



COURT WYNDERMERE

BETTWS NEWYDD | USK | MONMOUTHSHIRE







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COURT WYNDERMERE IS AN ATTRACTIVE PROPERTY WITH GATED ENTRANCE AND A SWEEPING DRIVEWAY LEADING THROUGH ORCHARD GARDENS TO THE MAIN HOUSE AND OUTBUILDINGS. WITH A COMPLEX OF OUTBUILDINGS TO INCLUDE THREE B&B ROOMS, HOME OFFICE OR HOBBY ROOM, A SUBSTANTIAL WORKSHOP AND STORAGE FACILITIES WITH 4 ACRES OF LAND IT IS AN ATTRACTIVE RURAL PROPERTY PACKAGE.

A spacious family home with three reception rooms and two conservatories

Bright and airy family room with woodburning stove

Master bedroom suite with dressing room and en-suite bathroom

Four double bedrooms and two bathrooms

Sweeping driveway through orchard gardens

Approximately 4 acres of level gardens and grounds

A complex of outbuildings to include 3 B&B rooms, homeoffice/hobby room, workshop and storage outbuildings.

Glorious views of Sugar Loaf Mountain and The Bloreng

Walking distance to The Black Bear Inn, a village pub and restaurant

Usk 4.1 miles • Raglan 5.7 miles • Abergavenny 8.5 miles
Monmouth 12.9 miles • Chepstow 18.2 miles • Cardiff 31.5 miles
Bristol 39.5 miles • London 146.1 miles • Bristol Airport 44.9 miles
Cardiff Airport 40.7 miles • Birmingham Airport 89.8 miles • Abergavenny
Train Station 7.5 miles • Chepstow Train Station 18.8 miles
Bristol Parkway Station 34.6 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

Court Wyndemere is within walking distance of The Black Bear Inn, a village pub and restaurant, serving seasonal food and drink from small producers, made from high quality, sustainable ingredients and sourced locally where possible.

There are good connections to the main road network with the historic town of Usk being just 4.1 miles away. Usk offers a traditional shopping street with boutique shops, a range of hotels including, restaurants, local primary school, doctors surgery and vets. The romantic, ruined Usk Castle is located near the Town Centre. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk.

Raglan, 5.7 miles away offers a number of local amenities including a village shop, Pharmacy, Post Office, Public Houses and a Primary School. Further recreational facilities can be found in Monmouth.

There are good connections to the main road network with the historic border town of Monmouth being just over 12 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, Trellech Primary School 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.





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

Court Wyndermere offers an opportunity to acquire a detached country property package in a rural location. The property has been designed to wrap around a superb decked entertaining space to the rear. Step inside to a spacious, warm and inviting entrance hall with various doors leading off.

The kitchen has a range of customised wooden country kitchen units with solid Oak worktops. It has space for a dishwasher, Range style cooker and American fridge freezer. A bespoke wooden splashback sits behind the cooker complimenting the kitchen units. The porcelain sink and drainer has a mixer tap and a boiling water tap. It sits under the window overlooking the front of the property. The kitchen has a fantastic pantry with space inside for white goods. There is an opening between the kitchen and dining area making it partially open plan. At the end of the kitchen step into a conservatory currently used as a breakfasting room.

A magnificent family room and dining area is accessed from the kitchen. It is bright and airy with light flooding in through two large windows and two sets of French doors. A wood burning stove sits in the corner of the room to allow for unspoiled views through the French doors to the colourful gardens at the rear. A unique feature in the room is a bespoke breakfast bar made from an old snooker table.

From the entrance hall step through into two further receptions rooms and an inner hallway. The snug is used during the winter months. It has a Oak flooring and a fireplace with marble style tiled surround and hearth. A woodburning stove is recessed into the fireplace. Within the snug is a large walk-in square bay window with enough space for it to be used as a study.

The lounge is impressive, it has a rustic, painted brick fireplace with a woodburning stove on a stone hearth. A timber beam gives the room character and light pours in through three large windows and through the glass from the conservatory open plan to the lounge. The conservatory has a solid reclaimed rubber tiled roof to help regulate the temperature in the room and French doors out to the rear central decked courtyard.



An inner hallway between the snug and the lounge has a cloakroom and stairs to the first-floor landing.

Various doors lead off from the landing to four double bedrooms. Each of the bedrooms has fitted wardrobes and a pleasant outlook from the window.

The master bedroom suite has a dressing room and an en-suite bathroom. In addition to the dressing room are two sets of 'his and hers' wardrobes. The en-suite bathroom has a modern and contemporary bathtub which when used has a wonderful view over the front orchard. The corner shower cubicle with waterfall shower and handheld attachment is clad with a rustic wood effect. A white w.c and circular heated towel rail complete the room. From the master bedroom glass doors open out onto a fantastic balcony overlooking the rear gardens.

The family bathroom has wooden wall panelling and a white suite comprising of a modern and contemporary bath with central taps, a corner shower unit, a w.c and pedestal wash hand basin with mixer tap. The airing cupboard can be found in the bathroom.

OUTSIDE

Court Wyndemere has a gated entrance and driveway leading through a beautiful orchard to the main house and off-road parking area. The fruit trees on the left are 'cookers' and those on the right are 'eaters'. The off-road parking area has space for many vehicles.

Opposite the house are three B&B rooms each having a bedroom, dressing area and a bathroom. There could be potential to install kitchenettes into each holiday let making them self-contained.

