

MILL MEADOW COTTAGE AND MILL MEADOW STABLES

LLANGWM | USK | MONMOUTHSHIRE

Powells

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Mill Meadow Cottage and Stables are two beautiful holiday cottages situated in a picturesque location in the heart of the Usk Valley surrounded by approximately 3.76 acres of land. The cottages each have their own private garden and hot tub. There is scope for expansion for those looking to run a holiday let business (STP).

- Mill Meadow Cottage has 2 bedrooms, a bathroom and an open-plan living area
- Mill Meadow Stables has 2 bedrooms, a bathroom and an open-plan living area
- 'Big Daf' a superb military vehicle converted into self-contained accommodation
- The sale includes a Shepherds hut
- Hot tub included for each property
- Land measuring approximately 3.76 acres
- Public footpath connection to the wider countryside
- Business Rates Relief
- Potential for business development

DISTANCES FROM MILL MEADOW COTTAGE AND MILL MEADOW STABLES

Usk 4.0 miles • Raglan 6.4 miles • Chepstow 11 miles • Monmouth 14.4 miles

Newport 16.2 miles • Abergavenny 18.1 miles • Bristol 27.0 miles

Cardiff 27.1 miles • London 143.2 miles • Cardiff Airport 54.5 miles

Bristol Airport 54.6 miles • Birmingham Airport 82.7 miles

Abergavenny Train Station 15.8 miles • Hereford Train Station 18.1 miles

Newport Train Station 28.3 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.













LOCATION & SITUATION

Llangwm is a small rural village in Monmouthshire, located 3 miles east of Usk, on the B4235 Chepstow to Usk road. It is a superb accessible location to all principal South Wales roads and to local attractions such as Raglan Farm Park, Raglan Castle, Tintern Abbey, Chepstow Castle, Celtic Manor Resort, Goytre Wharf, Brecon Beacons National Park to name just a few. Monmouthshire and the surrounding region have strongly developed as a tourist destination in recent times, especially with the wide range of family and recreational facilities to add to a wealth of traditional heritage and natural countryside recreational facilities. Monmouthshire is known as the 'food and drink capital of Wales' with a number of notable country dining restaurants from celebrity chefs.

The closest town just 4 miles from Llangwm is Usk, whose history goes back to the Romans and Normans. Usk is known as 'The Town of Flowers' due to its success with the Wales in Bloom competition. It offers a traditional shopping street with boutique shops and a range of hotels and restaurants. The town was voted the best place to live in the UK in 2021 and boasts a romantic, ruined Usk Castle located near the town centre. Cwrt Bleddyn Hotel & Spa is located on the outskirts of Usk and has 50 stunning acres of landscaped grounds. With a large indoor swimming pool, gym, tennis courts and the luxurious Cwrtium day spa, a visit to Cwrt Bleddyn Hotel promises relaxation and rejuvenation amid the peaceful Welsh hills. The towns of Monmouth and Abergavenny and The Royal Forest of Dean are all easily accessible and offer many desirable attractions.

THE PROPERTIES

Mill Meadow Cottage and Mill Meadow Stables located at the end of a quiet farm lane form a successful holiday letting enterprise located within the beautiful Usk Valley, providing first class accommodation for holiday goers looking to embrace the outdoors and natural beauty the area has to offer coupled with a private hot tub serving each property. There could be scope for a purchaser to further develop the existing site and provide a larger offering to the leisure/tourist market (STP).

MILL MEADOW COTTAGE

A beautiful, single-storey cottage, which has been lovingly converted from a former stable building. Step inside and into the main kitchen, living and dining room with flagstone flooring and a high vaulted ceiling that enhances the overall feeling of spaciousness. The kitchen has a range of cream base and wall units and integral appliances to include an oven, electric hob, dishwasher, washing machine and an undercounter fridge with freezer compartment. Under the window with a pleasant outlook across the front aspect is a stainless-steel sink and drainer. Within the kitchen area is space for a family sized table. The main living area has space for comfortable chairs in front of a wood burning stove sitting on a stone plinth.

A door from the kitchen opens into an inner hallway which in turn provides access into the two bedrooms and bathroom. Both of the double bedrooms













benefit from flagstone flooring and large windows that allow light to flood in. One of the bedrooms has its own door opening out to the garden.

