



OLD TRECASTLE BARN

PEN-Y-CLAWDD | MONMOUTH | MONMOUTHSHIRE

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AN ELEGANT, CURTILAGE LISTED CONVERTED BARN BRIMMING WITH CHARACTER FEATURES AND COMPLIMENTED BY MODERN CREATURE COMFORTS SUCH AS UNDERFLOOR HEATING AND HIGH SPECIFICATION FIXTURES. TUCKED AWAY IN A RURAL LOCATION BUT JUST 3 MILES FROM RAGLAN AND 6 MILES FROM MONMOUTH. THE WIDER REGION IS ALSO EASILY ACCESSIBLE VIA THE A449 WHICH LEADS TO THE M4 TOWARDS NEWPORT, CARDIFF, BRISTOL AND LONDON. THE PROPERTY HAS IN EXCESS OF THREE AND A HALF ACRES OF LAND AND WONDERFUL COUNTRYSIDE VIEWS.

- Four bedroom curtilage listed detached barn conversion •
- Beautifully presented with character features throughout
 - Underfloor heating throughout the ground floor •
 - Four double bedrooms and two en-suite shower rooms •
- Principal bedroom with a newly refurbished en-suite shower room and fitted wardrobes •
- 3.67 acre plot in total incorporating a 1.7 acre field •
- Gated entrance, sweeping driveway and ample off-road parking area for many vehicles •
- Located just 6 miles from Monmouth town centre and all its amenities •
 - Ancient motte thought to be more than a 1000 years old •
 - Wonderful views of the surrounding countryside •

Raglan 3.7 miles • Monmouth 6.2 miles • Abergavenny 13.2 miles •
Chepstow 14.0 miles • Bristol 30.8 miles • Cardiff 34.5 miles • London 137.5
miles • Cardiff Airport 46.9 miles • Bristol Airport 47.2 miles • Birmingham
Airport 84.7 miles • Abergavenny Train Station 12.2 miles • Chepstow Train
Station 14.8 miles Bristol Parkway Station 25.9 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

Old Trecastle Barn enjoys a desirable position just 3.7 miles from Raglan and not far from the prestigious Welsh Border towns of Monmouth & Abergavenny. Raglan offers a number of local amenities, including Village Shop, Doctors Surgery, Pharmacy, Primary School, Post Office, Public Houses and the highly regarded Beaufort Hotel & Brasserie. Raglan Castle is a late medieval castle located just north of the village of Raglan. It is a popular tourist attraction.

There are good connections to the main road network with the historic border town of Monmouth being just over 6.2 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 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

Old Trecastle Barn is thought to date back to the Victorian era. Once part of a working farm the works to begin converting the barn began in approximately 2006. Expert craftsmanship and the finest fixtures and fittings have been used throughout creating a home brimming with character and modern home comforts such as underfloor heating throughout the ground floor.

Step down into the spacious entrance hall with an arch through to the boot room / utility area. These two rooms can be open plan or utilised separately. A door from the entrance hall opens into the magnificent open plan living, formal dining and entertaining area located in the centre of the property. This space takes your breath away as you enter. The room has been naturally divided into separate useable areas for relaxing, formal dining and entertaining. In the living area a large wood burning stove takes pride of place. The centre of the room has a vaulted ceiling and can be admired from the galleried landing on the first floor. The room has solid oak pillars, exposed painted brickwork and French doors opening out to the garden. There are a variety of hardwood windows including arrowslit windows throughout the barn.

The property has a sumptuous Italian wood kitchen with a central island. There is space for a Range style cooker, separate full sized fridge and freezer, dishwasher and washing machine. Integral appliances include a Bosch double oven and there are luxury integral items included such as fixed wine racks, two wine coolers, two stainless steel carousels and a sliding spice rack. A Franke one and a half stainless steel sink and drainer sits under a window overlooking the side aspect. The Solid



worksurfaces are accompanied by fixed chopping boards. Porcelain flooring in the kitchen continues into the snug and breakfast areas.

