



**LITTLECWM**

Tredunnoch, Usk, NP15 1LY





# LITTLECWM

Tredunnock, Usk, NP15 1LY

An exciting opportunity to purchase a charming smallholding within the rural village of Tredunnock in Monmouthshire.

The property comprises a detached three-bedroom bungalow subject to an Agricultural Occupancy Condition (AOC) with scope for modernisation together with spacious gardens, workshop and adjoining pastureland extending in total to approximately 8.37 acres (3.39 ha).

- Detached three-bedroom bungalow subject to an Agricultural Occupancy Condition (AOC)
- Offroad parking and wrap around lawned gardens with mature trees, flower beds and raised vegetable beds
- Integral garage and workshop
- Adjoining pastureland extending in total to approximately 7.92 acres (3.20 ha)
- Available as a whole

OFFERS IN EXCESS OF  
£550,000

Court Barn, West End  
Magor, Monmouthshire, NP26 3HT  
magor@david-james.co.uk  
Tel 01633 880220  
www.david-james.co.uk

## DESCRIPTION

Littlecwm presents an exciting opportunity to acquire a charming smallholding located within the sought-after rural village of Tredunnock within the County of Monmouthshire.

The property comprises a detached, three-bedroom bungalow with potential for modernisation and/or expansion (subject to obtaining the relevant planning consents) together with offroad parking, wrap around lawned gardens with mature trees, flower beds and raised vegetable beds, integral garage, adjoining stone workshop and pastureland extending in total to approximately 8.37 acres (3.39 ha).

**The bungalow is subject to an Agricultural Occupancy Condition (AOC) which limits its occupation to a person solely or mainly employed, or last employed, in the locality in agriculture or forestry.**

**Please contact the Agent for further details.**

## SITUATION

Littlecwm is located within the sought-after rural village of Tredunnock within the County of Monmouthshire, just west of Newbridge on Usk (0.5 miles) and south-east of Llangybi (2.8 miles). The nearby towns of Caerleon (4.5 miles) and Usk (5.3 miles) supply a good range of service facilities.

Despite its rural location, the property benefits from good communication links nearby with the Coldra Roundabout only 5.8 miles distant which connects to Junction 24 of the M4 Motorway Network, the A48 and the A449.

The property enjoys a peaceful setting in the heart of the idyllic countryside, while still offering excellent connectivity to major travel routes. Its prime location provides convenient access to Newport (8.5 miles), Chepstow (14.2 miles), Abergavenny (16.7 miles) and

Cardiff (21.8 miles). The nearest train station is within Newport.

The property is situated in a picturesque location and enjoys open views overlooking the Lower Usk Valley.

## ACCOMMODATION

The accommodation available at Littlecwm briefly comprises the following:

**Integral Garage**

**Entrance Porch**

**Utility** – with plumbing for washing machine

**Pantry**

**Kitchen** – with fitted base and wall units, and overlooking the gardens

**Living Room** – with wood burner and exposed brick surround

**Conservatory**

**Dining Room**

**Bedroom One** – double with fitted wardrobe

**Bedroom Two** – double with built-in wardrobe

**Bathroom** – with WC, wash hand basin, fitted bath and separate fitted electric shower

**Bedroom Three** - double

**Cloakroom**

## OUTSIDE

The property benefits from a generous garden predominantly laid to lawn which wraps around the bungalow and includes mature trees, flower beds, raised vegetable beds and paved patio area. There is also offroad parking for several vehicles to the front of the dwelling and a stone constructed workshop adjoins the integral garage.

The grounds are generally bound by mature hedgerow and stock fencing.

## LAND

The land at Littlecwm comprises sloping pastureland and extends in total to 7.92 acres (3.20 ha) separated into

two parcels and generally bound by mature tree lined hedgerows and stock fencing.

FIELD SCHEDULE

OS Field No.	Area		Description
	Acres	Ha	
ST3794 9462	5.08	2.05	Pasture
ST3894 0658	2.84	1.14	Pasture
TOTAL	7.92	3.20	

ENTITLEMENTS

The land is registered with Welsh Government on the Rural Land Register; however, entitlements are not included with the property.

The land is not entered into any Agri/environmental schemes.

ACCESS

The property is accessed via an unregistered single-track lane from the adopted highway (St. Andrews Walk). This lane has been historically used and therefore it is assumed that a prescriptive right of access has been granted to the property over time.

We understand that there is also a separate prescriptive right of access from the adopted highway to the east of St. Andrews Walk over neighbouring land to the property.

TENURE

Freehold with vacant possession upon completion.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

LOTTING & RESERVE

It is anticipated that the property will be offered as shown but the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

EASEMENTS, COVENANTS & RIGHTS OF WAY

The property is sold subject to any rights, benefits or incidents of tenure which affect it.

