



MAES-Y-RES

ELMS ROAD | RAGLAN | USK



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MAES-Y-RES IS AN EXTREMELY SPACIOUS AND VERSATILE PROPERTY LOCATED IN A RURAL POSITION JUST A SHORT DRIVE FROM THE A40. THIS MAKES IT AN IDEAL LOCATION FOR BOTH RURAL LIVING AND COMMUTING. THE PROPERTY BOASTS A PRINCIPAL SUITE WITH WALK IN WARDROBE, DRESSING ROOM, EN-SUITE BATHROOM AND BALCONY. THE LAYOUT OF THE PROPERTY MAKES IT IDEAL FOR THOSE NEEDING TO WORK FROM HOME AND HAS POTENTIAL FOR AN ANNEXE OR HOLIDAY LET (STP). EXTERNALLY THERE IS A TRIPLE GARAGE, TWO CAR PORTS, STABLES AND AN ACRE IN TOTAL.

- Four bedrooms, two bathrooms and a ground floor shower room •
- Principal bedroom with en-suite bathroom, walk in wardrobe, dressing room and balcony •
 - Farmhouse kitchen and breakfast room with an Aga •
- Glorious views of the surrounding countryside, mountains and Raglan Castle •
 - Gated entrance and ample off-road parking area large enough to accommodate a mobile home or caravan •
 - Stables, a tack room and an orchard with plum, pear and apple trees •
 - Triple garage and two car ports with space for a hot tub •
- The total plot measures approximately 1 acre divided into a lawned garden, small paddock with stables, orchard and parking area •

Raglan 1.7 miles • Monmouth 7.8 miles • Usk 8.1 miles • Abergavenny 11.2 miles • Chepstow 14.0 miles • Newport 19.9 miles • Cardiff 32.4 miles • Bristol 40.3 miles • London 147.0 miles • Bristol Airport 45.1 miles • Cardiff Airport 45.1 miles • Birmingham Airport 84.0 miles • Abergavenny Train Station 10.2 miles • Chepstow Train Station 14.0 miles • Newport Train Station 19.7 miles • Bristol Parkway Station 35.6 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

Maes-Y-Res enjoys an excellent location surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol / London via the A449 and M4. Birmingham is 88 miles away via M50. It 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, Butchers, Doctors Surgery, Pharmacy, Post Office, Public Houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a modern Primary School.

There are good connections to the main road network with the historic border town of Monmouth being just over 7.8 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.

Abergavenny, a town known as the gateway to Wales is just 11.2 miles from Maes-Y-Res. It is just 11 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' can be found on the outskirts of Abergavenny. There is a bustling town centre with many High Street and boutique shops, a train station, Nevill Hall Hospital and fantastic primary and secondary schools.

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

Maes-Y-Res is an extremely spacious and versatile family home ready to move into and enjoy but also has scope for improvement, enabling a purchaser to add their own design and flair over a period of time. The property boasts character features to include slate flooring found through much of the ground floor along with exposed ceiling beams. There is also an abundance of windows throughout allowing as much light as possible to enter the property.

Step into the entrance porch providing space to remove your shoes before stepping into a spacious reception room currently used as a comfortable lounge. It has previously been used as a dining hall. Windows can be found to the front and rear aspects, and an electric flame effect fire recessed into the wall creates an attractive focal point.



The sitting room has a stone fireplace with woodburning stove and French doors opening out to a patio at the rear of the property. A window to the front aspect provides a pleasant view of the front garden.

In the centre of Maes-Y-Res is a farmhouse kitchen with a beautiful oil-fired Aga. A Belfast sink with Victorian style mixer tap is placed under the window offering a view towards The Blorenge. Integral appliances include a four ring halogen hob and a fridge. There is a deep display shelf for pots and pans, a wine rack and plenty of space for the breakfast table. There is an integral oven but the current owners have never used it and use it as an additional storage facility instead.

Next to the kitchen is a utility room with units to include a floor to ceiling storage cupboard matching those in the kitchen. There is space for a washing machine and dishwasher. The oil-fired Worcester boiler is tucked away in the corner. A cupboard backing on to the Aga is used for drying clothes. From the utility room an arch leads to an inner hallway.

Just off the inner hallway is a ground floor shower room comprising of a white suite including a Sanitan pedestal wash hand basin, matching w.c, and a shower cubicle. Next to the shower room is a laundry room.

At the end of the property is a formal dining room with feature, faux fireplace with solid oak surround and mantle. A large window allows for pleasant distant views. Adjacent to the formal dining room is a spacious study ideal for those who need to work from home. This room could be used as a ground floor bedroom if needed and there is potential to convert the ironing room into an en-suite shower room. The formal dining room, study / bedroom, ironing room and rear entrance has potential to be utilised as a self contained annexe or holiday let subject to gaining any necessary planning consents.

Upstairs there are four bedrooms, each of them having a wonderful view of the surrounding countryside. The principal bedroom suite has a walk in wardrobe, fitted wardrobe, dressing room, en-suite bathroom and a balcony with superb views of Raglan Castle and the countryside across the A40. A latch door reveals the en-suite bathroom boasting a ball and claw bath, shower cubicle, low level Sanitan w.c and wash hand basin. The cupboard housing the hot water cylinder is in this room.

The family bathroom has a white suite to include a low level w.c, a wash hand basin with vanity unit and a bath with a low level window next to it enabling you to lay in the bath and admire the view.

OUTSIDE

A gated entrance with Victorian style automatic lighting opens out to an off-road parking area large enough to accommodate a mobile home or caravan and cars easily. To the rear of the parking area is a stone triple garage block with a car port at either end. A car port has been used previously to house a hot tub and entertaining area. A staircase from garage 1 leads up to the first floor. The first floor is boarded. The double garage has a vehicle inspection pit.

