



CAVALRY BARN

WARRAGE ROAD | RAGLAN | USK | MONMOUTHSHIRE



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CAVALRY BARN IS A BEAUTIFUL, GRADE II LISTED THREE BEDROOM BARN, CONVERTED TO A VERY HIGH STANDARD AND LOCATED IN THE CENTRE OF A COMPLEX OF SIMILAR PROPERTIES IN A RURAL, YET ACCESSIBLE LOCATION. IT OFFERS A WONDERFUL BLEND OF BOTH CHARACTER FEATURES AND MOD CONS. PRETTY GARDENS AND COUNTRYSIDE VIEWS ACROSS THE TOP OF RAGLAN CASTLE CAN BE ENJOYED, ALL WITHIN A SHORT DRIVE TO ALL LOCAL AMENITIES.

- Beautiful Grade II listed terraced barn conversion in a rural, yet accessible location •
 - Located in the centre of a complex of similar properties •
 - Three bedrooms and two bathrooms •
- Character features and mod cons such as arrow slit windows and under floor heating •
 - Open plan kitchen and dining area with an Aga •
 - Sitting room with woodburning stove •
 - Well-manicured gardens to the front and rear •
 - Garage and off-road parking •

Distances from Cavalry Barn

Raglan 1.2 miles • Monmouth 7.4 miles • Usk 7.5 miles
Abergavenny 10.7 miles Chepstow 14.8 miles • Newport 19.0 miles
Cardiff 32.1 miles • Bristol 39.9 miles • London 146.6 miles
Bristol Airport 44.7 miles • Cardiff Airport 44.8 miles • Birmingham
Airport 84.3 miles • Abergavenny Train Station 9.7 miles
Chepstow Train Station 15.6 miles • Bristol Parkway Station 35 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

Cavalry Barn enjoys a desirable position just a short drive from the village of Raglan, not far from Raglan Castle a late medieval castle just north of the village. Raglan offers a number of local amenities, including Village Shop, Doctors Surgery, Pharmacy, Post Office, Public Houses including the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a Primary School.

Monmouth is located approximately 7 miles from Cavalry Barn and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and the 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. 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 and the Brecon Beacons National Park located to the north of Abergavenny.

Further comprehensive shopping and leisure amenities are situated in Abergavenny, with more extensive facilities at Newport, Bristol and Cardiff, all within 45 minutes drive. Excellent road connections exist at Raglan, with the nearby A40 / A449 providing access to the M4 / M50 and M5.

THE PROPERTY

Cavalry Barn can be found in the centre of a complex of similar style properties in a rural yet accessible location. An interesting feature at the rear entrance is an old gravestone that acts as a step up into the property. The glass doors open into an open-plan kitchen, dining and living area with stone flooring and underfloor heating.

The property has a farmhouse style kitchen with plinth lighting and Granite style worktops. An Aga with two hotplates and Aga module stands proudly in the centre of the kitchen, the module can be used separately during the summer months when the main Aga is switched off. There is a double Belfast sink, integral oven and dishwasher and space for an American style fridge freezer. A utility room next to the kitchen has a cloakroom, plenty of space for white goods and houses the oil-fired central heating boiler.

Open plan to the kitchen is a dining area and lounge. The dining area has timber framed glazed doors that open onto the front garden and a door to the rear courtyard. Large floor to ceiling windows let light flood into the space. There is plenty of space for a family sized table. While the kitchen and dining areas have stone flooring, this changes to wood flooring in the lounge area to define the different zones. Step down into the lounge area that has character features to include arrow slit windows, exposed stone walls and a woodburning stove on a stone hearth in the corner of the room.





A staircase from the dining area leads up to the first floor open landing. The open landing is a fantastic place to sit and would make a delightful reading area. A large window beautifully frames outstanding views of the countryside and the top of Raglan Castle. Spot lighting in the floor lights the way to the three bedrooms.

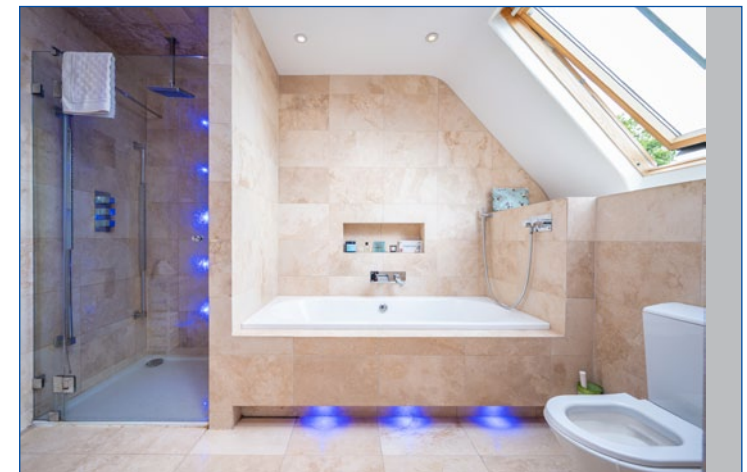
The principal bedroom has a vaulted ceiling, exposed A frame and a Velux window. It has a walk-in wardrobe with a radiator. Pentagon shaped internal windows allow for ambient light to enter the room. Storage can be found above the en-suite bathroom.

