



PONT-YR-UCHEN

TALYCOED | MONMOUTH

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PONT-YR-UCHEN IS A MAGNIFICENT, IMMACULATLY PRESENTED, GRADE II LISTED FARMHOUSE SITUATED IN A COMMANDING POSITION WITH VIEWS OF THE SURROUNDING COUNTRYSIDE TOWARDS THE RIVER TROTHY. THE PROPERTY HAS FOUR EXCELLENT BEDROOMS, FOUR BATHROOMS, TWO RECEPTION ROOMS AND A BEAUTIFUL KITCHEN AND BREAKFAST ROOM. IN EXCESS OF 6 ACRES OF PASTURE LAND CAN BE FOUND TO THE FRONT ASPECT ALONG WITH A 2 BAY CARPORT, POLE BARN AND A DETACHED OUTBUILDING.

- Beautifully presented Grade II Listed farmhouse •
- Sitting room with sash windows and period fireplace with woodburning stove •
- Four double bedrooms, four bathrooms, two reception rooms and a study •
 - The total plot measures in excess of 6 acres •
- Outstanding, commanding position with countryside views •
 - Located between Monmouth and Abergavenny •
- Ample off-road parking, 2 bay carport, pole barn, detached outbuilding •
 - Potential to create stables within the pole barn •

Monmouth 7.1 miles • Abergavenny 9.1 miles • Raglan 9.1 miles • Usk 13.2 miles • Hereford 21.2 miles • Chepstow 23.0 miles • Newport 28.5 miles • Bristol 48.9 miles • London 155.6 miles • Cardiff Airport 54.2 miles • Bristol Airport 54.3 miles • Birmingham Airport 85.5 miles • Abergavenny Train Station 8.9 miles • Chepstow Train Station 23 miles • Bristol Parkway Station 44.2 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

Pont-Yr-Uchen enjoys an excellent location in the rural hamlet of Talycoed surrounded by stunning Monmouthshire woodland yet boasting fantastic links to the larger centres of Hereford/Newport/Cardiff/Bristol/London via the M4. The property is within walking distance of The Warwick public house which is in the process of changing hands. Cross Ash Primary School is approximately 5 miles away from the property.

There are good connections to the main road network with the historic border town of Monmouth being just over 7 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and 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.

Just 9 miles from the property is Raglan which offers excellent amenities, including a primary school, village shop, butchers, doctor's surgery, petrol station, fish and chip shop, pharmacy, post office, public houses and the highly regarded Beaufort Hotel & Brasserie.

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

Pont-Yr-Uchen is an elegant, Grade II Listed farmhouse presented to a very high standard throughout. The grand entrance hall has a high ceiling, a feature found throughout much of the property and period features such as a dado rail and coricing. A staircase sweeps up to the first floor and has some storage underneath. Doors lead to the kitchen and sitting room.

The sitting room is a superb bright and airy room with a period fireplace and wood burning stove. A feature in the room is a large alcove opposite two floor to ceiling beautiful sash windows that allow light to flood through into the room. Delightful views of the garden can be appreciated.

Step into the kitchen breakfast room. The main focal point in this room is a beautiful red brick fireplace with space inside for a range style cooker. The kitchen has a range of cream base and wall cupboards with Mandarin Stone splashback tiles and an integral dishwasher. The stainless-steel sink is perfectly placed under the window overlooking the rear aspect. There is space for an American style fridge freezer and a large breakfast table.

At the rear of the property is an impressive formal dining room. It has character features such as an exposed red brick wall, vaulted ceiling and A frame. Mandarin





Stone floor tiles lead to French doors that open out to a patio, ideal for al fresco dining at the rear of the property.

Completing the ground floor is a spacious rear entrance porch and a utility room with stainless steel sink and drainer, base and wall units, space for white goods and a w.c. Steps lead down to a cellar.

The ceiling is low in the cellar, the height is approximately 5ft up to the beams and then approximately 5ft, 10 between the beams. There is power, lighting and a sump pump.

From the entrance hall stairs lead up to the first floor landing. Doors lead to three double bedrooms and a family bathroom.

The principal bedroom has wonderful views across the garden, driveway and fields to the front aspect. It has a fitted wardrobe and an en-suite shower room with a double shower cubicle, Savoy wash hand basin, w.c and Victorian style heated towel rail.

Bedroom two also has an en-suite shower room via a period stained glass door. The en-suite has a shower cubicle, Savoy wash hand basin, a w.c and a Victorian style heated towel rail. The bedroom has a fitted wardrobe and a matching cupboard housing the hot water cylinder. The window overlooks neighbouring farm buildings.