The rest of the grounds are divided into a small paddock measuring in excess of a quarter of an acre, a level lawn, a further grassed area with two stables, tack room and an orchard. There are an abundance of fruiting trees to include, plum, apple, pear and a beautiful Oak tree standing proudly at the entrance. The gardens and ground measure approximately 1.04 acres in total.

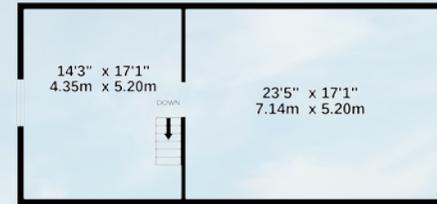


FLOORPLAN

GROUND FLOOR 1403 sq.ft. (130.4 sq.m.) approx.



1ST FLOOR 643 sq.ft. (59.8 sq.m.) approx.



GROUND FLOOR 1433 sq.ft. (133.1 sq.m.) approx.



1ST FLOOR 1061 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA: 2464 sq.ft. (228.9 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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TOTAL FLOOR AREA: 2076 sq.ft. (192.9 sq.m.) approx.

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KEY INFORMATION

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

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.

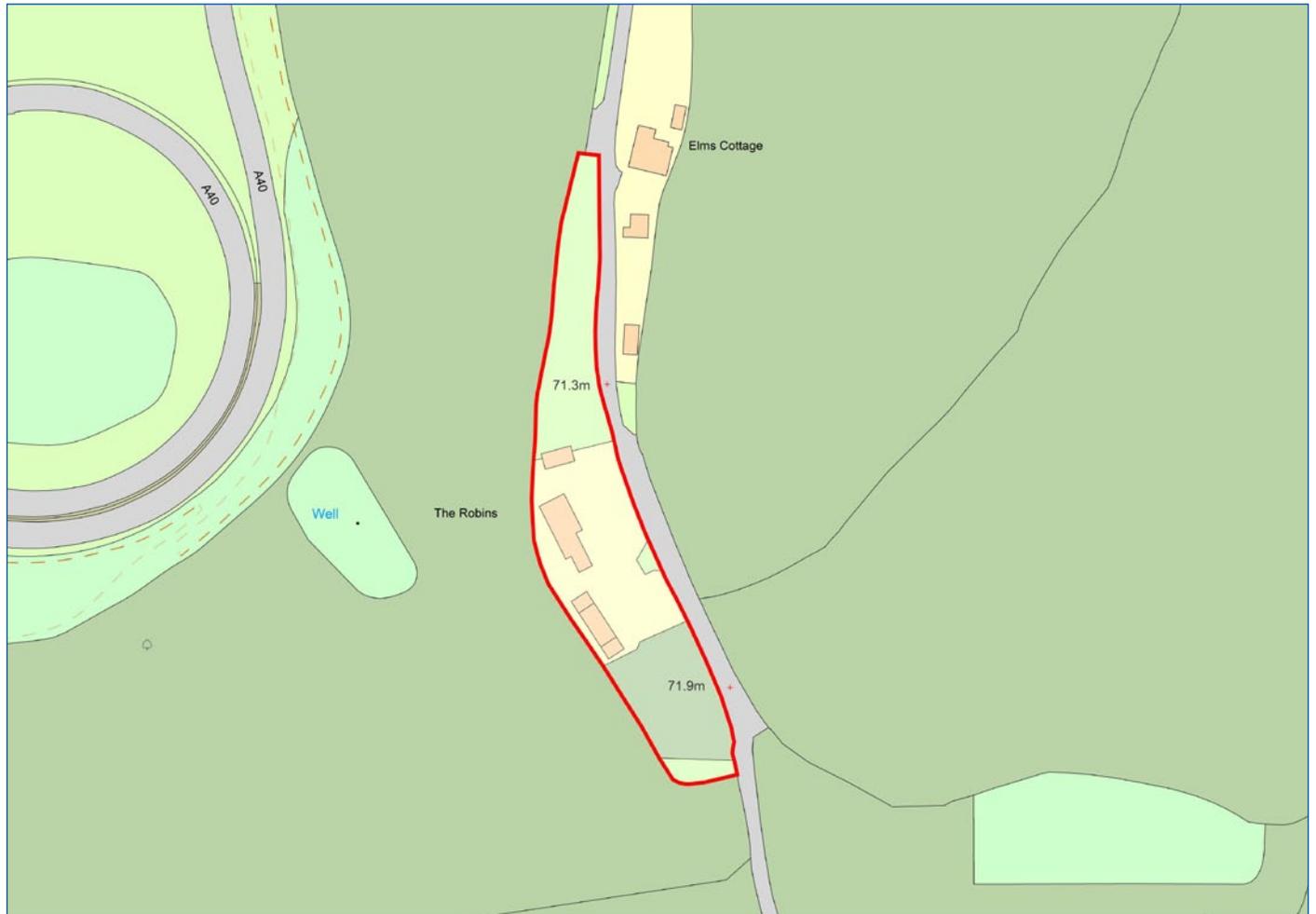
Council Tax Band: Band: I

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Raglan roundabout take the exit signposted Monmouth. Raglan Castle will be on your left. Exit left signposted Abergavenny, Raglan and Mitchel Troy. Continue along Groesenon Road until you reach Frank Sutton Ltd. Take the next turning on the right signposted Kingcoed. Continue over the bridge that crosses over the A40 until you reach the property on the right hand side.

Postcode: NP15 2EY



Powells Chartered Surveyors Land & Estate Agents

Singleton Court Business Park Telephone: 01600 714140
 Monmouth Email: enquiries@powellsrural.co.uk
 NP25 5JA www.powellsrural.co.uk

IMPORTANT NOTICE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		31	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	