



FAIRVIEW BARN

WERN-Y-CWRT | RAGLAN | USK



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A SUPERB OPPORTUNITY TO ACQUIRE AN ATTRACTIVE TRADITIONAL BRICK BARN WITH PLANNING CONSENT FOR CONVERSION TO AN IMPRESSIVE TWO-BEDROOM COUNTRY RESIDENCE CLOSE TO THE HISTORIC VILLAGE OF RAGLAN.

The property is within a short drive of the historic village of Raglan, the A40 & A449 offering superb accessibility to the major road networks of the M4/M50/M5.

- Superb location and position within open countryside •
 - Secluded rural location close to Raglan •
 - Detached traditional brick barn •
 - Planning consent for conversion to a detached two-bedroom residence •
 - Located in the historic settlement of Raglan, equidistant from the towns of Monmouth and Abergavenny •
 - Spacious plot and garden curtilage •
 - Additional land available •
- Extending in total to approximately 0.22 acres (0.09 hectares) •

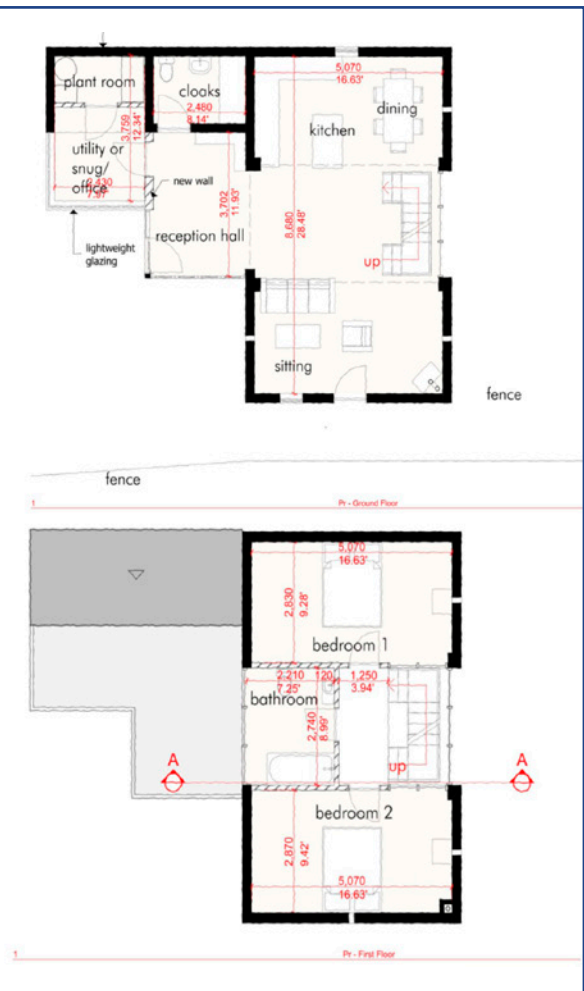
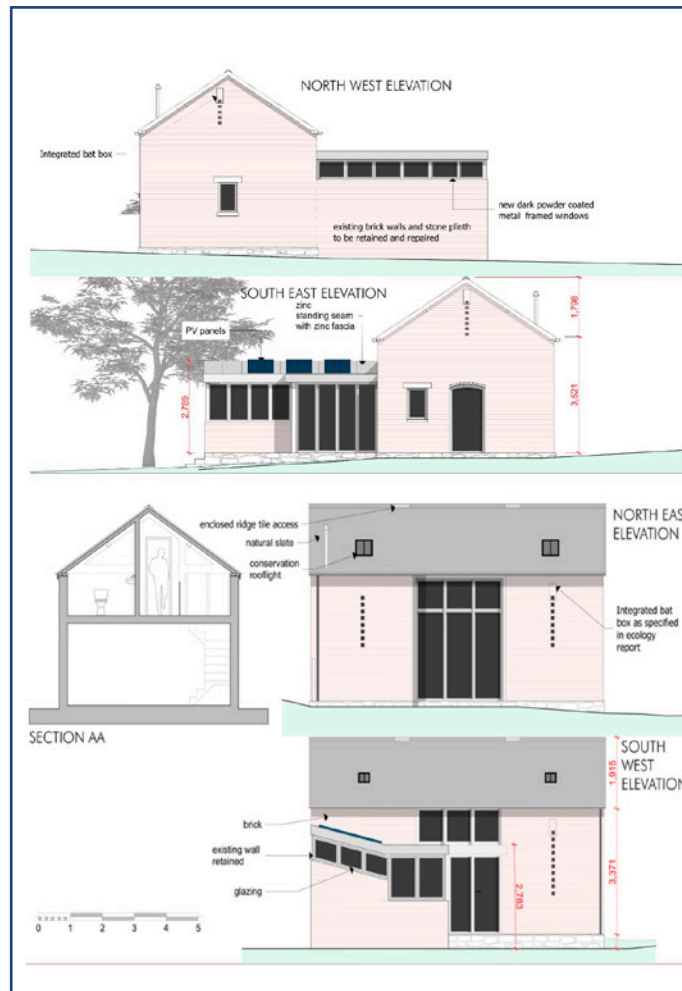
DISTANCES FROM FAIRVIEW BARN

