



NORFOLK HOUSE

MONMOUTH ROAD | RAGLAN | MONMOUTHSHIRE



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NORFOLK HOUSE IS A BEAUTIFULLY PRESENTED, EXTENDED, 3 DOUBLE BEDROOM SEMI-DETACHED FAMILY HOME THAT HAS BEEN LOVINGLY IMPROVED BY THE CURRENT OWNERS OVER A NUMBER OF YEARS. INDIVIDUAL ROOMS HAVE BEEN OPENED OUT TO CREATE OPEN-PLAN LIVING. THE PROPERTY HAS PRETTY GARDENS TO THE FRONT AND REAR AND WONDERFUL COUNTRYSIDE VIEWS TO THE FRONT ASPECT.

- 3 double bedroom property with some period features •
- En-suite to principal bedroom plus en-suite w.c to bedroom 2 •
 - Underfloor heating in the kitchen / diner •
 - Sitting room with woodburning stove •
- Superb, colourful, established gardens to the front and rear •
- Less than 1 mile to all of the amenities Raglan has to offer •
- Excellent road connections exist at Raglan, with the nearby A40 / A449 providing access to the M4 / M50 and M5 •
 - Countryside views to the front aspect •

Distances from Norfolk House

Raglan 0.8 miles • Monmouth 7.0 miles • Usk 7.3 miles
Abergavenny 10.3 miles • Chepstow 14.6 miles • Newport 19.0 miles
Bristol 39.5 miles • London 144.7 miles • Bristol Airport 44.2 miles
Cardiff Airport 44.7 miles • Birmingham Airport 83.9 miles
Abergavenny Train Station 9.3 miles • Chepstow Train Station 14.6 miles
Bristol Parkway Train Station 34.7 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

Norfolk House enjoys a desirable position on the outskirts of the village of Raglan, 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.

Monmouth, just 7 miles away from the property boasts excellent schools including Haberdashers independent boys and girls schools, Llangatock 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, just 10 miles away from the property and circa 6 miles from the border with England, is a thriving historic town which hosts the Annual Food Festival which attracts thousands of visitors every year as well as an indoor weekly market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets, excellent primary and secondary schools, Nevill Hall Hospital and many high street and boutique shops.

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 Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

Norfolk House had major renovations in 2015 including a two storey extension at the side and rear. The property now forms a spacious family home.

There are two entrances to Norfolk House, the main entrance used for guests and an entrance used regularly by the family at the side. The side entrance opens into a boot room area with a door opening directly into the kitchen. Inside the main hallway is a cloaks cupboard and ground floor cloakroom with w.c and wash hand basin and a utility cupboard for washing machine and dryer stack.

The two small receptions rooms were opened out into one large open-plan space as part of the refurbishments done in 2015. This has created a spacious sitting room with two fireplaces, one of which has a wood burning stove and the other with red brick surround makes a wonderful feature and focal point in the





room. A large window allows light to flood in and provides a delightful view across the fields and countryside at the front aspect. The sitting room now incorporates a study nook that does have its own door out to the entrance hall so could be made separate from the sitting room easily should anyone wish to do so.

The rear extension allowed the current owners to create a kitchen and dining area. This room has underfloor heating and bi-fold doors opening out to the rear garden. A Velux window provides additional light above the kitchen area. The kitchen has a range of oak style base and wall units with granite worksurfaces and a porcelain sink and drainer. The Rangemaster cooker will be included in the sale. There is space for an American style fridge freezer. The kitchen units wrap around a bespoke central island that provides additional storage. There is plenty of space for a family sized dining table.

A staircase in the entrance hall leads up to 3 double bedrooms and a family bathroom on the first floor.

The principal bedroom, within the rear extension has a window overlooking the rear garden. It has an en-suite shower room comprising of a white suite to include a double shower cubicle with hand-held and waterfall shower, a circular wash hand basin and w.c.

Bedroom 2 is a bright and airy room boasting countryside views at the front aspect. It also has an en-suite w.c and wash-hand basin.

Bedroom 3 is also a double room with a small window encapsulating a distant view of Sugar Loaf Mountain.

The family bathroom has a white suite comprising of a bath with mains shower and electric shower over, a w.c, pedestal wash-hand basin and heated towel rail. A light tunnel allows light to enter the room as it doesn't have a window.

OUTSIDE

The property is accessed via a pedestrian gate and a pathway leads up to the main entrance through a pretty front garden with a lawn to either side. A pathway leads to a gate that provides access to the enclosed rear garden.

