

Highfield Lydart, Monmouth



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Enjoying a picturesque, elevated setting within the highly sought-after hamlet of Lydart, this beautifully presented four-bedroom farmhouse has been thoughtfully and sympathetically renovated, blending character with modern, energy-efficient upgrades. Featuring a range of stone outbuildings and a substantial barn offering exciting potential for full conversion.

Asking price of £1,075,000 Freehold

Enjoying spectacular, far-reaching views across rolling countryside towards the Brecon Beacons and beyond, the home provides spacious and versatile accommodation arranged over two well-appointed floors, with a sympathetic combination of original period features and quality contemporary additions. Set within approximately 4.6 acres of grounds comprising enclosed paddocks, areas of pastureland, gardens and a raised sun terrace. The property is constructed in stone with inset, triple-glazed aluminium windows and doors set under pitched tiled roofs. Internal features include feature fireplaces, exposed stonework and beams, moulded skirting boards and architraves, vertically boarded and part-glazed oak doors. An air source heat pump, along with zoned underfloor heating, serves the ground floor. From the parking area, the property is accessed under a deep soffit entrance via a composite part-glazed front door with matching full-height side panels into:

ENTRANCE HALLWAY:

Opening into living area. Recess for shoe storage and hanging rail. Cloaks cupboard with ample storage. Door into:

CLOAKROOM:

Suite comprising a low-level WC and corner wall-mounted wash basin with a tiled splashback. Extraction fan at high level.

OPEN PLAN KITCHEN/LIVING ROOM: 8.14m x 6.85m (26'8" x 22'6")

An impressively proportioned principal reception room with incredible levels of natural light. Dual aspect windows and bi-fold doors to the front, seamlessly adjoining a raised sun terrace capitalising on the outstanding countryside views. L-shaped granite worktop with a tiled splashback surround and a complementary kitchen island. Inset one-and-a-half ceramic sink and induction hob with low-level extraction. An extensive range of shaker-style cupboards and drawers set under with inset dishwasher. Matching wall-mounted cabinets and tall units housing AEG oven and grill, and recess for fridge/freezer. Tucked in the corner is a designated coffee-making station with an inset circular sink. The living area features an inglenook fireplace set on a slate hearth with a wooden surround and mantel housing a wood burner. Two arched recesses with spotlights for display shelving. Turning staircase with wooden handrail and square newel posts rising to first floor landing. Door into:

PLANT ROOM: 3.49m x 2.60m (11'5" x 8'6")

Underfloor heating ports. Consumer units at high level. Space for an American-style fridge/freezer and plumbing for washing machine/tumble dryer.

CONSERVATORY: 2.85m x 3.77m (9'4" x 12'4")

Wooden framed and glazed to one side, set under a Perspex roof with external door out to the walled courtyard garden.

INNER HALLWAY:

L-shaped with window and external composite door to the front accessing sun terrace. Roof access hatch. Doors into the following:

DINING ROOM: 4.02m x 3.95m (13'2" x 12'12")

Picture window to front with far-reaching countryside views. Feature fireplace with decorative wooden surround and inset electric coal-effect burner.

SHOWER ROOM:

Frosted window to the rear. A white suite comprising a low-level WC, pedestal wash basin and fully tiled shower enclosure with mixer valve and head on adjustable chrome rail.

BACK PORCH:

Part-glazed external door into inner courtyard garden. From kitchen, through glazed door and upstairs to:

FIRST FLOOR LANDING:

Window to side elevation with garden views. Roof access hatch. Doors into the following:

SHOWER ROOM:

Window to side. A contemporary suite comprising a low-level WC, pedestal wash basin and double-width fully tiled shower enclosure with mixer valve and head on adjustable chrome rail. Extraction fan at high level. Chrome ladder-style radiator. Door into Bedroom Two.

BEDROOM THREE: 4.07m x 2.18m (13'4" x 7'2")

Window to rear with views of adjoining pastureland.

BEDROOM TWO: 3.49m x 3.15m (11'5" x 10'4")

Picture window to the front with outstanding countryside views. Door into shower room.

BEDROOM ONE: 2.86m x 4.89m (9'5" x 16'1")

Picture window to the front with outstanding countryside views.

EN-SUITE BATHROOM:

Window to rear. A contemporary suite comprising a low-level WC, pedestal wash basin and bath with wall-mounted mixer taps and shower host front. Chrome ladder-style radiator. Extraction fan at high level.

