



Ty Hafod
Gwehelog | Usk | Monmouthshire | NP15 1RE

FINE & COUNTRY

Ty Hafod

A magnificent family home in a gorgeous, pastoral setting, Ty Hafod has been extended and remodelled to take full advantage of its truly special location and stunning views.

Located on a hillside in the small village of Gwehelog, in the midst of the Monmouthshire countryside, the substantial, architecturally-designed detached property sits in beautiful established gardens and grounds spanning approximately 2.77 acres. The vendors, who bought the property 26 years ago, have extended it from a charming, two-bedroom cottage to an impressive, spacious, four-bedroom home with a well-planned layout and seamless flow from indoors to outdoors. The property now extends to just over 3000 sq. Ft. And is presented in impeccable order, with stand-out features include a grand dining hall, galleried landing, stunning conservatory, stylish, modern kitchen and glorious gardens, designed and lovingly cared-for by the present owners.

This beautiful home benefits from a blend of rural seclusion and accessibility. It is surrounded by rolling hills and lush greenery and is a great location for those who love outdoor pursuits such as walking and cycling. It is also close to the Wye Valley, an area of outstanding natural beauty, known for its meandering river and stunning landscapes.

Meanwhile Gwehelog is just over two miles from the pretty and historic riverside town of Usk, where local facilities include shops and cafes, pubs, a doctor's surgery and a primary school. About 11 miles away is the town of Monmouth, with its vibrant town centre and range of educational facilities including the Haberdashers Monmouth independent boys' and girls' schools. The location is convenient for commuters and within easy reach of city life in the Midlands, Bristol, Cardiff and Newport with access from Raglan (4 miles away) to the A40 and to the A449 northwards and from Usk to the A449 south.



STEP INSIDE

Ty Hafod

The four-bedroom house has a practical layout, spacious, light and airy rooms and many attractive, character features.

From an open fronted porch, a traditional oak ledge and brace door opens to the entrance hallway, which has a quarry tiled floor. Double wooden doors on one side open to reveal a real "wow" factor - the vaulted dining hall, which might more aptly be called a banqueting hall. A focal feature is a fantastic, ornate fireplace with a wood burning stove on a brick hearth. French doors set in glazed panels open to a front terrace, where curved steps lead down to level lawns. Rising from the hall, an impressive wooden staircase with carved newel posts and decorative spindles climbs up to a fabulous galleried landing, with exposed roof timbers, which overlooks the dining space.

Double doors open from the dining hall to a large sitting room, flooded with natural light from a set of bifold doors which frame the views over the garden to the rolling countryside beyond. To bring the outdoors in, the glazed doors can be pulled open to a secluded front terrace. On one side of the sitting room is a handsome stone fireplace with a wood burning stove. Alongside the fireplace there is a French door which opens to a wonderful conservatory, looking over a manicured circular lawn, surrounded by shrub and flower borders and with a central stone garden feature. The conservatory has a decorative tiled floor and ceiling blinds.

A door from the sitting room opens to a splendid kitchen/breakfast room, with stylish, hand-painted Shaker-style cabinets, dark granite work surfaces, a Range-style cooker and a large central island. There is space for a family dining table at one end of the room, where French doors open to a lovely outdoor dining space. Adjacent to the kitchen is a well-fitted utility room with a Belfast sink, pretty floor tiles in a geometric pattern and dark granite work surfaces. There is space for an upright freezer. A door from the utility opens to the back garden and there is also a door connecting to the rear of the dining hall, giving easy access to and from the kitchen when entertaining.

Across the entrance hallway from the dining hall, and afforded quiet and privacy by its location away from the rest of the house, is a large study, with sleek, modern fitted furniture.

Off the hallway is a downstairs cloakroom with wood panelling and attractive tiled flooring.