The en-suite bathroom has a separate bath with shower attachment, a shower cubicle with glass door and a waterfall shower, a wall mounted wash hand basin and a modern and contemporary radiator. Mood lighting can be found around the bath.

The two further bedrooms both have character features and are located close to the family bathroom. The family bathroom is tiled from floor to ceiling and comprises of a white bath with a shower attachment, white w.c, wall mounted wash hand basin with mixer tap.

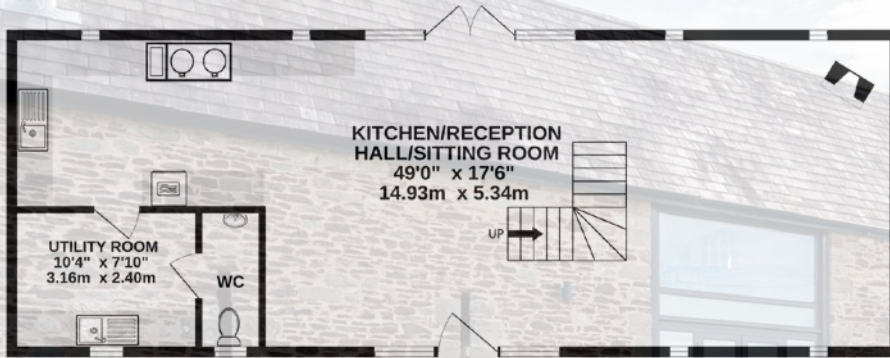
OUTSIDE

Outside there are pleasant gardens to the front and rear. At the front aspect is a gated entrance, a green lawn and a patio, ideal for alfresco dining during the summer months. To the rear there is a further patio, a large, gravelled area with a lawn in the centre and a path leading down to the block paved parking area. Next to the parking area is a garage.

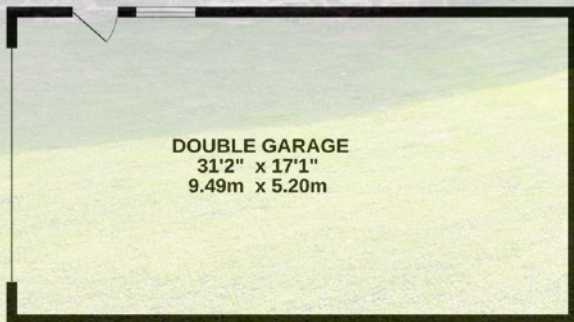
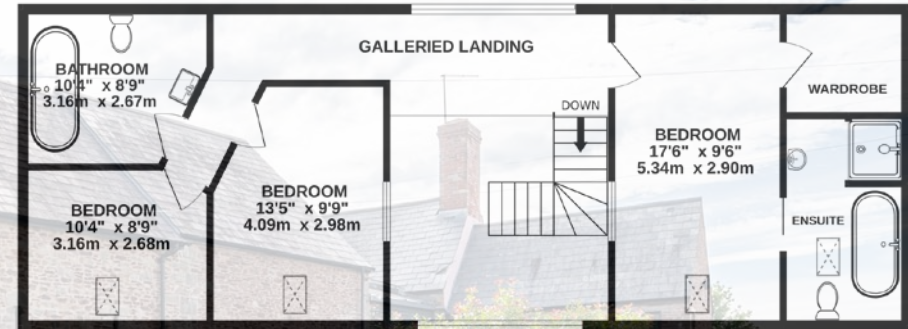


FLOORPLAN

GROUND FLOOR
1386 sq.ft. (128.7 sq.m.) approx.



1ST FLOOR
859 sq.ft. (79.8 sq.m.) approx.



THE CAVALRY BARN

TOTAL FLOOR AREA : 2245 sq.ft. (208.5 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

Services: Mains electricity and water, oil fired central heating and private drainage (A shared sewage treatment plant and reed bed).

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: F

Tenure: Freehold


Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Raglan exit the roundabout and join the A40 passing Raglan Castle on the left. After Raglan Castle exit left signposted Mitchel Troy. Join Groesenon Road but take the turning immediately left signposted Tregaer. Stay on this road for approximately 1 mile until you see the property on the right hand side.

Postcode: NP15 2LD

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	75	85
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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