OUTSIDE:

Set in approximately 4.6 acres of grounds, Highfield is accessed by a long, sweeping private driveway that separates the formal gardens from the paddocks on either side. The drive leads to a spacious parking area adjoining the main house with EV charger, before continuing behind the property to a turning area that provides access to the stone annexe, summerhouse and barns. The formal gardens lie to the front of the property and are chiefly laid to lawn, bordered by a low-level stone wall. A raised sun terrace adjoins the open plan kitchen/living area, seamlessly creating a seating area which is ideal for alfresco dining and entertaining whilst taking full advantage of the property's spectacular rolling countryside views. Steps lead up to the top road, a wooden shed and a large greenhouse.

OLD COACH HOUSE:

Approached via a panelled door leading into a good-sized room with a vaulted ceiling, with doors accessing the following: LIVING AREA: 3.66m x 4.89m (12'0" x 16'1"): KITCHENETTE: 1.69m x 2.15m (5'7" x 7'1"): Base units along one wall with inset stainless-steel sink and side drainer. Space for cooker. Door into a shower room with a low-level WC and corner shower cubicle.

SUMMERHOUSE:

A large wooden construction with veranda enjoying an enviable elevated position with attractive views. Set behind the outbuildings is an enclosed parcel of pastureland that is gently sloping and can be accessed through five-bar metal gates from the turning area and road.

SERVICES:

Mains electric. Private drainage and water. Air source heat pump. Zoned underfloor heating to the ground floor. EPC rating D. Tax Band G.

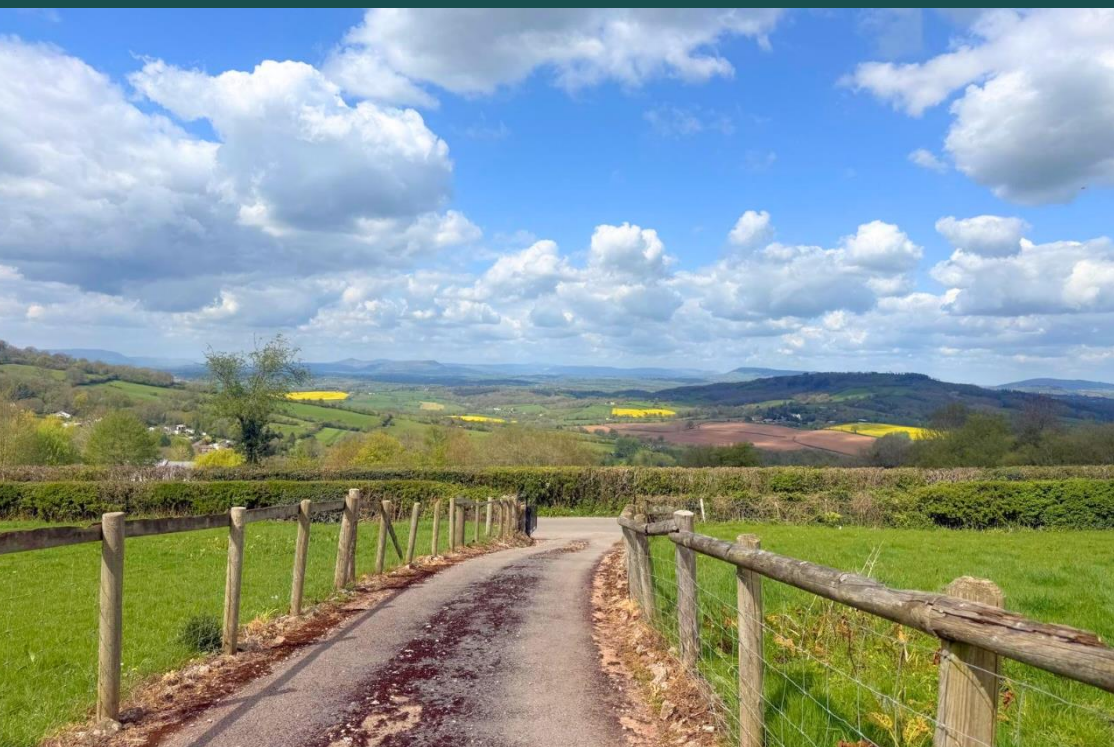
DIRECTIONS:

From our office in Agincourt Square proceed south-west down Monnow Street. Continue to the end past the shops before bearing left. At the mini roundabout take the second exit. Upon reaching the traffic lights turn left onto Cinderhill Road. At the roundabout take the second left onto Portal Road. After approximately ¾ of a mile and approaching the hill's brow, bear left onto the continuation of the B4293 signposted Penallt. Continue for around 1.5 miles and take the right-hand fork immediately past a bus shelter on the right. The property will be found in a few hundred yards.

