



THE DUFFRYN

TROSTREY | UK

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THE DUFFRYN OFFERS THE OPPORTUNITY TO PURCHASE A RURAL PROPERTY PACKAGE TO INCLUDE A FOUR BEDROOM DETACHED HOUSE, A DETACHED TWO BEDROOM TIMBER CLAD ANNEXE, BOTH IN NEED OF RENOVATION, STABLE, TACK ROOM, STEEL BARN AND KENNELS.

THE PROPERTIES ARE SURROUNDED BY APPROXIMATELY 9 ACRES OF FIELDS SUITABLE FOR HORSES IN A DESIRABLE RURAL SETTING.

- Family home with four double bedrooms in a rural setting with no immediate neighbours •
- Detached annexe, with two bedrooms and two reception rooms •
- Both the main house and annexe need modernisation but have an abundance of potential •
 - Approaching nine acres of fields, separated into four gated paddocks •
- Outbuildings to include a detached garage, kennels, stable, tack room and steel barn •
 - Private position surrounded by open countryside •
- Planning permission was previously granted for a two storey extension and double garage. The planning permission has now lapsed •

Usk 3.0 miles • Raglan 3.8 miles • Monmouth 11.5 miles
Abergavenny 12.9 miles • Chepstow 17.6 miles
Newport 17.6 miles • Bristol 38.2 miles • London 145.1 miles
Cardiff Airport 43.0 miles • Bristol Airport 43.1 miles
Birmingham Airport 88.0 miles • Abergavenny Train Station 11.8 miles
Chepstow Train Station 17.6 miles
Bristol Parkway Station 33.4 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

There are good connections to the main road network with the historic town of Usk being just 3 miles away. Usk offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local Primary School, Doctors Surgery and Vets. The romantic, ruined Usk Castle is located near the Town Centre. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk. The Duffryn enjoys a desirable position just a short drive from the village of Raglan, not far from Raglan Castle a late medieval castle just north of the village of Raglan. Raglan offers a number of local amenities, including Village Shop, Butchers, Doctors Surgery, Pharmacy, Post Office, Public Houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a modern Primary School.

There are good connections to the main road network with the historic border town of Monmouth being just over 11.5 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.

The Duffryn is located just 12.9 miles from Abergavenny, a town known as the gateway to Wales. It is just 6 miles from the border with England and is a thriving market town still hosting a weekly indoor market in the town centre. The Angel Hotel in the centre of Abergavenny, just a stone's throw from Abergavenny Castle offers award winning afternoon teas. Abergavenny boasts a bustling town centre with many high street and boutique shops, a train station, Nevill Hall Hospital and fantastic primary and secondary schools.

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

The Duffryn requires complete modernisation but is an exciting project for the right purchaser.

Step inside the main entrance hall with a cloakroom and various doors leading off. The sitting room has parquet flooring and sliding patio doors to the garden.

The kitchen has a range of wooden units and a double Belfast sink under the large window looking into the conservatory/rear porch. There is space for a fridge freezer, washing machine and the dishwasher is integral. The oil fired boiler is located in the kitchen.

Next to the kitchen is a dining room with dual aspect windows.

The property benefits from having a ground floor bathroom with a bath and wash hand basin.

To the rear of the property is a UPVC conservatory currently used as a boot room, there is a door at either end for access to the garden.

A staircase from the entrance hall leads up to the first floor landing. There are four bedrooms and a shower room on the first floor.

The principle bedroom has plenty of storage to include a spacious fitted wardrobe, a further fitted wardrobe and a storage cupboard. There is a wonderful view from the principle bedroom across the fields and countryside. The three further double bedrooms all have a pleasant outlook to the rear of the property.

There is a shower room on the first floor comprising of a white suite including a shower, pedestal wash hand basin and w.c.

DETACHED ANNEXE

The annexe is timber clad and has a separate oil supply to the main house. The property has two bedrooms, the smaller of the two is currently used as a dressing room.

The kitchen has a range of base units and a stainless steel one and a half sink and drainer underneath the window. There is space for white goods, a cooker and an American style fridge freezer. The oil fired boiler was fitted in 2019. Open plan to the kitchen is a spacious dining/living area and the annexe also benefits from having a separate lounge.