Bedroom three is a double room and has a window to the front aspect with wonderful countryside views.

The family bathroom has a freestanding ball and claw bath with shower attachment, separate shower cubicle, pedestal Savoy wash hand basin and a Victorian heated towel rail.

Stairs from the first floor landing lead up to the second floor. At the top of the stairs is a room currently used as a study. There is a beautiful guest suite comprising of two rooms divided by timber beams and a door frame. There is a fitted wardrobe and Velux style windows. Next to the suite is another bathroom with freestanding ball and claw bath, a Savoy wash hand basin, separate shower cubicle and Victorian style heated towel rail.

OUTSIDE

The property can be found at the end of a long driveway providing access to Pont-Yr-Uchen and the neighbouring property. At the end of the driveway is a two-bay carport with power and water and a five bar gate leading up to the pole barn. There is potential to create stables within the pole barn although it is currently used as a lambing shed.

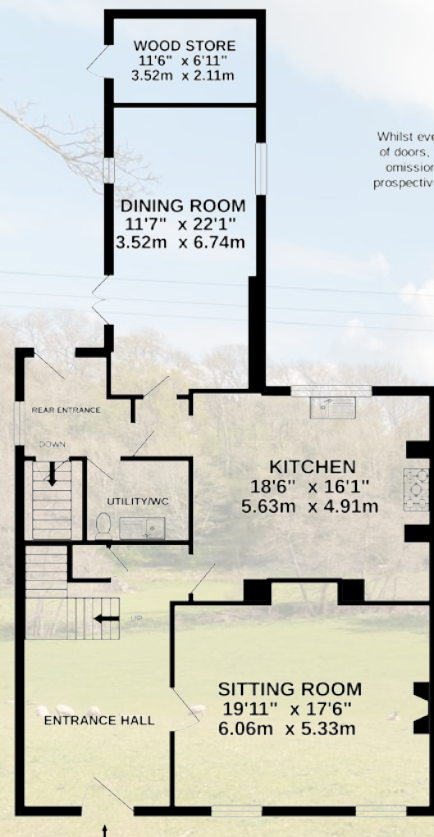
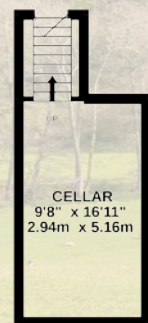
The front of the property is mainly laid to lawn with a path leading to the front door and around to the rear of the property. At the rear of the property is a large terrace ideal for entertaining during the summer months and a pretty pergola with Wisteria, Jasmine and Clematis. A timber deck and barbeque area and viewing platform overlooks neighbouring land.



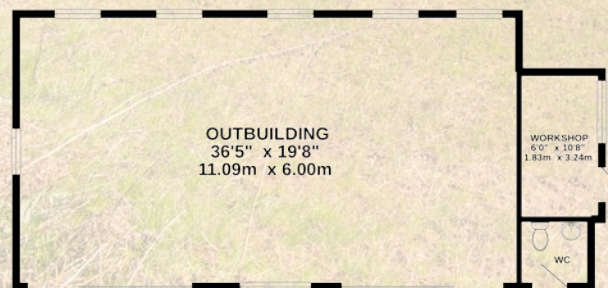
FLOORPLAN

GROUND FLOOR
1226 sq.ft. (122.2 sq.m.) approx.

BASEMENT
135 sq.ft. (12.5 sq.m.) approx.



GROUND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



TOTAL FLOOR AREA : 3007 sq.ft. (279.4 sq.m.) approx.

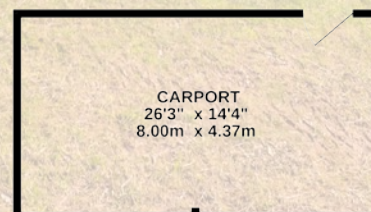
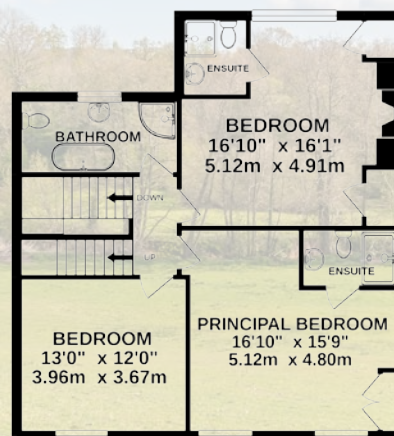
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
840 sq.ft. (78.0 sq.m.) approx.

2ND FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (110.9 sq.m.) approx.

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An outbuilding is located within the garden curtilage measuring 36.5ft x 19.8ft. It is a superb space with windows, two large sliding doors and a woodburning stove. The uses for this outbuilding are endless.

