



Old Trecastle Lodge

Pen-Y-Clawdd

Monmouth, Monmouthshire NP25 4BW

Old Trecastle Lodge is a stunning barn conversion tucked away in an idyllic rural location. The property has been recently refurbished to create what is a simply stunning home. The property is offered with no onward chain.

- No onward chain • Gated entrance • Superb lounge with French doors •
- Ground floor bedroom • Countryside views • Ample off road parking •
- Total plot measures 0.4 of an acre •



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Old Trecastle Lodge is a delightful curtilage listed 2/3 bedroom detached, converted barn having undergone a recent facelift. Bespoke French doors now open from a refurbished sitting room onto a patio, ideal for al fresco dining. A superb Italian style kitchen and dining area are located on the ground floor along with a ground floor bedroom. A gated entrance and lawned gardens complete what is a beautiful home in the country.

Location & Situation

There are good connections to the main road network with the historic border town of Monmouth being just over 6 miles away and Chepstow and The Severn Bridge being approximately 14 miles away.

Monmouth and the surrounding areas boast excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and the 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 and Brecon Beacons National Park located to the north of Abergavenny.

Approximate distances from Old Trecastle Lodge

• Monmouth	6.2 miles
• Abergavenny	13.2 miles
• Chepstow	14.0 miles
• Bristol	30.8 miles
• Cardiff	34.5 miles
• Bath	43.1 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 Train Station	25.9 miles



Old Trecastle Lodge Residence

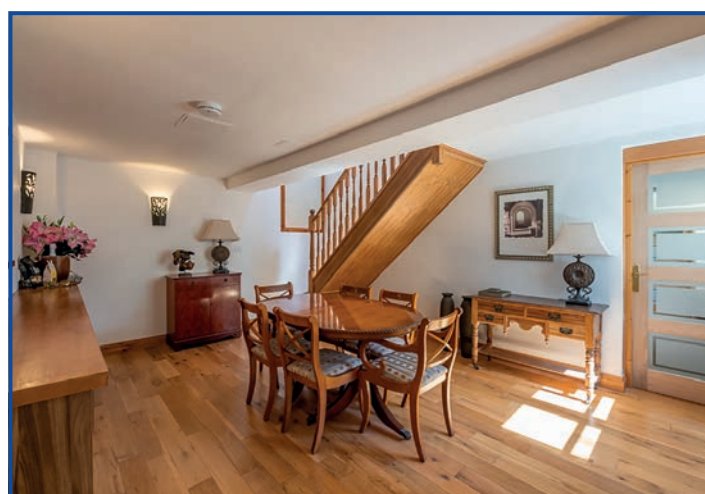
A five-bar gate opens into Old Trecastle Lodge where you get your first glimpse at what is, a truly stunning barn conversion. The property has been lovingly extended and enhanced over the past few months and is now ready for new owners.

You enter the property into a spacious entrance hall. It has a modern and contemporary wall mounted fire and various solid wood doors lead off.

Step into a striking sitting room with hardwood painted windows and French doors opening out on to a patio, ideal for al fresco dining during the summer months. A high-level window has been cleverly incorporated to let light flow through to the ground floor bedroom.

The ground floor bedroom is a good size and accessed from the entrance hall. This room could alternatively be used as an additional reception room.

The dining room has Oak flooring and a wooden staircase to the first floor. The bright dining room leads to a partially open plan kitchen area, a great place for entertaining guests.



The Oak flooring continues through into the kitchen. The kitchen has a range of Italian style base and wall units, a stainless steel one and a half sink and drainer with mixer tap, space for a cooker with stainless steel splashback and space for a washing machine. There is a window to the side and a stable door to the rear.

From the dining room the staircase leads to the first-floor landing. A Velux style window has recently been added in order to let as much light flood into the building as possible. The landing is vast and could be used as a study area.

There are two double bedrooms on the first floor. The master bedroom boasts a vaulted ceiling and a feature window, recently installed to allow more light into the room and to enable glorious views over the countryside. A tiny interconnecting door adds a fun element between the master and second bedroom.

The second double bedroom has a sloped ceiling giving the room character and a Velux style window.

The shower room is spacious and comprises of a white suite with circular shower unit, w.c and pedestal wash hand basin. It has a vaulted ceiling, ceramic flooring and part tiled walls.



Outside

Old Trecastle Lodge is situated within the curtilage of a listed building.

A five-bar gate opens into a gravelled off-road parking area for several vehicles. A pathway leads to a well-manicured lawn at the side of the property with mature borders providing privacy from neighbouring properties.

A patio is now located outside of what used to be a garage. Now a wonderful sitting room it makes a great spot for alfresco dining or sitting and enjoying views over the fields and countryside.

The L shaped plot measures approximately 0.4 of an acre in total. In addition to the gardens surrounding the property is a further flat green lawn currently used as a grass tennis court.



Services

Old Trecastle Lodge benefits from having mains water, mains electricity and LPG gas central heating. The property shares a private drainage system with the neighbouring property.

Fixtures & Fittings

All fixtures and fittings at Old Trecastle 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. Telephone: 01633 644644.
Council Tax Band: C

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 in these particulars.

Viewings

Strictly by appointment with Powells – 01600 714140.

Sale Method

The Property is offered for sale by Private Treaty.



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Floorplan

GROUND FLOOR 79.12 sq. m.
(851.60 sq. ft.)

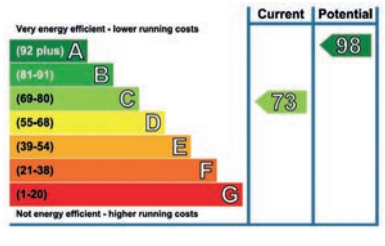


1ST FLOOR 67.89 sq. m.
(730.73 sq. ft.)



TOTAL FLOOR AREA : 147.00 sq. m. (1582.32 sq. ft.) approx.

EPC



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 Pen-Y-Clawdd.

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. The property can be found at the end of the lane via a five bar gate on the left.



Singleton Court Business Park, Monmouth, NP25 5JA

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

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