To the rear of the kitchen is a cosy snug with a modern and contemporary gas stove and space for a breakfast table. The boiler can be found in the boiler room just off the kitchen.

The rear entrance is spacious enough to be used as a study with doors opening out to the low maintenance rear garden. The ground floor cloakroom can be accessed from this area. A solid oak staircase with spiral spindles leads up to the first floor landing.

The galleried landing overlooks the main living area and leads to the four double bedrooms and family bathroom.

The principal bedroom has been recently upgraded and now has a row of fitted wardrobes made by a local carpenter and a refurbished en-suite shower room. Character features include exposed brickwork and A frame. A sky light allows you to view the stars at night. The en-suite shower room has a brand new suite to include w.c, wash hand basin with waterfall tap and a double shower cubicle with waterfall and hand held shower. Mermaid Byzantine style waterproof wall panels adorn the walls.

The second bedroom with vaulted ceiling has wonderful views over the natural pond and across the fields.

Bedroom three has an arrowslit window to the front aspect and a skylight. High level internal windows allow light to flood in from the main living area. The en-suite shower room has a shower cubicle, wash hand basin and w.c.

Bedroom four is a delightful double bedroom also having internal high level windows as well as arrowslit windows and a skylight.

The family bathroom is spacious and has a white suite with w.c, pedestal wash hand basin, modern freestanding bath, an exposed oak beam and a row of opaque windows.

OUTSIDE

A long sweeping driveway leads from the main gate around to the ample off-road parking area. The majority of the gardens are to the front aspect and are separated from the parking area by a pedestrian gate. Stepping stones lead to the front door. A patio to the front aspect is an ideal spot for al fresco dining where views of the Motte, field belonging to the property and neighbouring fields can be appreciated. The outlook is truly beautiful.