OUTSIDE

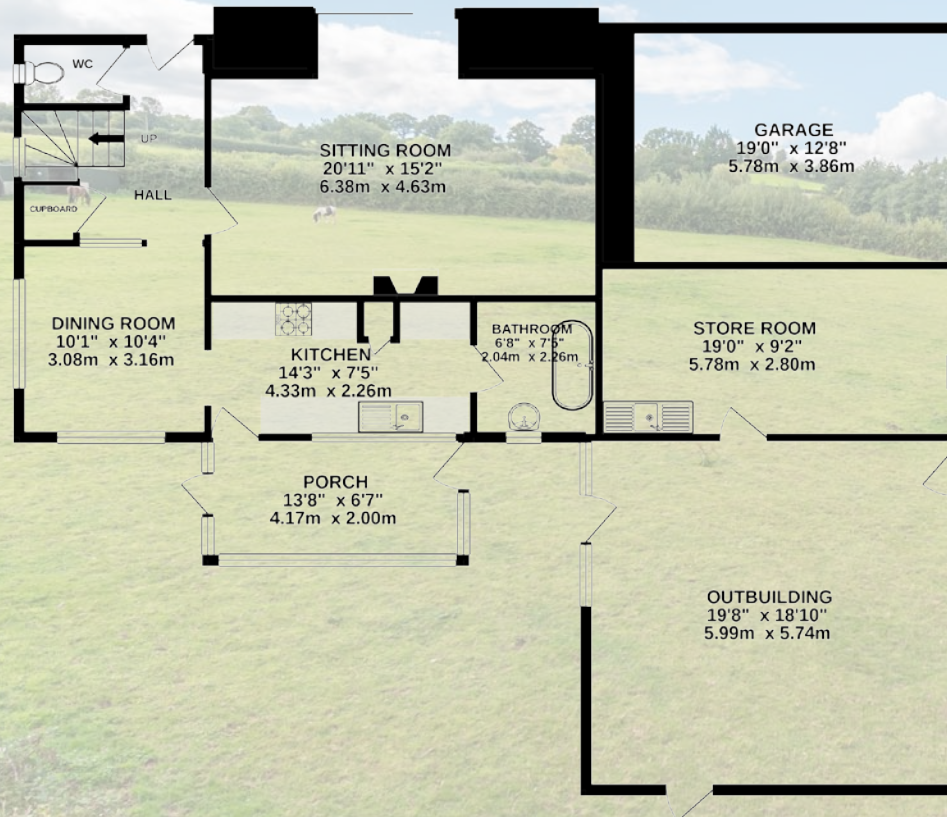
A long driveway leads down to The Duffryn and detached annexe. At the end of the drive is an off-road parking area, steel barn, a stable and tack room. There is also a detached garage and dog kennels with a concrete base.

To the rear of the main house is a lawned garden enclosed by hedging and a pond. The rest of the land is divided into four fields connected by five bar gates. A stream meanders through the land.

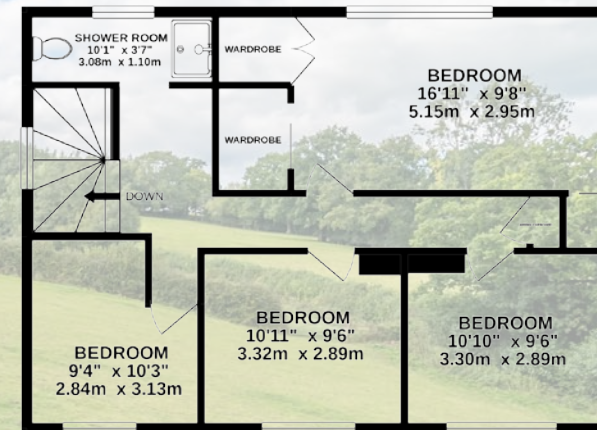
There was planning permission previously passed for a two storey extension and double garage. This has now lapsed.

FLOORPLAN

GROUND FLOOR
1494 sq.ft. (138.8 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 2178 sq.ft. (202.4 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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KEY INFORMATION

Agents note: The Duffryn has an area of Japanese knotweed which is currently 3 years into a 5 year plan to remove it.

