



New House Gwernesney, Usk Monmouthshire NP15 1HF

A superb opportunity to acquire a three bedroom, detached family home in need of renovation & modernisation located in the beautiful Vale of Usk.

- Detached three bedroom family home •
- In need of renovation & modernisation • Further self-contained accommodation •
- Garage and off-road parking • Offered with no onward chain •



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New House

Gwernesney, Usk, Monmouthshire NP15 1HF

New House is a three bedroom family home requiring renovation and refurbishment. It is situated in the small hamlet of Gwernesney. There are excellent links to the neighbouring market towns of Monmouth, Chepstow and Usk.

Adjacent to New House is The Lodge, a self-contained accommodation which was once the shop and filling station, which fronts the main road and has a separate road entrance alongside the entrance to New House.

Usk - 2.4 miles

Raglan - 4.8 miles

Chepstow - 12.1 miles

Monmouth - 13.1 miles

Newport - 14.5 miles

Abergavenny - 16.4 miles

Location & Situation

New House enjoys a desirable position just 2.4 miles from the historic town of Usk. Usk offers a traditional shopping street with boutique shops, a range of hotels, including the nearby Cwrt Bleddyn Hotel and Spa, restaurants, local primary school, doctors surgeries and vets. The romantic ruin of Usk Castle is also located near the town centre .

Raglan village is 4.8 miles from the property, it is not far from the prestigious Welsh Border towns of Monmouth & Abergavenny. Raglan offers a number of local amenities, including village shop, doctors surgery, pharmacy, post office, public houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a Primary School.

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.

New House Residence

New House is a three bedroom family home. There is scope to be able to make improvements to the property allowing new owners to add their own design and flair over time.

Step into the entrance hallway, a useful space with doors leading to all the ground floor rooms.

The study can be found to the left of the entrance hall, it is ideal for working from home and has a window to the front aspect.



The property benefits from having a ground floor double bedroom and a separate shower room. The bedroom has a pleasant outlook over the rear garden. The shower room has a shower cubicle, wash hand basin and w.c.

The sitting room is a bright and airy room with a central fireplace providing an attractive focal point to this room. Patio doors lead out to the rear garden.

The lounge can be found to the right of the entrance hallway with windows overlooking the front of the property.

The kitchen comprises of wall and base units with an integral dishwasher and space for a washing machine and a fridge freezer. This leads to a useful utility room also comprises of wall and base units and a stainless steel sink and drainer. A storage room with external doors leading to the rear garden.

Stairs from the entrance hall lead up to the first floor landing. There are two double bedrooms, a family bathroom and a useful storage cupboard.

The principal bedroom has is a generous suite with a walk-in wardrobe and an en-suite bathroom comprises of a bath, pedestal wash hand basin, bidet, shower and a w.c.

Bedroom two is a double room benefitting from windows to the front and rear aspects, providing spectacular views across the countryside.

The family bathroom comprises of a bath, pedestal wash hand basin and w.c.



Outside

The property is approached via a gated entrance giving access to an off-road parking area providing parking for several vehicles, a single garage, and a lawned area bordered by mature hedging.

The rear garden can be accessed at both sides of the property via a patio and entertaining area that wraps around the property. There is a patio and plenty of space for al-fresco dining. The garden is mainly laid to lawn and surrounded by hedging, plants and mature shrubs.

The Lodge

The Lodge provides the opportunity for self-contained accommodation. It has an open-plan kitchenette / living and dining room with a shower room. The kitchenette comprises of base and wall units, a stainless steel sink with drainer, space for a fridge and a washing machine.

The open plan living area is a comfortable size to accommodate a double bed. The shower room benefits from a corner shower unit, pedestal wash hand basin, extractor fan and w.c..

The Lodge is the ideal space to be used as a work at home office / gym room / one bed annexe. The opportunities are endless. To the front of the property is a large forecourt area providing parking for numerous vehicles.

Services

New House and The Lodge both benefit from LPG gas, mains water, mains electric and private drainage..

Fixtures and fittings

All fixtures and fittings at New House and The Lodge are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Monmouthshire County Council – Tel 01633 644 644

Wayleaves, Easements & 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 these particulars.

Sale Method

The property is offered for sale by Private Treaty.

Directions

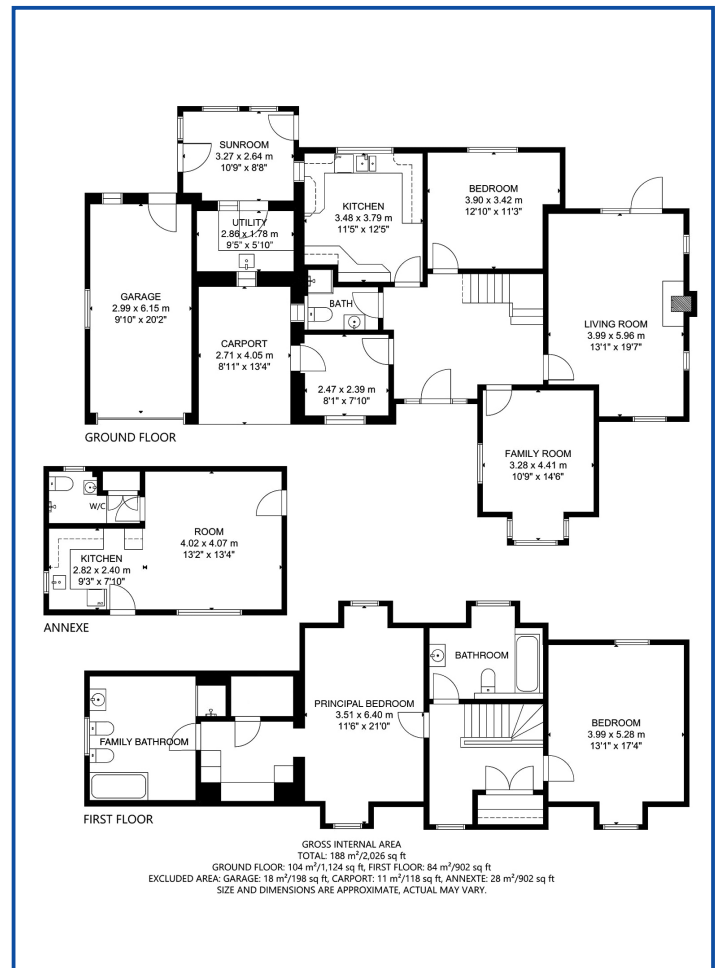
From Raglan High Street turn into Chepstow Road and follow this road passing Raglan Farm Park on your right. Upon reaching the crossroads on the hill, turn right, signposted Usk. Continue along the road, until reaching the T-junction turn left and the property will be immediately on your right.

Viewings

Strictly by appointment with Powells – 01600 714140.



Floor Plan



New House

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EPC - New House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	50 E
21-38	F		
1-20	G		

EPC - The Lodge

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		



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