The bathroom has a roll top bath, WC, 'floating' wash hand basin and a separate shower cubicle.

Outside the cottage has its own private garden with an alfresco dining area and a hot tub underneath a timber gazebo.

MILL MEADOW STABLES

Enjoying a great location within an enclosed garden this beautifully presented stable conversion offers cosy single-storey accommodation. Step through the stable door and inside to the open-plan living space, finished with a contemporary style along with an exposed A-frame and vaulted ceiling. There is a well-equipped kitchen with electric oven and hob, microwave, fridge with ice compartment and washing machine. Just off the hallway are two double bedrooms, one with an external door to the garden and a shower room with a WC, wash hand basin and enclosed shower.

Outside Mill Meadow Stables has a private enclosed garden, a patio for al-fresco dining and a hot tub underneath a wooden gazebo.

OUTSIDE

Mill Meadow Cottage and Stables are surrounded by tranquil countryside bordered by a stream. A long driveway leads down to a vast parking area for many vehicles. The gardens and grounds surrounding the properties amount to in excess of an acre. Within the grounds is a shed with power and lighting currently used as a wood store, a drying room with space for two tumble dryers and an outbuilding with a WC installed that has potential to become a shower room (STP). A public footpath crossing the land allows for direct access to countryside walks.

In addition to the gardens and grounds is a field measuring 2.6 acres suitable for grazing animals. The land marries well with the holiday accommodation as it offers potential for expansion subject to gaining any necessary planning consents.

Included within the sale is a shepherd's hut and 'Big Daf' an original DAF army truck that has been converted into self-contained accommodation suitable for two adults and two children. This could be utilised for personal use or additional holiday accommodation subject to gaining any necessary planning consents.

This rural holiday enterprise package has received five star reviews from holiday makers who have enjoyed the peaceful, relaxing location.





