has also been used as a subtle and successful way to visually link the kitchen and dining room as it appears on the walls of both spaces too.

From the kitchen an inner hall offers access to a sizeable utility room that has access to the garden and is perfect to use as a boot room to welcome muddy boots and dogs, plus a ground floor shower room.

This contemporary and tastefully decorated room includes a large double shower unit with multiple jets and a seat too, offering either the ultimate in refreshing wake up calls every morning or the perfect way to let any stresses of the day be washed away.

At the end of the inner hallway is a conservatory that is a substantially, sun-drenched glass structure. The space provides a virtually all-encompassing panoramic view not just across the landscape to the horizon but also above, so the treetops and clouds are added to this beautiful scene.

It's a room for all weathers as well as all seasons, watching the wild weather chase across the sky and the myriad of spring, summer and autumn colours create an ever-changing but always enchanting living landscape, all enjoyed from a comfy chair in this bonus room.

Watch the sunrise accompanied by the dawn chorus, marvel at the sunset as it paints the sky with its multiple blush colours, relax as the night sky appears above the ceiling, offering the chance to star-gaze.

It's hard to leave the conservatory but the first floor beckons with three charming and peaceful bedrooms to easily lull you to sleep with the darkness and silence that a rural location brings.

Each bedroom has its own shape, character and window views but the principal bedroom can boast built-in wardrobes as a practical bonus.

But it's the exposed roof and ceiling beams in this largest of the bedrooms that create the most charming of spaces, reminding the occupant as they drift off to sleep of the enhancing character that makes this house a very special home.



# STEP OUTSIDE



Step outside and the advantage of the home's prime location nestled into the countryside along the ridge of Gaer Fawr is instantly and fully apparent, with the elevated position creating immense, panoramic views across Monmouthshire. Off the quiet country lane, the driveway climbs to the top of the sloping garden to a garage destination that also includes a workshop. From this top of the plot location on a well-positioned deck area that basks in sun as well as in panoramic 360-degree views, the view of the garden reveals an enchanting acre of patios, lawns, mature trees and shrubs and a number of bonus features.

The outside space offers a parcel of peace that's perfect for entertaining and enjoying alfresco dining with ample space for family and friends to join the gathering. The garden is a haven for local wildlife with the collection of mature trees, shrubs and flowers, and large pond within the grounds all enticing reasons to visit. It's a beautiful outside space that surrounds the house but it can work hard too, offering paddock and garden spaces to grow produce supported by a greenhouse and also keep chickens, creating a manageable yet productive smallholding to fully dive into a rural lifestyle.

The garden is the perfect place to admire the pretty cottage as well as the captivating outdoor space and views and it can truly enchant with its character, from the intricate barge boards to the Welsh slate roof, from the sections of exposed stone walls to the multi-paned windows, it's a unique house that would be a joy to call home.

## INFORMATION

Postcode: NP15 1HJ

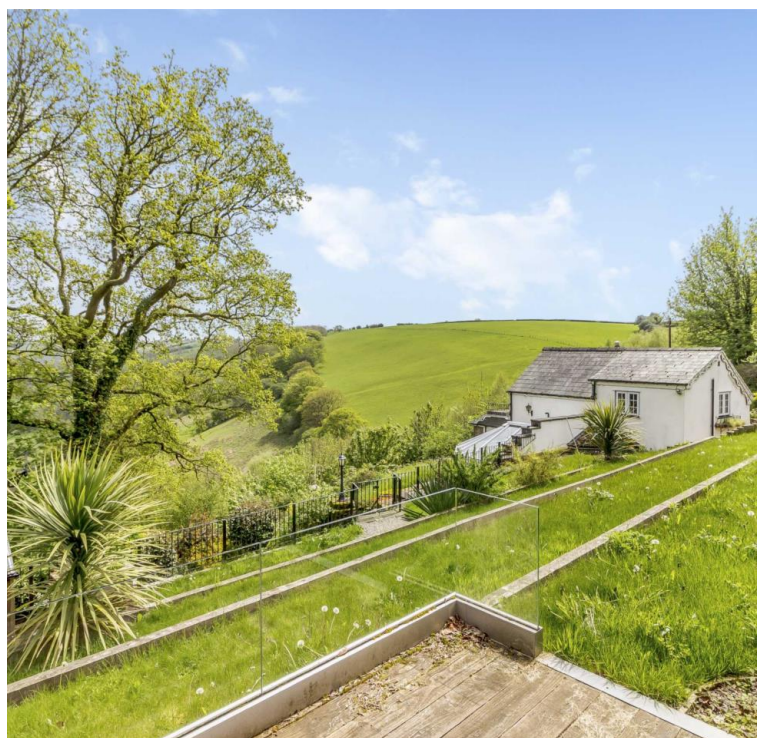
Tenure: Freehold

Tax Band: G

Heating: Gas LPG

Drainage: Private

EPC: E







## DIRECTIONS

From Usk head on the A472 and after a mile take the left turning onto the B4235 Chepstow Road. After about 2.7 Miles you will enter the village of Llangwm and take the left hand turning by the village hall and continue on this lane for 1 mile. At the end of the lane turn right and take the immediate right onto Georges Delight. Continue up this lane and after another mile the property will be located on your right hand side. What3words - unicorns.alike.caged

### **Agents Note:**

There is right of access up the drive for access to fields behind the house for two adjacent farmers. Part of the garden is over a Neolithic hill fort and there are limitations imposed by CADW





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		85
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	41	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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