



LOWER HOUSE

BRYNGWYN | RAGLAN | USK



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LOWER HOUSE IS A SUPERB RURAL PROPERTY PACKAGE COMPRISING OF AN ATTRACTIVE FARMHOUSE, AN ATTACHED ANNEXE AND A DETACHED COTTAGE PREVIOUSLY USED TO RUN A BUSINESS FROM HOME. THERE ARE AN ARRAY OF OUTBUILDINGS TO INCLUDE STABLES, TACK ROOM, DUTCH BARN, GARAGE, WORKSHOP AND DOG KENNELS. THE PROPERTY IS SURROUNDED BY APPROXIMATELY 9.9 ACRES OF LEVEL FIELDS.

- Spacious country house with an attached annexe, detached cottage and grounds measuring 9.9 acres •
- 4 bedrooms and 3 bathrooms in the main house plus an open plan kitchen and dining room. •
 - Spacious lounge with stone fireplace •
- Primary bedroom with character features, a dressing area and en-suite shower room. •
 - Annexe with 2 bedrooms and underfloor heating. •
- Detached cottage previously used to run a business from home. •
 - Detached garage and workshop •
 - Large Dutch barn •
- Superb views over the surrounding countryside and the Bloreng and Sugar Loaf mountains •

Raglan 2.4 miles • Usk 7.5 miles • Abergavenny 8.8 miles • Monmouth 10.1 miles • Cwmbran 15.6 miles • Chepstow 16.2 miles • Newport 21.8 miles • Cardiff 34.3 miles • Bristol 42.2 miles • London 148.8 miles • Abergavenny Train Station 7.8 miles • Cwmbran 14.3 miles • Cwmbran 15.6 miles • Newport Train Station 21.5 miles • Cardiff Airport 46.9 miles • Bristol Airport 47.0 miles • Birmingham Airport 86.6 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

Lower House 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 of Raglan. Raglan offers a number of local amenities, including Village Shop, Butchers, Doctors Surgery, Pharmacy, Post Office, Public Houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a modern Primary School.

Abergavenny, a town known as the gateway to Wales is just 8.8 miles from Lower House. It is just 6 miles from the border with England and is a thriving market town still hosting a weekly indoor market in the town centre. The Angel Hotel in the centre of Abergavenny, just a stone's throw from Abergavenny Castle offers award winning afternoon teas. The Hardwick, endorsed by Michel Roux Jr and The Walnut Tree offering 'proper dining in an informal setting' are located approximately 8 miles from Lower House. Abergavenny boasts a bustling Town Centre with many High Street and boutique shops, a train station, Nevill Hall Hospital and fantastic primary and secondary schools.

There are good connections to the main road network with the historic border town of Monmouth being just over 10 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.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley and Brecon Beacons National Park located to the north of Abergavenny. Tintern Abbey, Raglan Castle, Monmouthshire and Brecon Canal are all easily accessible.

THE PROPERTY

Step under the porch and into the entrance hall. There is a window looking through into the kitchen which could be replaced with a door if required. The entrance hall could double up as a study.

The kitchen is partially open plan to the dining and family area. It has a range of white base and wall units and sliding wicker basket drawers and a stainless steel one and a half sink and drainer. There is space for a cooker and integral appliances to include a dishwasher and undercounter fridge. There is space for a dining table in the dining area along with comfortable chairs. A stone fireplace with wooden mantle and stone hearth makes a lovely focal point in the room. At the rear of the kitchen is a window looking into the conservatory and through to the garden.

The conservatory runs the length of the rear of the house and has a door at either end. It is currently utilised as a boot room, drying room and greenhouse.

A door from the kitchen opens into a handy utility room. There are a range of base and wall units and plenty of space for a washing machine, tumble dryer and a fridge freezer. A further door reveals a shower room. It comprises of a coloured suite including a shower cubicle, pedestal wash hand basin, w.c and a window to the side aspect.