Upstairs, the galleried landing with its vaulted ceiling, exposed ceiling beams and exposed wall timbers gives access to four characterful double bedrooms, all featuring exposed beams and each with their own ensuite facilities. The main bedroom has two dormer windows with views over the front of the property and a further window overlooking the side gardens. It benefits from beautiful, traditional-style built-in wardrobes and a luxurious, recently-installed, fully-tiled shower room, with twin basins in a contemporary vanity unit.















STEP OUTSIDE

Ty Hafod

The house is approached from a lane through electric gates set between stone pillars. A driveway sweeps around to a block-paved courtyard in front of an attractive, coach house-style triple garage. There is a turning circle with a central feature and plenty of parking space in front of the garage. The garage has an EV charging point and adjacent is a garden WC and a store room.

The thoughtfully-designed gardens provide the finishing flourish to this beautiful rural property. A true delight, they include a raised terrace which wraps around two sides, with curved steps leading down to level areas of lawn. Clever planting around the terrace provides shelter and seclusion without blocking the stunning views. The dining hall, sitting room, kitchen and conservatory each open to different parts of the terrace, where the vendors have allocated themselves various outdoor dining spaces and areas for relaxing.

There is a lovely formal garden to the side of the house, in front of the conservatory, with a circular lawn surrounded by shrub borders and seasonal planting bordered by mature trees.

The gardens and grounds around the house extend to approximately 2.77 acres and include a host of lovely spots to sit and enjoy the tranquil surroundings. These include a decked seating area adjacent to a wildlife pond.

The grounds also include a useful paddock to the far side of the lane which measures approximately 0.71 acres.

AGENT'S NOTE: The property also benefits from solar panels on a feed in tariff which currently generates an approximate average payment of £1,800 pa (2024) with the surplus energy generated used to heat domestic hot water.

LOCATION

What3words: ///fortified.pushy.across





SELLER INSIGHT

"Ty Hafod has been our cherished home for the past 26 years. When we purchased it, it was a modest two-bedroom house. Over time, we have modernised and significantly expanded the property.

As our children have grown and moved on, we sought a more rural, private, and secluded setting. We discovered this charming village, and upon driving down the lane and taking in the view, we were immediately captivated. The house is perched on a ridge overlooking the valley, offering spectacular and serene views that remain unspoiled.

Our favourite spot in the house is the lounge, which boasts wonderful views over the valley that change daily. My wife has a passion for gardening, and the garden here is nothing short of magical. It features various sections, from formal areas with fountains to country cottage-style plantings and a pond. Wildlife such as kites, badgers, rabbits, and buzzards frequently visit, adding to the tranquil ambiance. The lack of light pollution allows us to enjoy the night sky undisturbed, with the only sounds being those of tractors in the distance.

We enjoy complete privacy here, with no one encroaching on our space. The views are truly phenomenal. Although we have a few neighbours with whom we share a good rapport, they respect our privacy and are always there if we need them. Some of our best moments have been spent outside near the pond, enjoying barbecues and a glass of wine with friends, basking in sunlight all day long.