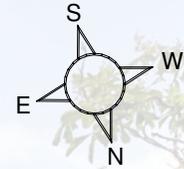
Above the B&B rooms is a room currently used as a home office. It is accessed via external wooden steps. Behind the B&B rooms are two substantial outbuildings with power and lighting measuring, the largest outbuilding measures 75ft in length. One is used as a huge workshop and the other is used for storage. The workshop has a mezzanine level.

The outbuildings form an L shape around a large concrete parking area ideal for larger vehicles or machinery.

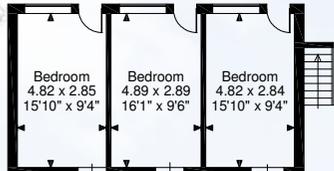
A field measuring approximately 1.5 acres is enclosed with fencing. A public footpath crosses the field diagonally. The rest of the gardens and grounds surrounding Court Wyndemere are laid to lawn. There are mature Beech trees forming part of the boundary and a variety of plants shrubs and bushes including Cordyline palms. The gardens are mostly level and well-manicured. From the garden there are views towards The Skirrid. The total plot measures in excess of 4 acres.

FLOORPLAN

Court Wyndermere, Bettws Newydd
Approximate Gross Internal Area
Main House = 3295 Sq Ft/306 Sq M
Barns = 5362 Sq Ft/498 Sq M
B+B Rooms = 1304 Sq Ft/121 Sq M



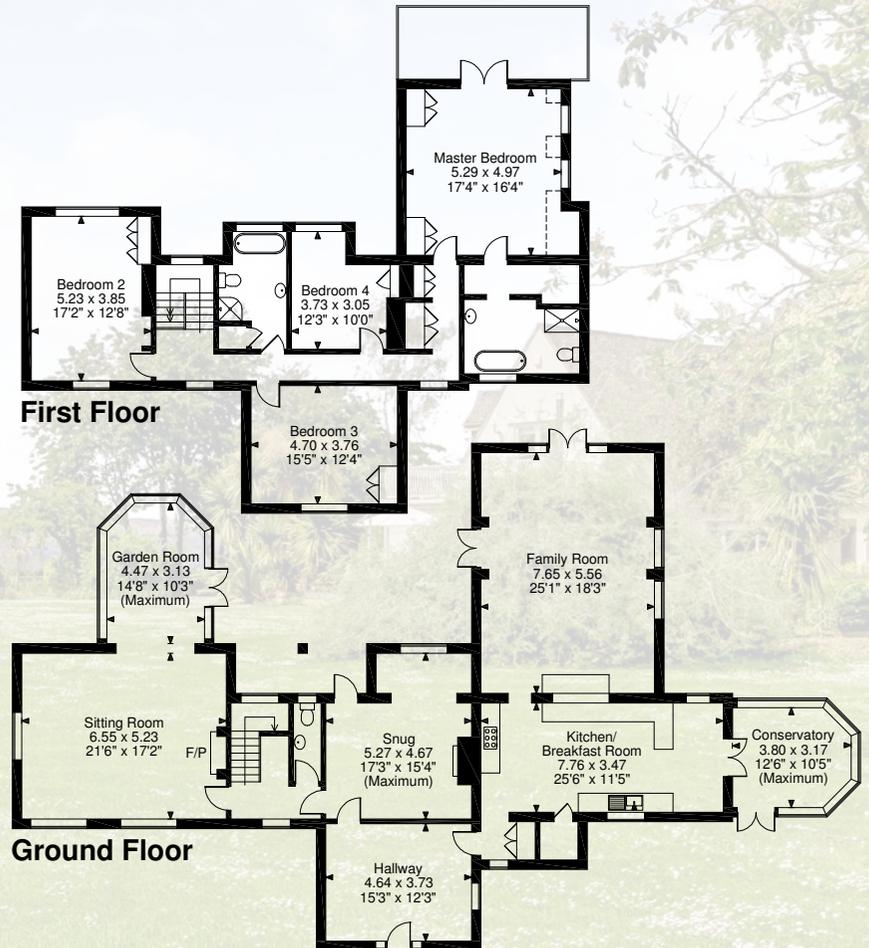
B+B Rooms



Floor Above B+B Rooms



Barns



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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KEY INFORMATION

Agents Note: There is a public footpath within the boundaries of Court Wyndermere.

Agents Note: The bed and breakfast rooms have the benefit of planning permission.

Services: Mains electricity and water, private drainage and oil fired central heating.

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 dual carriageway to Raglan. At Raglan roundabout take the 4th exit signposted Clytha. Continue on this road passing Raglan and Wye Valley Garden Centre on the left. Keep going passing The Clytha Arms on the right. When you reach the gates of Clytha Estate turn left. You will pass the village hall on the right and a phone box. Take a turning on the right behind The Black Bear. The property will be found after a short distance on the left.

Postcode: NP15 1JY

Powells Chartered Surveyors, Land and Estate Agents

Singleton Court Business Park

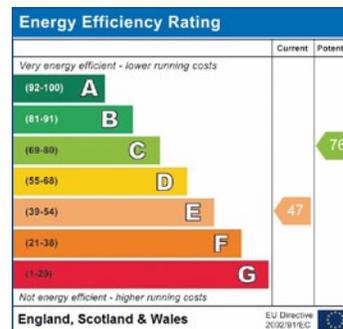
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