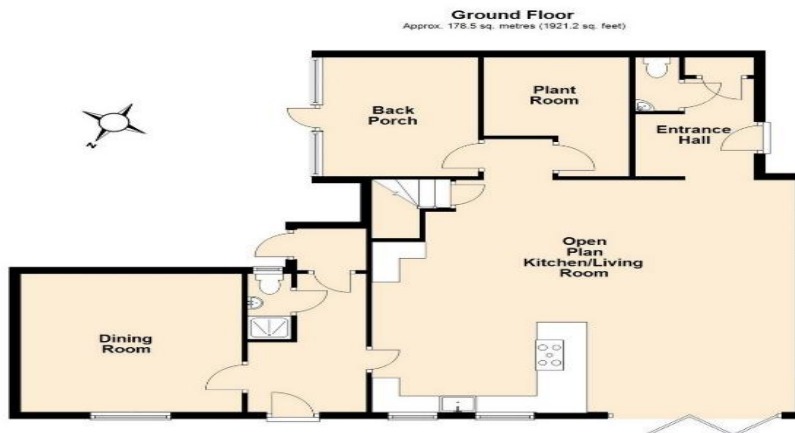
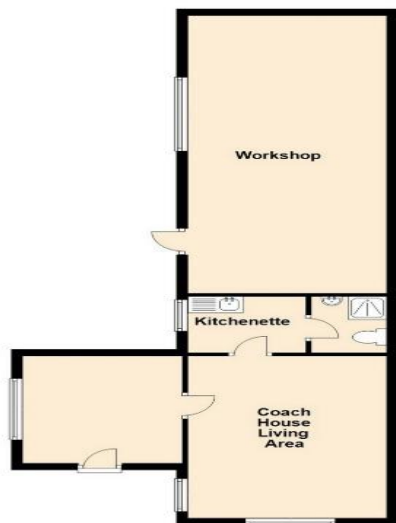
Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

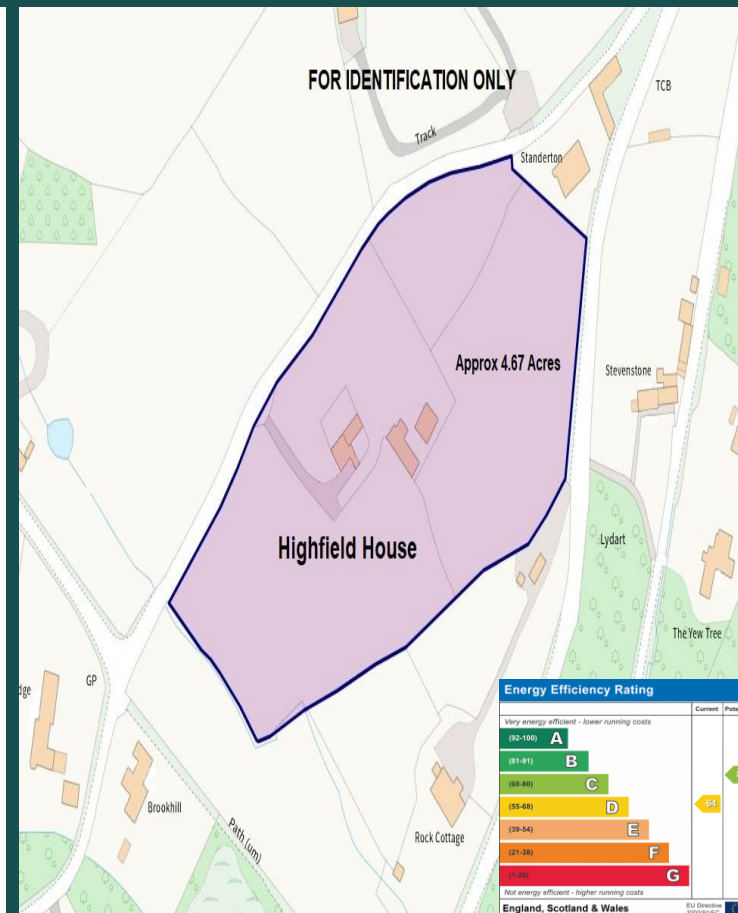








Total area: approx. 232.1 sq. metres (2498.8 sq. feet)



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