We understand that Monmouthshire County Council have rights of access over the property to access the drain on the subject and neighbouring land, and the adjoining sewage works. They are responsible to maintain the hardcore track which runs along the western boundary.

The mains water supply is subject to a Deed of Easement across the adjoining land to north-east of the property.

Purchasers are advised to make their own enquiries as to any other rights, benefits or incidents of tenure which may affect the property.

SERVICES

The bungalow benefits from mains services connections including water, electricity and drainage, with oil-fired central heating.

COUNCIL TAX BAND

Band G.

EPC

Band E.

LOCAL AUTHORITY

Monmouthshire County Council – 01633 880220.

DIRECTIONS

From Newbridge-on-Usk, head west along St. Andrews Walk to the village of Tredunnoch. At the village green, opposite the pedestrian entrance to St. Andrews Church,

turn left onto the single-track lane and proceed for approximately 80m where the entrance to Littlecwm will be on your left.

When using the mobile application - What3Words:///enjoys.according.fanfare

VIEWING

Strictly by appointment with the Agents David James. Please telephone the Magor Office on 01633 880220.

GUIDE PRICE

Offers in Excess of £550,000.

Ref: 8008

Date: April 2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

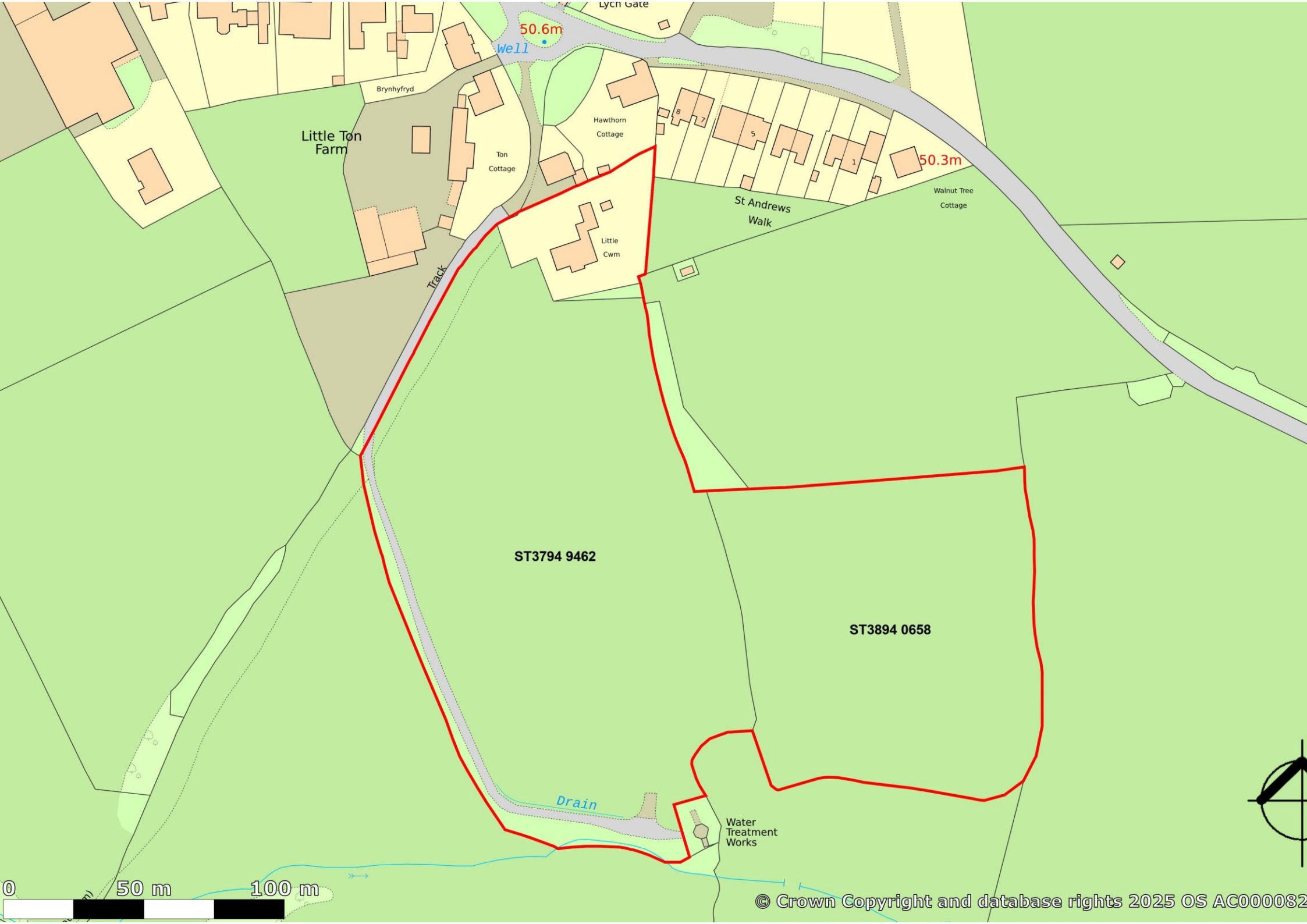
PLANS AND PARTICULARS  
The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC  
The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



