



IVY COTTAGE

OLD MONMOUTH ROAD | RAGLAN | USK | MONMOUTHSHIRE



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THIS THREE BEDROOM DETACHED PROPERTY, IN NEED OF MODERNISATION, IS SITUATED IN A CONVENIENT POSITION WITHIN THE POPULAR VILLAGE OF RAGLAN. OFFERING SPACIOUS LIVING THROUGHOUT, THE PROPERTY BENEFITS FROM SOLAR PANELS, A PRIVATE DRIVEWAY AND AN ATTACHED GARAGE.

- Characterful three bedroom detached property •
 - No onward chain •
 - In need of modernisation •
- Located in the sought after village of Raglan •
 - Generous garden •
 - Garage and driveway parking •
- Walking distance to local amenities that Raglan has to offer •
 - Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4 •

DISTANCES FROM IVY COTTAGE

Monmouth 7.3 miles • Usk 7.6 miles • Abergavenny 10.3 miles
Newport 19 miles • Cardiff 29.9 miles
Bristol 30.4 miles • London 141 miles

Abergavenny Train Station 8.9 miles
Chepstow Train Station 13.9 miles • Bristol Parkway Station 25.8 miles

Bristol Airport 38.7 miles • Cardiff Airport 45.3 miles
Birmingham Airport 84 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

The property enjoys a desirable position within the village of Raglan, not far from the prestigious Welsh Border towns of Monmouth & Abergavenny. Raglan offers a number of local amenities, including a Tesco Express, butchers, doctors surgery, pharmacy, post office, golf course, public houses including the highly regarded Beaufort pub, hotel and restaurant and The Ship Inn. Raglan also boasts a primary school and private nursery.

Further comprehensive shopping and leisure amenities are situated at Monmouth and 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. A bus stop upon the Monmouth / Abergavenny bus route is situated just a short walk from the property.

The historic border town of Monmouth is just 7.5 miles away and boasts excellent schools including Haberdashers Monmouth School, Llangatock School Monmouth with Montessori Nursery, and the state of the art 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.

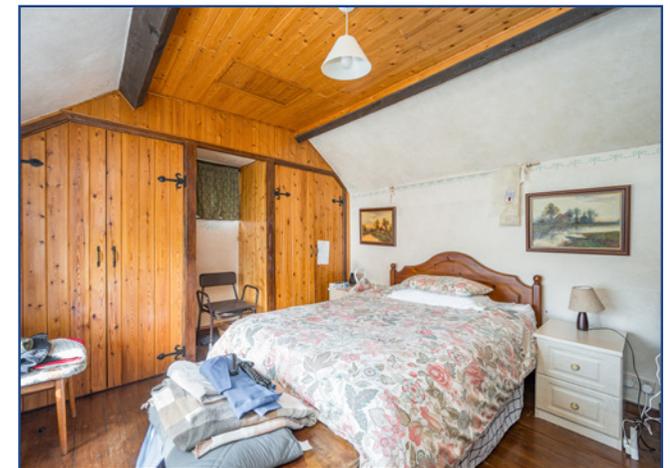
An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Bannau Brycheiniog National Park is located to the North of Abergavenny, The Forest of Dean, Tintern Abbey, Raglan Castle,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

THE PROPERTY

The property is accessed via an entrance hallway, which leads to the ground floor accommodation. This comprises a kitchen/breakfast room, sitting room, dining area and bathroom. The characterful kitchen boasts exposed ceiling beams and a traditional farmhouse-style layout, fitted with solid wood base and wall units and a Belfast sink. There is ample space for a table and chairs, making it an ideal sociable area. A door leads through to a useful walk-in pantry providing additional storage.

The sitting room features a gas fireplace and flows seamlessly into the dining area, which is bright and airy with windows to the front aspect. The ground floor also benefits from a bathroom fitted with a bath and separate shower, in addition to a separate cloakroom.

To the first floor, the landing provides access to three well-proportioned bedrooms, each offering comfortable accommodation. The principal bedroom benefits from built-in storage, while the remaining bedrooms provide flexibility for family living, guests, or home working.



OUTSIDE

The property benefits from a private driveway providing access to the attached garage, offering convenient off-road parking and additional storage. The generous garden is predominantly laid to lawn and is complemented by a variety of mature trees, shrubs and established planting, creating a pleasant and private outdoor space with plenty of potential for further landscaping.