The formal dining room is open plan to the sitting room but a step down between the rooms forms a natural divide between the two areas. The formal dining area is on the higher level and has glazed French doors opening out to the garden. The sitting room is on the lower level and has a beautiful stone fireplace and a feature exposed stone wall. French doors open out to the driveway at the front of the property. Both of these rooms benefit from under floor heating.

Stairs from the entrance hall lead up to the first floor landing. There are four bedrooms on the first floor and a family bathroom.

The master bedroom suite is a magnificent room with A frame and three windows with wonderful countryside views. There is ample storage provided in four fitted double wardrobes and a spacious en-suite shower room. It comprise of a corner shower cubicle with sliding doors, and Mira electric shower, a white w.c and a pedestal wash hand basin.

Bedroom 2 has fitted wardrobes and a stunning view of the fields at the rear of the property.

Bedroom 3 has a fitted wardrobe and a view of the front aspect.

Bedroom 4 is the smallest of the four rooms and has a window with a view of the front aspect.

The family bathroom has a white suite including a pedestal wash hand basin, w.c, a bath enclosure with power shower, body jets and a seat. The airing cupboard can be found in the bathroom.

ANNEXE

The annexe attached to the main farmhouse is accessed via glazed French door from the driveway. The main living area has a feature stone wall and is open plan to the kitchen. The kitchen has a range of base and wall units, a stainless steel sink and drainer, space for a washing machine, fridge freezer and cooker. The ground floor benefits from having underfloor heating.

Upstairs there are there are two bedrooms with both having wonderful views towards The Bloreng and a bathroom with a coloured suite.

THE GRANARY

Planning permission was secured for The Granary to be converted for residential use (Planning Application Reference M/10057) in 2004. The Granary was converted and has been previously utilised as office accommodation for the vendors own business, therefore it offers excellent potential for being utilised by a purchaser for residential or commercial purposes. There are two rooms on the ground floor, one of the rooms has a kitchen area, and there is a cloakroom. A staircase leads up to two rooms on the first floor. There are character features on the first floor to include an exposed A frame and a door opening out onto the external steps previously used when it was a granary. There is potential to incorporate the tack room attached to the Granary into the Granary to create more living space should anyone wish to convert it (subject to planning).

GARDENS, LAND AND OUTBUILDINGS

Lower House has a gated entrance and a long driveway leading up to the farmhouse and outbuildings. At the end of the drive is an off-road parking and turning area large enough for several vehicles. A further gate opens to allow access into the yard.

Within the yard are a cluster of outbuildings to include 4 loosebox stables, a Dutch barn gated on both sides and fitted approximately 600 bales of hay inside, a garage / workshop with timber doors, 3 kennels and a chicken coop.

The farmhouse and outbuildings sit beautifully in the centre of the plot with approximately 9.9 acres of land wrapping around it. The fields are divided into six gated paddocks to include the area in front of The Granary. Two public footpaths cross the fields. Three of the fields to the right of the drive have access to water from the borehole.