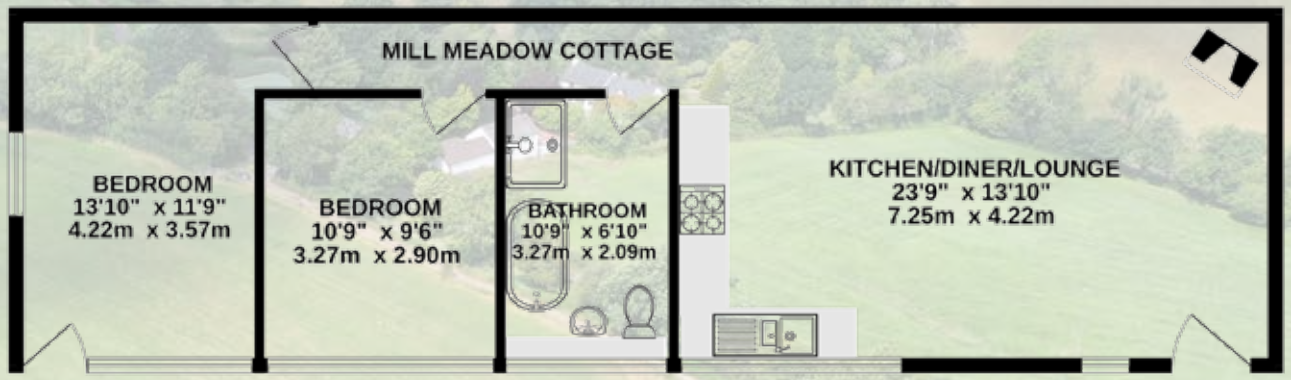




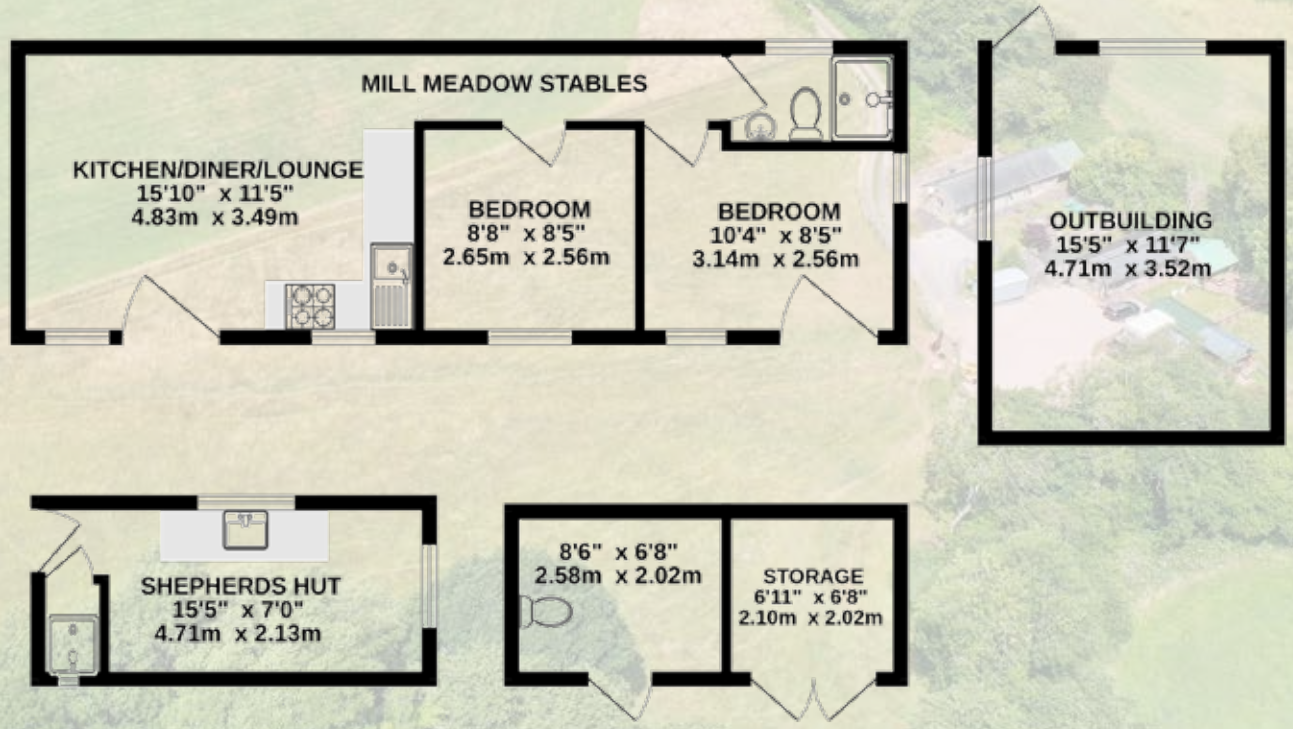




MILL MEADOW COTTAGE



MILL MEADOW STABLES



MILL MEADOW COTTAGE, LLANGWM, NP15 1HG

TOTAL FLOOR AREA : 1472 sq.ft. (136.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KEY INFORMATION

Agents Note: Mill Meadow Cottage and Mill Meadow Stables are holiday let accommodation. The planning restriction for both states: Shall be used as holiday accommodation only and shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 28 days in any calendar year. An up-to-date register containing the names, main address and dates of arrival and departure of occupants using the holiday accommodation must be made available for inspection by the local planning authority upon request. Mill Meadow Cottage and Mill Meadow Stable turnover approximately £48,000 per annum.

Services: Mill Meadow Cottage has mains electricity and water and private drainage (Septic tank). Mill Meadow Stables has mains electricity and water and private drainage (septic tank).

Tenure: Freehold

Wayleaves, Easements and Rights of Way: Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: The properties are rated for business.
The current rateable value is £2450.

Local Authority: Monmouthshire County Council. Telephone 01633 644644

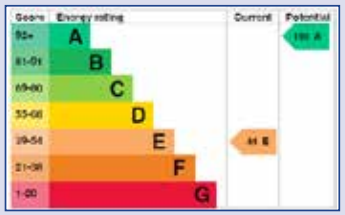
Viewings: Strictly by appointment with the selling agents

Directions: From Usk join the A472 road and continue until you reach the turning for Chepstow. Here you will join the B4235 passing Usk showground. After the showground stay on the Chepstow Road until you reach Llangwm. At Llangwm turn right onto Llanynant Road and continue until you see the entrance to the properties on the left.