KEY INFORMATION

Services: Mains water, gas, electricity and drainage.

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: F

Local Authority: Monmouthshire County Council. Telephone: 01633 644 644

Viewings: Strictly by appointment with the selling agents

Directions: From the dual carriageway heading towards Raglan roundabout from Monmouth, take the slip road for the exit for Raglan. Follow the road and turn right onto Castle Road. Follow the road down where Ivy Cottage can be found on the right hand side.

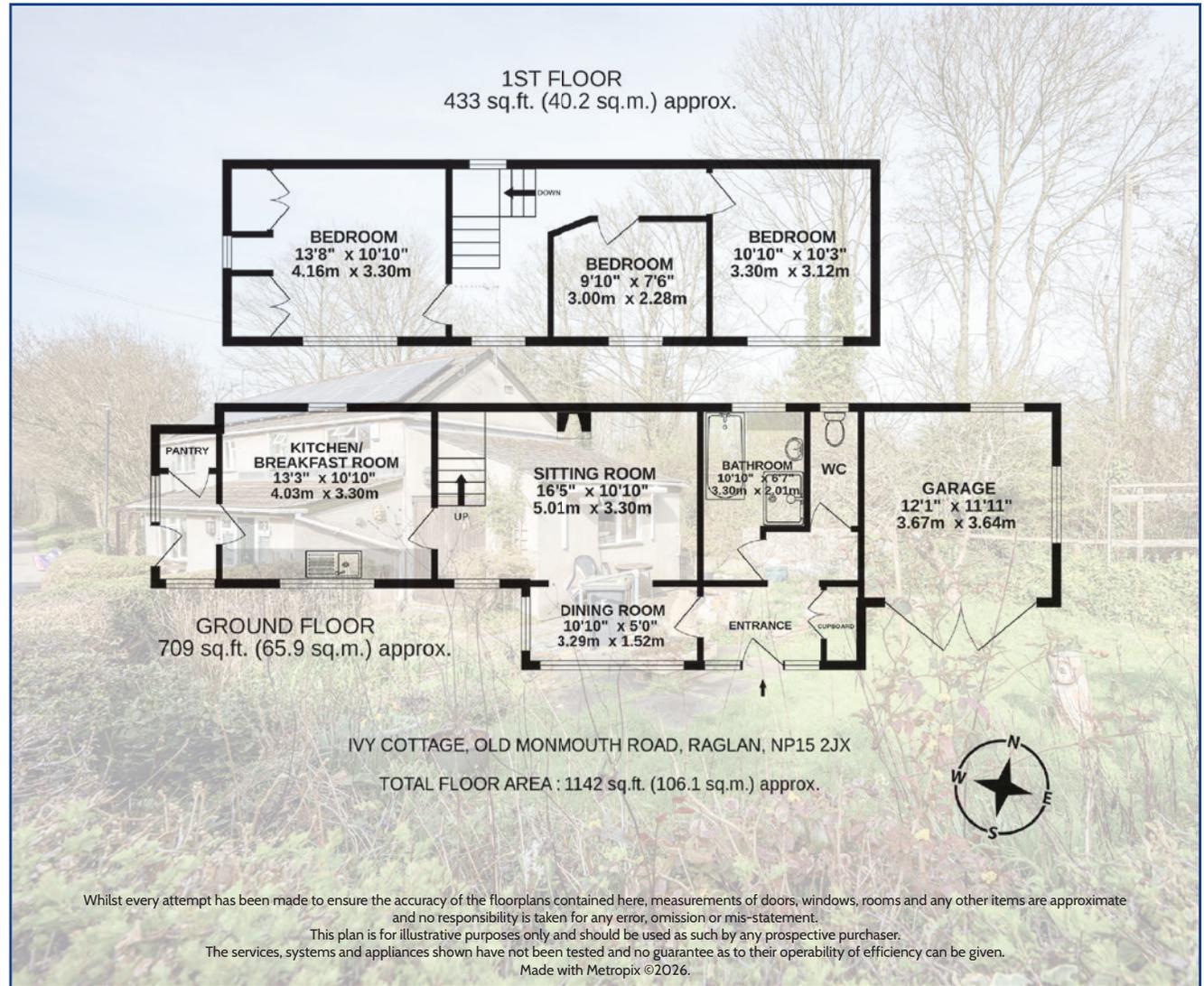
Postcode: NP15 2JX

WHAT3WORDS



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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