



BRAEFIELD

MITCHEL TROY COMMON | MONMOUTH

BRAEFIELD

MITCHEL TROY COMMON | MONMOUTH | NP25 4JQ

BRAEFIELD IS AN INDIVIDUALLY DESIGNED HOME IN NEED OF MODERNISATION THROUGHOUT. ALL OF THE LIVING ACCOMMODATION IS LAID OUT ON ONE FLOOR ABOVE THE DOUBLE GARAGE, WORKSHOP AND SPACIOUS ENTRANCE HALL. THE PROPERTY IS IN AN ELEVATED POSITION ALLOWING FOR WONDERFUL COUNTRYSIDE VIEWS THROUGH MATURE TREES. IT IS SURROUNDED BY 1 ACRE OF GARDENS.

- 4 bedroom property with all of the living accommodation on the first floor •
 - Spacious, bright and airy sitting room with a balcony •
- Colourful, established gardens measuring approximately 1 acre •
 - Delightful countryside views •
 - Potential for dual family living accommodation •
 - Integral double garage and workshop on the ground floor •
- Potential to create further living accommodation on the ground floor (STP) •
 - Solar panels •
 - No onward chain •

Distances from Braefield

Monmouth 3.3 miles • Raglan 6.4 miles • Usk 12.0 miles
Abergavenny 15.9 miles • Newport 23.8 miles • Bristol 30.6 miles
Cardiff 34.4 miles • London 137.3 miles • Bristol Airport 49.0 miles
Cardiff Airport 49.5 miles • Birmingham Airport 80.4 miles
Abergavenny Train station 14.9 miles • Newport Train Station
23.5 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

Braefield enjoys an excellent location boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4.

There are good connections to the main road network with the historic border town of Monmouth being just over 3 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

Braefield is an individually designed property in need of modernisation throughout allowing a buyer the opportunity to create their dream home. All the living accommodation is set over the first floor above the double garage, workshop and spacious entrance hall. There is potential to create further accommodation on the ground floor subject to gaining any required planning consents.

Enter Braefield through the storm porch and step into the main entrance hall. This is a big space with internal doors leading into the double garage and workshop. There is a cloaks cupboard under the staircase leading up to the first floor.

The staircase brings you to an open landing or reception area with various doors providing access to the living accommodation. There are an abundance of windows throughout the first floor making it a very bright and airy property.

The kitchen has a range of wooden base and wall units and a double sink and drainer located under the front aspect window. Integral appliances include a Whirlpool 4 ring hob and a Bosch oven and grill. There is space for a fridge and freezer, dishwasher, washing machine and other white goods. A glazed door provides access on to a terrace with steps leading down to the garden.

Next to the kitchen is a dining room with wonderful views at the front aspect and doors opening into the sitting room.

The sitting room is a magnificent size and has a stone fireplace with wood burning stove. There are glazed sliding patio doors to the front and rear allowing light to flood in.





The doors at the front aspect slide open to a balcony with superb views across the garden and countryside views through the mature trees. At the rear the doors slide open to reveal steps down into a spacious garden room.

The garden room has a low level wall and windows to three sides and a polycarbonate roof. A door opens out to a patio and tranquil raised pond.

There are four bedrooms in total. The principal bedroom has fitted wardrobes and a triple aspect outlook to the front, rear and side gardens. Bedroom 2 is a double room with dual aspect views to the side and rear gardens. Bedroom 3 is also a double room with one window overlooking the rear garden and the other looking into the garden room. Bedroom 4 is a single room, previously used as a study with a window to the front aspect.

There is a shower room and a bathroom. The main bathroom has a coloured suite comprising of a bath, w.c, and wash hand basin. An airing cupboard can be found in this room.

The shower room has a corner shower cubicle, w.c, bidet and pedestal wash hand basin.

OUTSIDE

Enter the property onto a large tarmac driveway providing ample parking for many vehicles. Established gardens surround Braefield with an abundance of beautiful flowers and mature trees to include weeping willow, walnut and sweet chestnut.

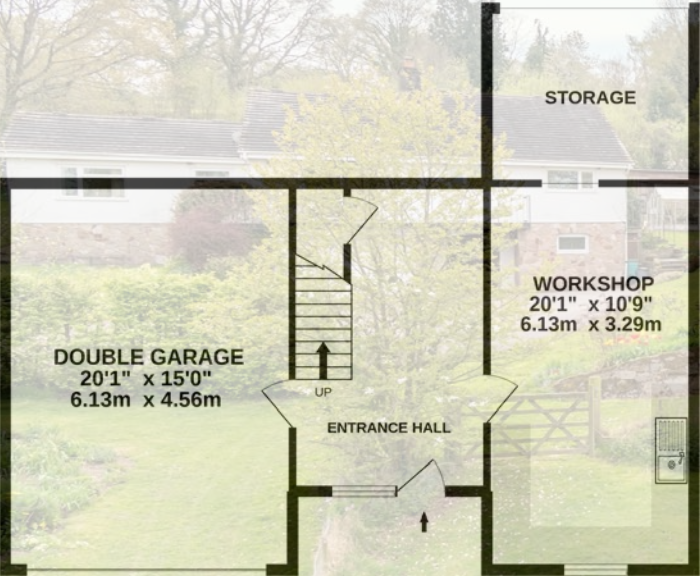
The double garage with up and over door, houses the oil fired boiler and has power and lighting. The workshop has a window to the front aspect and power and lighting. Both the double garage and workshop could potentially be converted into living accommodation, but buyers need to make their own enquiries with regards to any necessary planning consents.