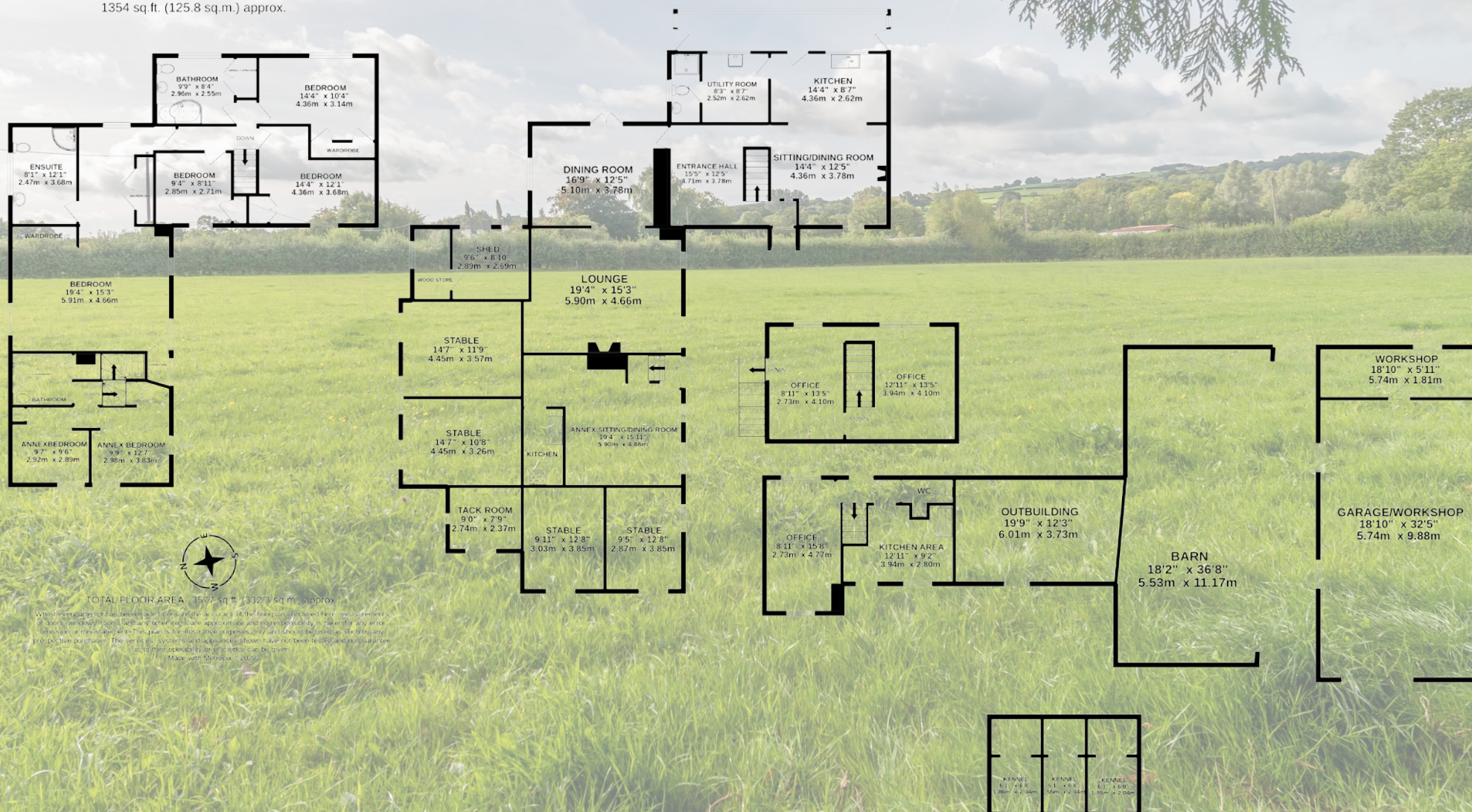
Pretty, well manicured gardens can be found at the rear of the farmhouse. It is a beautiful place to sit and admire the views of the Blorenges and Sugar Loaf mountains or take in the array of colourful flowers, plants, shrubs and bushes. There is a pond and waterfall with a Japanese Maple tree standing nearby. A pedestrian gate gives access from this area into the fields at the rear.



FLOORPLAN

GROUND FLOOR
2222 sq.ft. (206.5 sq.m.) approx.

1ST FLOOR
1354 sq.ft. (125.8 sq.m.) approx.



KEY INFORMATION

Agents Note: A public footpath crosses two fields at Lower House.

Agents Note: The rateable value for The Granary is £3200

Services: Lower House benefits from a private water supply, mains electricity, private drainage and oil-fired central heating.

Services: The Granary benefits from oil fired central underfloor heating, electric and private drainage separate to Lower House. It shares the water supply with Lower House.

Services: The Annexe benefits from having oil fired central heating, private water, electric and drainage shared with Lower House.

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: I

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Raglan Roundabout take the exit signposted Clytha. Continue on the Clytha Road until you reach a turning on the right signposted Bryngwyn. Cross over the bridge and take the next turning left to Great Oak. The property will be found after a short distance on the right.

Postcode: NP15 2BL



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