Raglan 2.2 miles • Usk 7.3 miles • Abergavenny 8.6 miles
 Monmouth 9.5 miles • Ross-on-Wye 22 miles • Newport 19.5 miles
 Hereford 29.8 miles • Cardiff 30.4 miles Bristol 42 miles
 London 149 miles

Abergavenny Railway Station 7.6 miles
 Newport Railway Station 19.1 miles • Bristol Parkway Station 28 miles
 Cardiff Airport 44 miles • Bristol Airport 46.7 miles
 London Heathrow Airport 135 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

Fairview Barn enjoys a desirable and accessible location in open countryside positioned within the settlement of Wern-y-Cwrt a short distance west of the village of Raglan and the A48 and A449. The property benefits from a tranquil setting with countryside views and good access.

The property is just 2.2 miles distance to Raglan which offers excellent amenities, including a primary school, village shop, butchers, doctors' surgery, pharmacy, Post Office, public houses and the highly regarded Beaufort Hotel & Brasserie.

Abergavenny, a town known as the gateway to Wales, is located just 8.6 miles to the west. The town offers easy access to both the Brecon Beacons and Black Mountains with endless opportunities for walking and outdoor activities. The town is home to the Abergavenny Food Market, providing local produce and artisanal goods on the 4th Thursday of every month. Abergavenny hosts several events throughout the year, including the world-famous Abergavenny Food Festival, alongside other attractions such as the Vintage Steam Rally. Additionally, the town boasts popular establishments including the Angel Hotel, Mitchelin star The Walnut Tree and the Art Shop & Chapel, as well as a convenient leisure centre, theatre, cinema and several well-known supermarkets including a large Waitrose. Education within the town includes a number of well-respected primary schools and a local King Henry VIII 3-19 school, which has been redeveloped to provide a state-of-the-art education establishment.