The gardens and grounds are mainly laid to lawn. At the rear is a well stocked raised pond, two storage sheds, a summer house and a greenhouse. At the front of the property step down to a fairly level lawn that has been used as a productive vegetable produce area. Wonderful views can be appreciated through the branches of mature trees. The total plot size amounts to approximately 1 acre.



FLOORPLAN

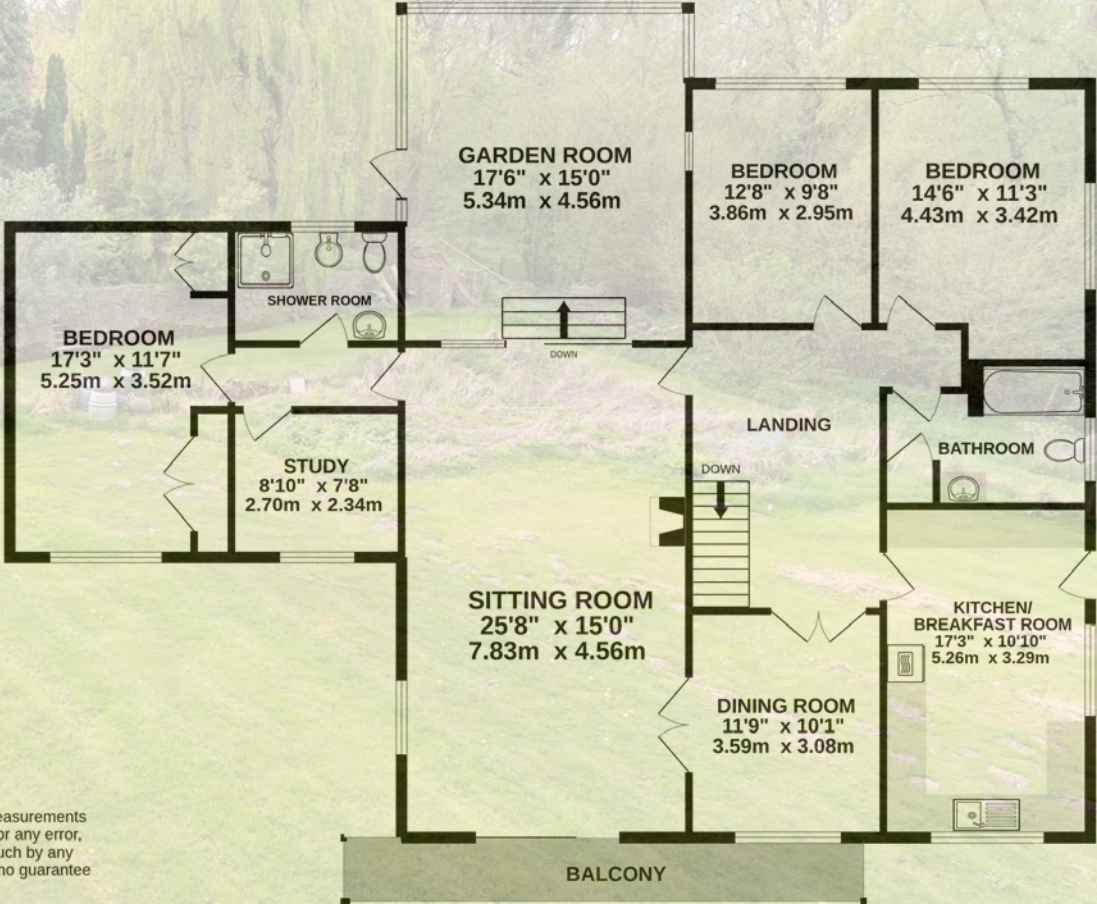
GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 2590 sq.ft. (240.6 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.
Made with Metropix ©2022

1ST FLOOR
1811 sq.ft. (168.3 sq.m.) approx.



KEY INFORMATION

Services: Mains water and electricity, oil fired central heating and private drainage (septic tank).

Tenure: Freehold

Wayleaves, 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.

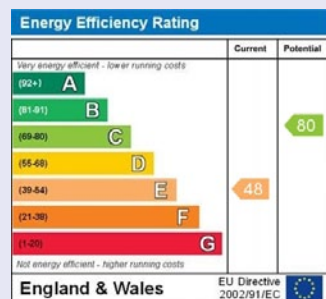
Council Tax Band: H

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth take the B4293 towards Mitchel Troy passing Millbrook Garden Centre on the right. Upon reaching Mitchel Troy, turn left on to Common Road. Continue until you reach a blue signpost stating 'unsuitable for HGV's'. Take this right turning and proceed up the hill. The property can be found on the right hand side.

Postcode: NP25 4JQ



Powells Chartered Surveyors Land & Estate Agents

Singleton Court Business Park
Monmouth
NP25 5JA

Telephone: 01600 714140
Email: enquiries@powellsrural.co.uk
www.powellsrural.co.uk

IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or vendors. Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Information is given entirely without responsibility on the part of the agents, sellers or lessor. The photographs show only certain parts of the property as they appeared at the time they were taken and any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment, appliances or facilities. Purchasers must satisfy themselves by inspection and relying upon their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared April 2022