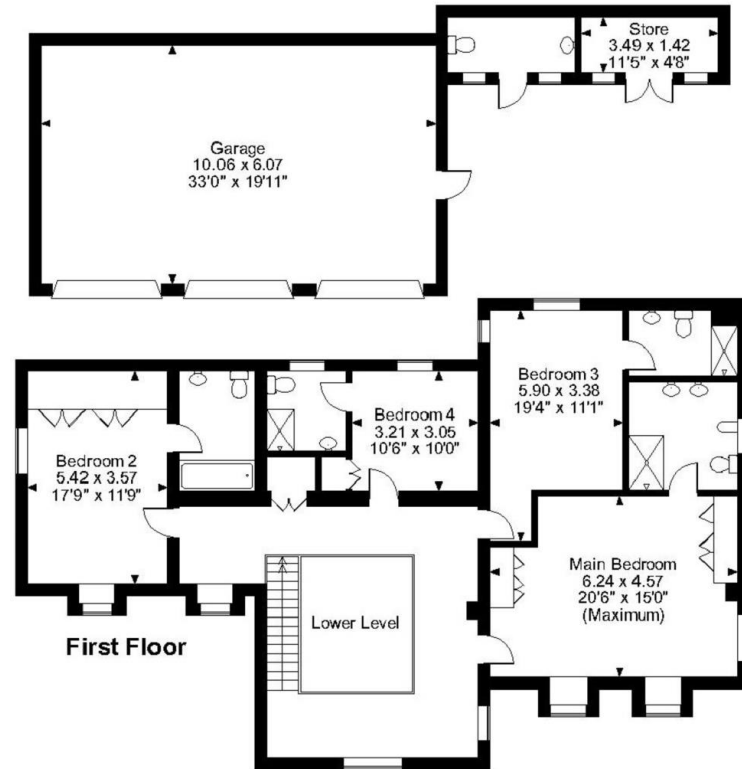
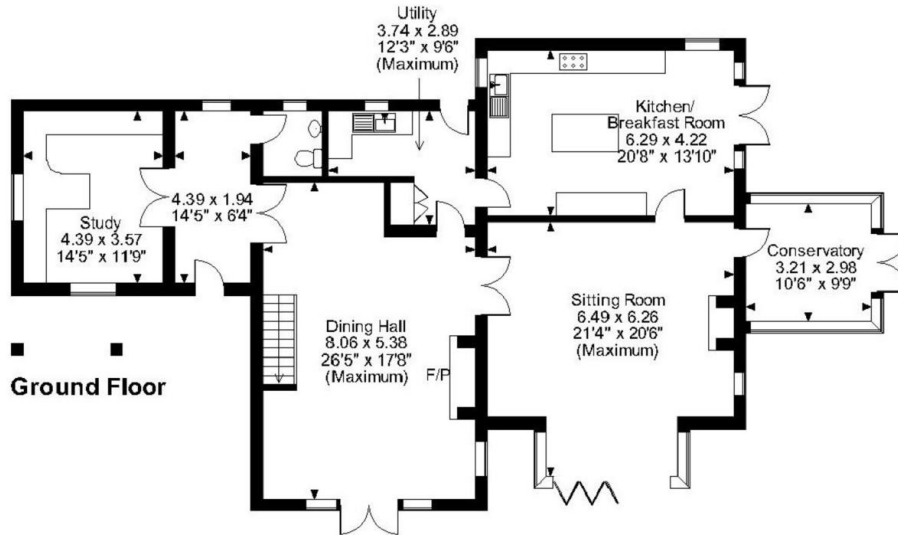
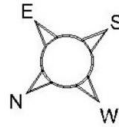
Our home is perfect for entertaining, and we have enjoyed hosting many gatherings over the years. Christmas is particularly special, with the dining room's log burner creating a cosy atmosphere, and the space it offers, allowing us to comfortably seat twelve people around the table.

The village itself is delightful, featuring a lovely pub known for its excellent food and friendly atmosphere, as well as a village hall that hosts coffee mornings, occasional concerts, and yoga classes. We are conveniently located just three miles from the town, providing easy access to facilities and amenities. This location offers the best of both worlds: excellent for commuting while being secluded and private. Additionally, there are two highly regarded schools nearby.

We will dearly miss the peace and quiet, the stunning views, and the wonderful friends we have made in the village. The local church has also been a significant part of our lives. We hope that someone will love and care for this home as much as we have. As we look to downsize and be closer to necessary facilities, it breaks our hearts to leave this beautiful and safe haven."



Ty Hafod, Gwehelog, Usk
Approximate Gross Internal Area
Main House = 3145 Sq Ft/292 Sq M
Garage = 657 Sq Ft/61 Sq M
Store = 105 Sq Ft/10 Sq M
Total = 3907 Sq Ft/363 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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Postcode: NP15 1RE | Tenure: Freehold | Tax Band: G | Authority: Monmouthshire | Heating: Oil | Drainage: Private

Scan the QR code for more information about this property:

Important 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, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68	62	63
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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