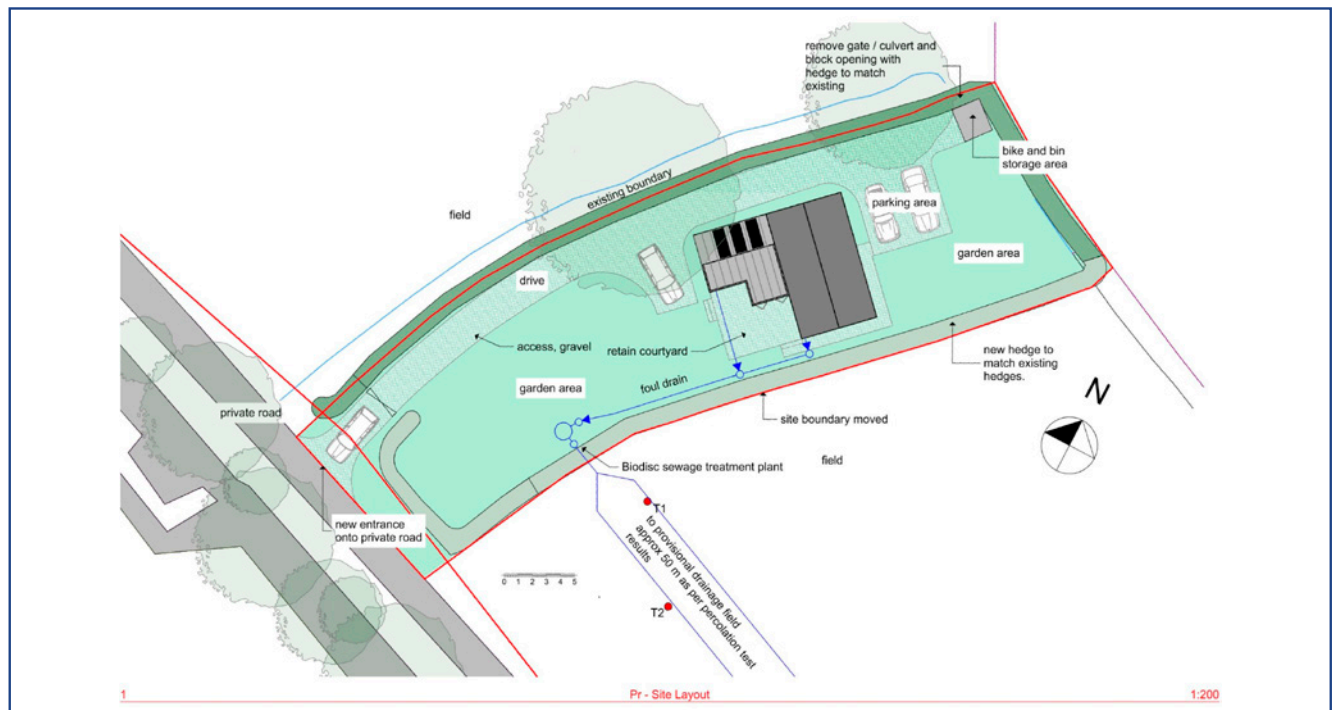
The historic border town of Monmouth is just 9.5 miles to the east and boasts excellent schools including Haberdashers Monmouth School (co-educational), Llangatock School Monmouth with Montessori Nursery, and the Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

DESCRIPTION

The property is accessed from the western side of Bryngwyn Road (which connects directly to Groesenon Road which in turn provides direct access to Raglan and the A40) via a short section of third party owned track which then connects directly to the track that services the barn. The barn is located to the north of the track. A splay and gateway open into the field/paddock that houses the barn. The barn comprises a substantial traditional barn with red brick elevations under a pitched slate roof with attached pig cot extending from one side. The barn has planning consent for conversion to a two-bedroom residence and is set within a generous curtilage providing a perfect setting for a rural family home.

The development will provide a charming barn conversion with reception hall, utility/office, plant room, cloakroom, and open plan sitting room, kitchen and dining room with staircase to the first floor with central landing, family bathroom and two double bedrooms. Externally, the residential curtilage will offer a front and rear garden with ample parking for three vehicles. Mains water and mains electricity are close by.

The property extends in total to approximately 0.22 acres (0.09 hectares).



PLANING INFORMATION

Planning consent has been achieved under Planning Application Reference DM/2023/00300 dated 11th December 2023 for "Conversion of unused agricultural barn into a two-bedroom dwelling". Planning must be commenced within five years of the date of consent.

A copy of the Planning Consent Decision Notice is available from Powells on request, or available for download on Monmouthshire County Council's Planning Application Search portal using the above planning application reference.

KEY INFORMATION

Services: No services are directly connected but mains water and mains electricity are close by. Private drainage will be to a treatment plant.

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Monmouthshire County Council. Telephone 01633 644831.

Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to in these particulars. The property will benefit from a right of access for all times and all purposes over a small section of track (shaded in blue on the plan).

Sale Method: The property is offered for sale by Private Treaty.

Viewings: Strictly by appointment with Powells – 01600 714140.

Directions: From the A40 Raglan Roundabout take the exit onto Clytha Road. Proceed for 1.6 miles with the road passing under the A40, turning into the Old Abergavenny Road and Groesenon Road. At the crossroads turn right in the direction of Bryngwyn/Great Oak. Proceed for 0.2 miles. Then take the first right after crossing over the A40 to a gated lane. Proceed down the lane and the field with the barn will be at the end of the lane on the left-hand side.

Please note the Post Code will not take you to the exact address.

WHAT3WORDS



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IMPORTANT NOTICE

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