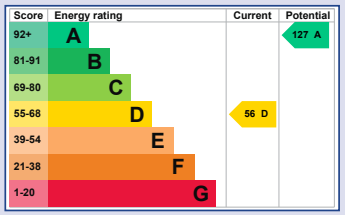
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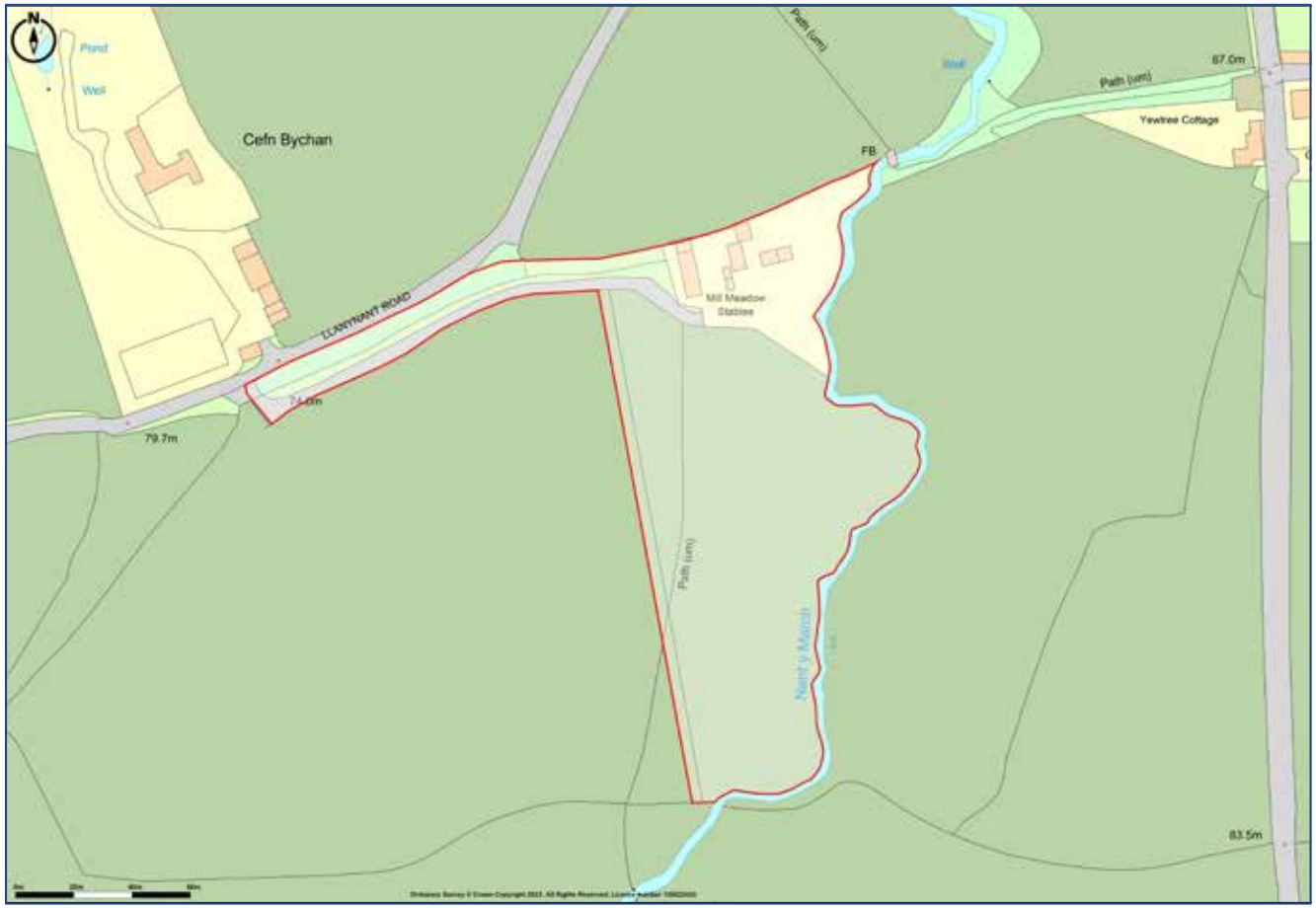
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MILL MEADOW COTTAGE



MILL MEADOW STABLES





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