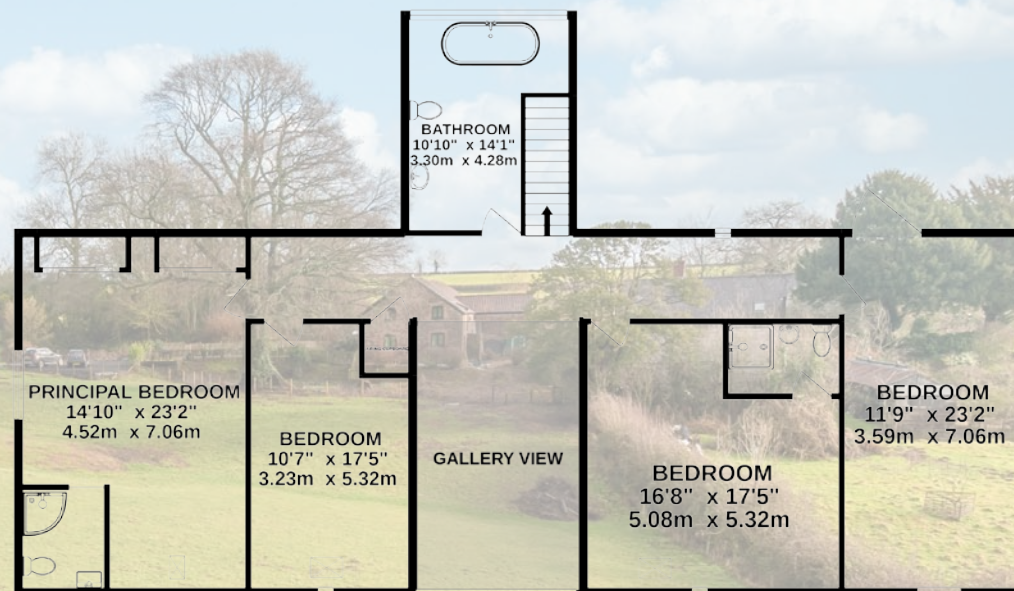
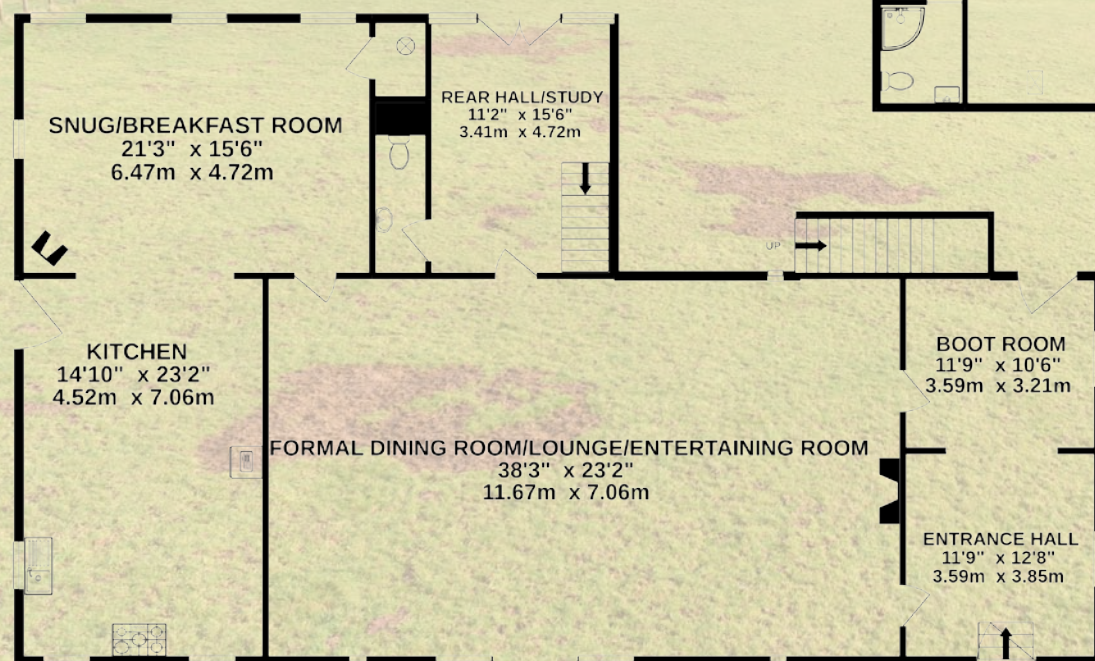
There is a natural pond at the base of the motte and another natural pond near the oak tree standing proudly at the edge of the main field. The main field measures 1.76 but the total plot including the gardens and motte amount to approximately 3.67 acres.



FLOORPLAN

1ST FLOOR
1463 sq.ft. (135.9 sq.m.) approx.

GROUND FLOOR
2081 sq.ft. (193.3 sq.m.) approx.



TOTAL FLOOR AREA: 3544 sq.ft. (329.3 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

Agents Note: The property is curtilage listed

Services: Mains electricity, oil fired central heating , private drainage and water. The property has a borehole that supplies water to the property.

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.