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

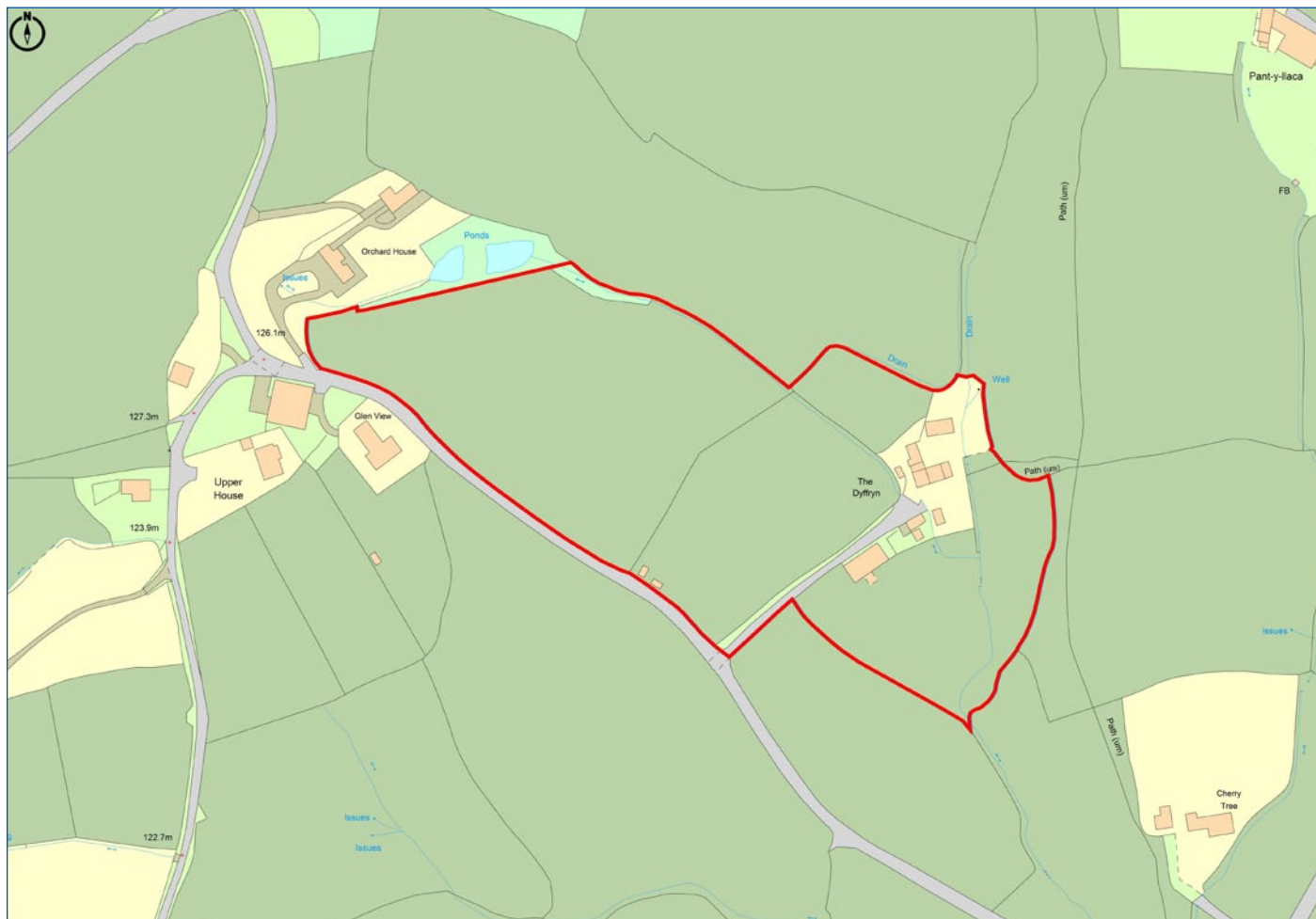
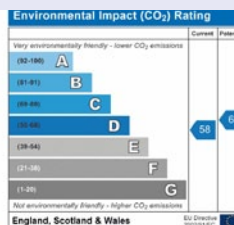
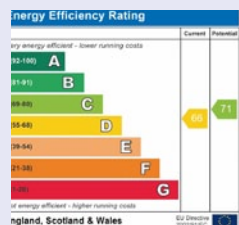
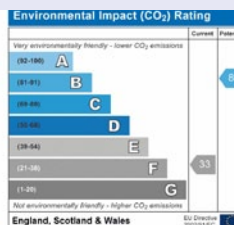
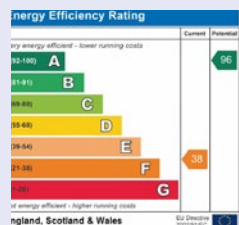
Local Authority: Monmouthshire County Council.
Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Raglan roundabout take the exit signposted to Gwehelog and Usk. Continue on the Usk Road until you reach the Cold Harbour sign. Take the hairpin bend to the right signposted Trostre. Continue turning right after the white cottage. Stay on this lane keeping right until you reach The Duffryn on your right.

Postcode: NP15 1LA

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IMPORTANT NOTICE

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Particulars prepared September 2020.