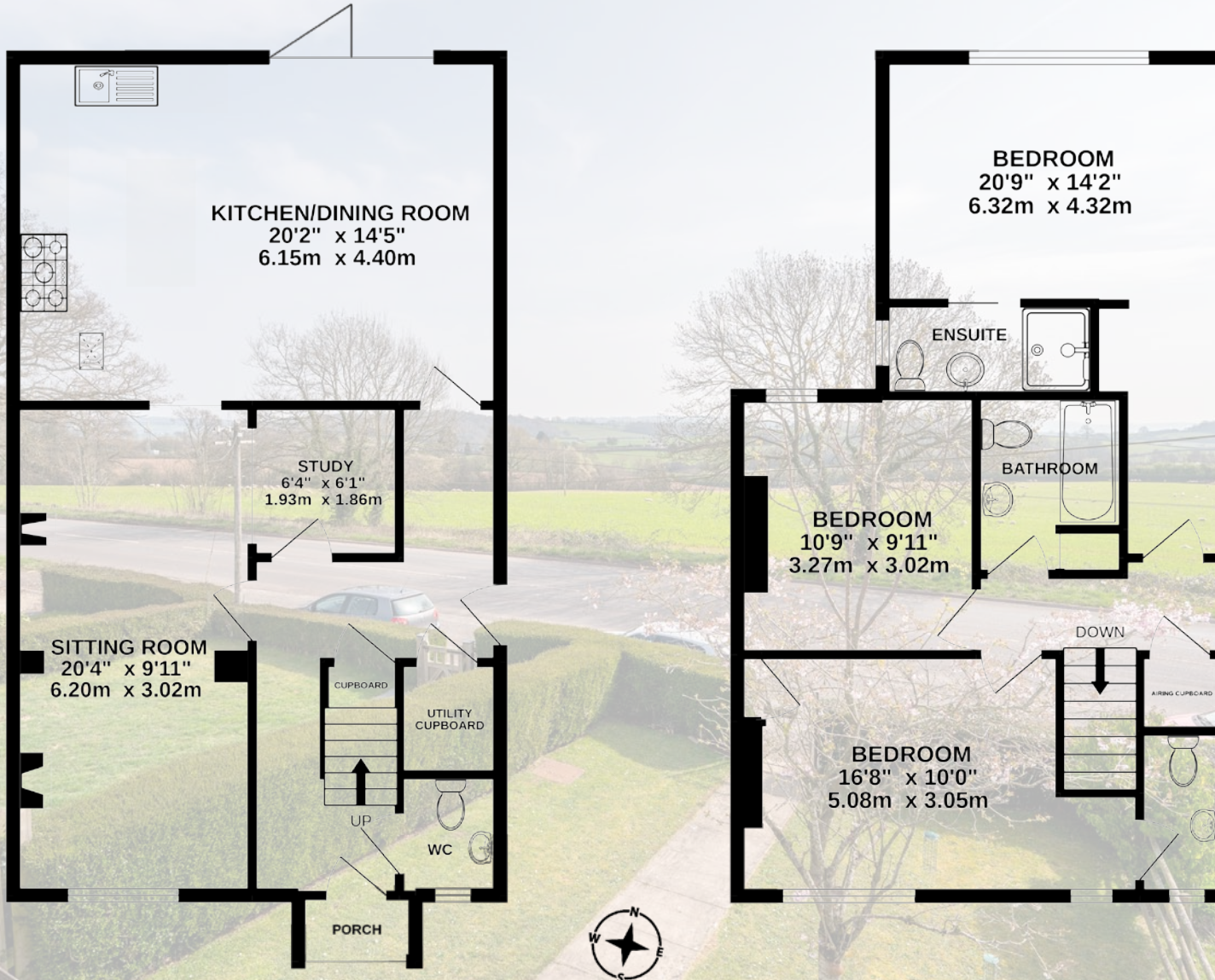
A patio immediately outside of the kitchen is a lovely spot for al-fresco dining during the summer months. Handcrafted cupboards hide the oil fired boiler, wood store and bin store.

Steps lead up to the raised lawn. At the rear of the lawn is a playhouse.

FLOORPLAN

GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.

1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1316 sq.ft. (122.2 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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KEY INFORMATION

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

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: E

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Raglan roundabout take the A40 signposted to Raglan Castle. Exit left signposted Raglan and Mitchel Troy. At the junction go straight ahead and continue until you see the property on the left.

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Postcode: NP15 2HQ

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



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