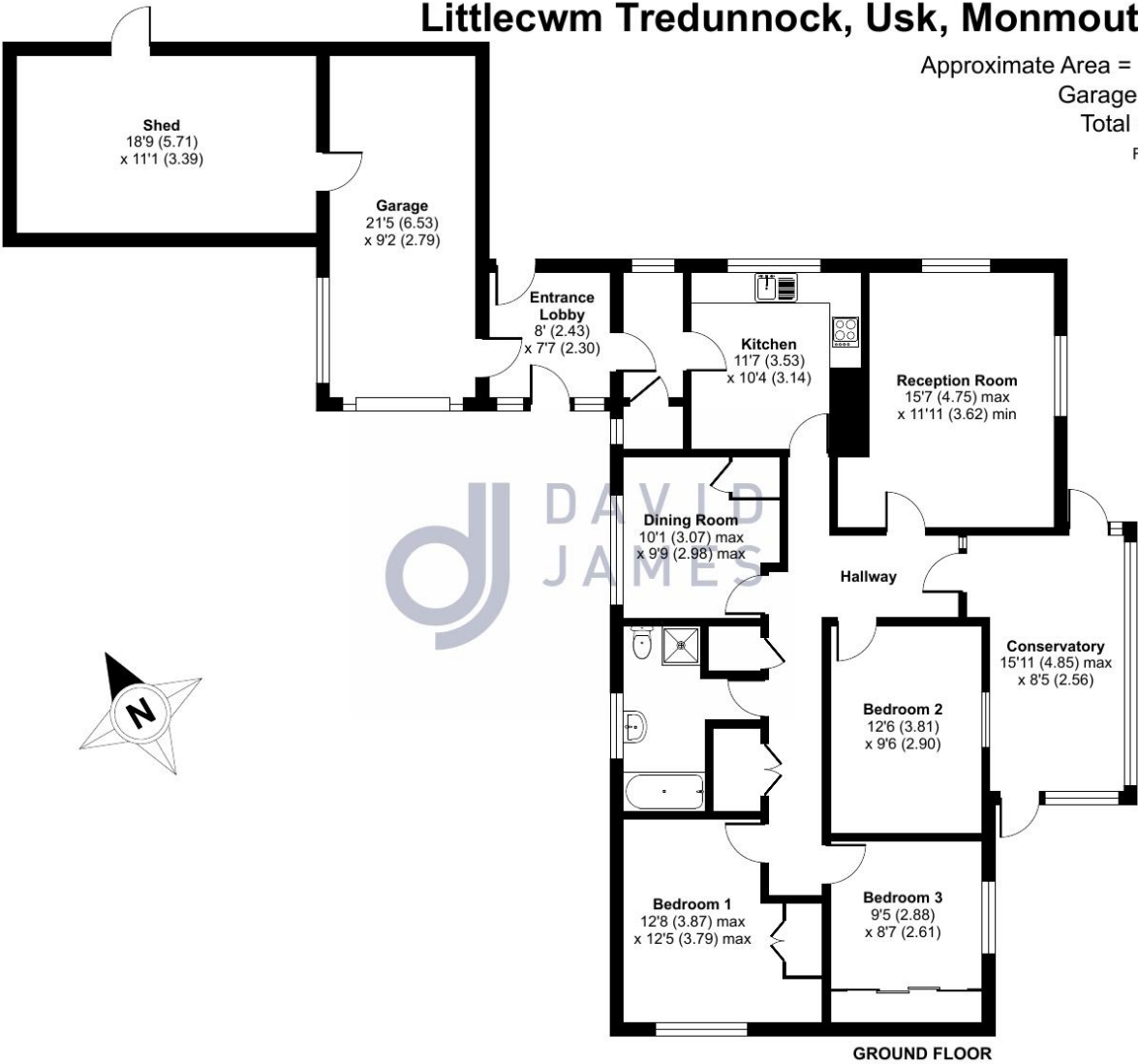






Littlecwm Tredunnoch, Usk, Monmouthshire, NP15

Approximate Area = 1332 sq ft / 123.7 sq m  
Garage = 413 sq ft / 38.3 sq m  
Total = 1745 sq ft / 162 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for David James. REF: 1269125