Behind the outbuilding is a workshop and w.c. To the rear of the house is a log store and further off-road parking area suitable for a caravan or similar.

The field is accessed from the driveway and gates open on to a hardstanding. The land is partially level and partially elevated. The field is bordered by the River Trothy. The total amount of land including the garden curtilage is approximately 6.47 acres.

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.

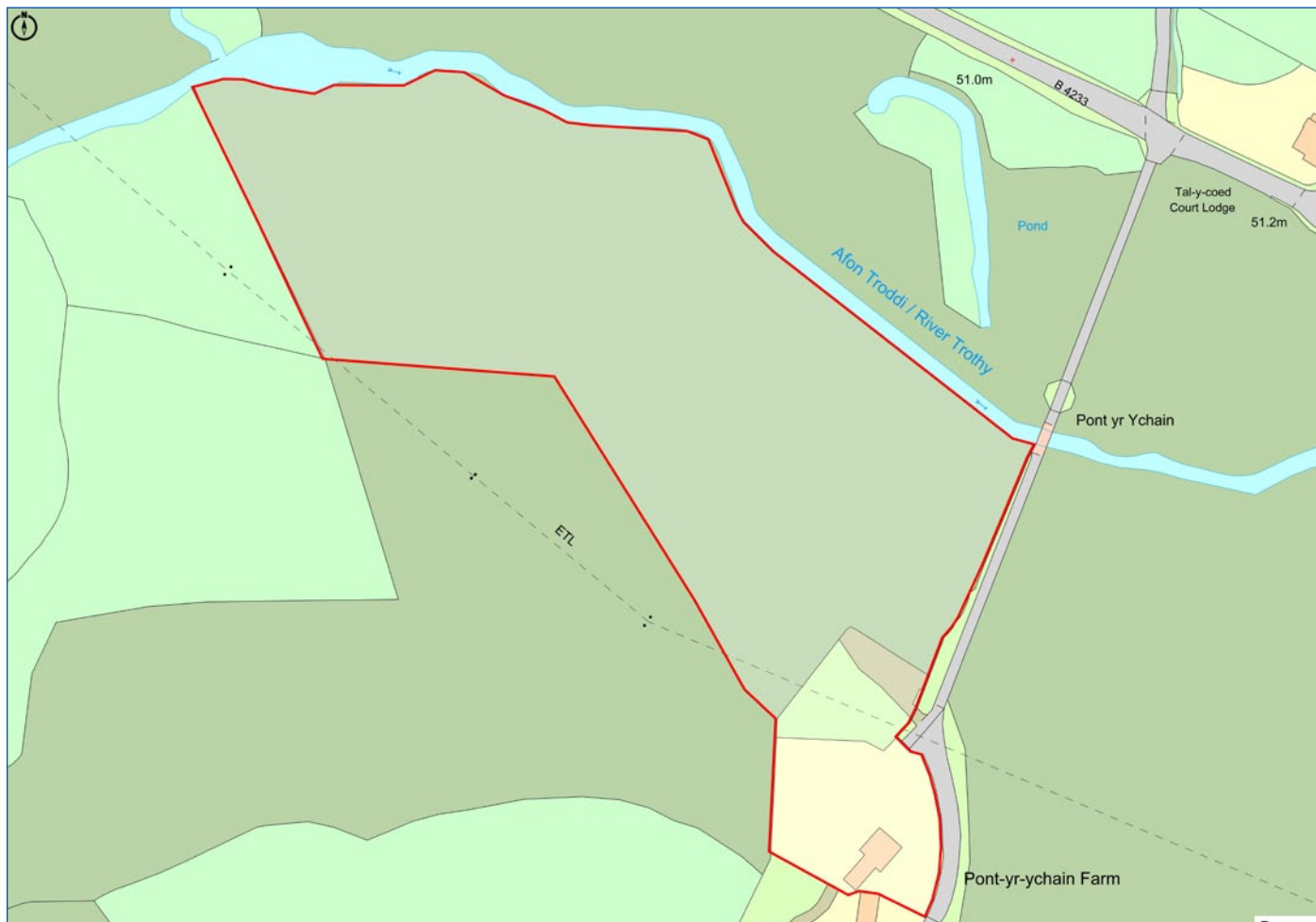
Council Tax Band: F

Local Authority: Monmouthshire County Council.
Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From the A40 at Monmouth follow the B4233 in a westerly direction onto the Rockfield Road B4233. Continue on the B4233 for approximately 6.5 miles passing through The Hendre. The property will be on your left.

Postcode: NP25 5HR



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Energy Efficiency Rating	
	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	30
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

IMPORTANT NOTICE

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