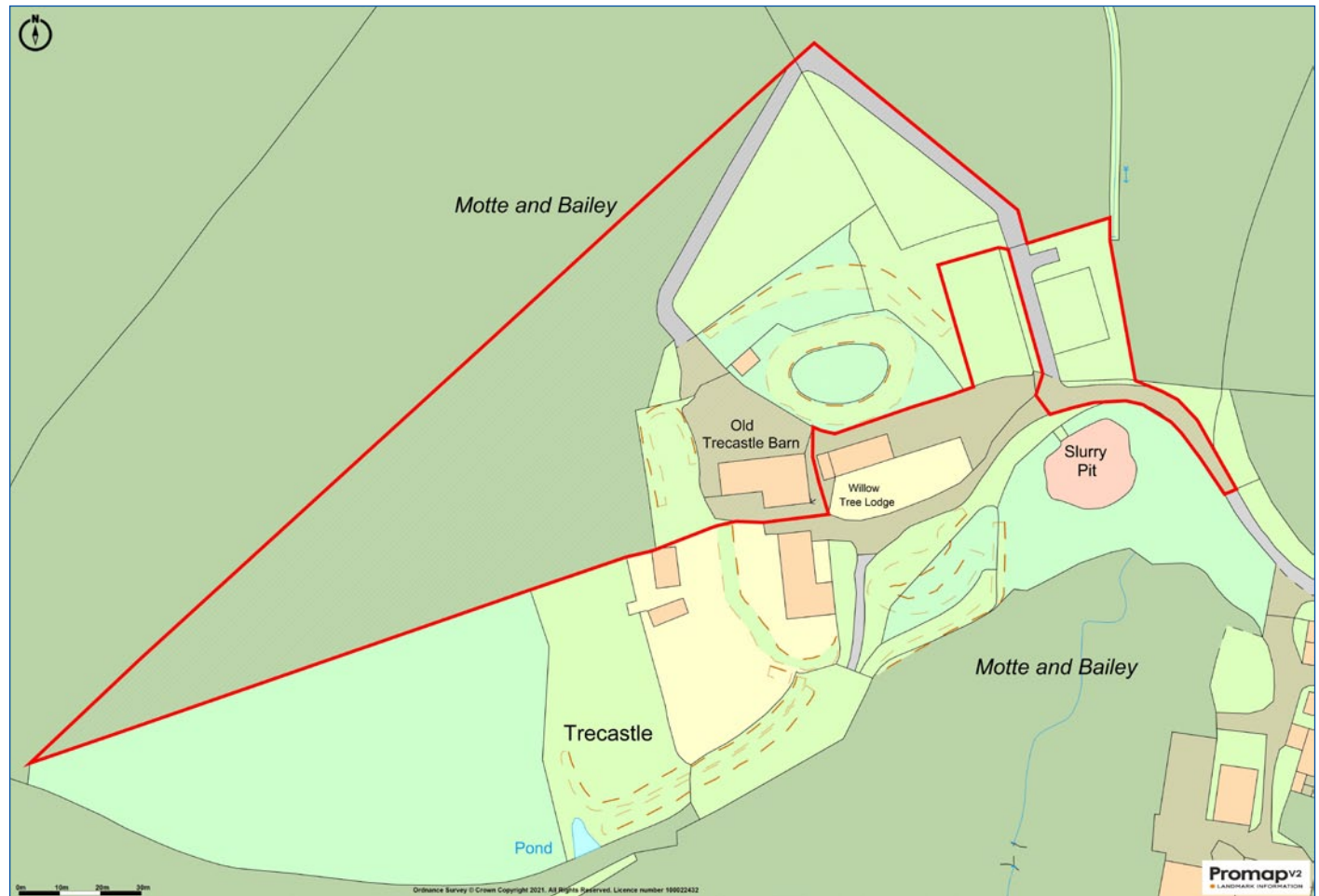
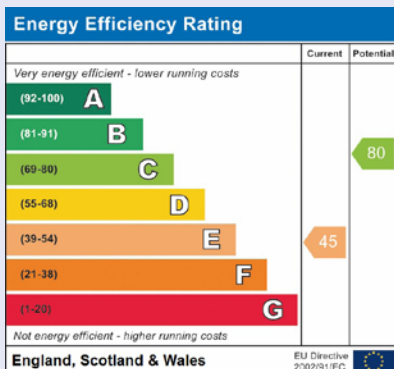
Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

Local Authority: Monmouthshire County Council. Tel: 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth proceed South on to the B4293 towards Mitchel Troy passing Millbrook Garden Centre on the right. Upon reaching Mitchel Troy, drive through the village and then stay left signposted Dingestow, avoiding the right-hand fork to the A40. Continue along this road for approximately 1.5 miles passing The Somerset Arms on your left then take the next left turning signposted Penyclawdd. Continue along this road and climb the hill, through the woods until reaching the turning on your left to Llangovan. Proceed along this road, ignoring the turning on your left and take the next right hand turn. Follow the lane all the way to the property passing Old Trecastle Lodge on your left.



Powells Chartered Surveyors Land & Estate Agents

Singleton Court Business Park
Monmouth
NP25 5JA

Telephone: 01600 714140
Email: enquiries@powellsrural.co.uk
www.powellsrural.co.uk

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