



THE WARRAGE

WARRAGE ROAD | RAGLAN | USK | MONMOUTHSHIRE

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THE WARRAGE IS A MAGNIFICENT GRADE II LISTED COUNTRY RESIDENCE SITUATED IN A RURAL LOCATION BUT JUST A SHORT DRIVE AWAY FROM THE VILLAGE OF RAGLAN. DATING BACK TO APPROXIMATELY THE 1600'S IT RETAINS MUCH OF ITS ORIGINAL CHARACTER AND CHARM ALONG WITH MODERN AND CONTEMPORARY FEATURES. THE WARRAGE AND BARNs ARE SURROUNDED BY OVER 2 ACRES OF LAND. THIS IS A RARE OPPORTUNITY TO ACQUIRE A HISTORIC RESIDENCE WITH ADDITIONAL HIGH SPECIFICATION CONVERTED BARNs.

- A complex of four Grade II listed barn conversions for sale steeped in history •
 - Charming kitchen and large utility / boot room •
 - Master bedroom with sumptuous en-suite bathroom •
 - Rental income generated from the 3 additional barns •
 - Garage and ample off-road parking •
- Land measuring in excess of 2 acres to include formal gardens and a paddock •
- Situated in a rural location but just a short drive to all the amenities Raglan has to offer •
- Superb location with countryside views and views of Raglan Castle •

Raglan 1.2 miles • Monmouth 7.4 miles • Abergavenny 10.7 miles
Chepstow 14.8 miles • Cardiff 32.1 miles • Bristol 39.9 miles
London 146.6 miles • Bristol Airport 44.7 miles • Cardiff Airport
44.8 miles • Birmingham Airport 84.3 miles • Abergavenny Train
Station 9.7 miles • Chepstow Train Station 15.6 miles • Bristol
Parkway Station 35 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

The Warrage 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 a Village Shop, Butchers, Doctors Surgery, Pharmacy, Post Office, Public Houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a new Primary School.

There are good connections to the main road network with the historic border town of Monmouth being just over 7.4 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.

The Warrage is approximately 7 miles from Usk. Usk offers a traditional shopping street with boutique shops, a range of hotels including, 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 Warrage is located just 10 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. The Hardwick, endorsed by Michel Roux Jr and The Walnut Tree offering 'proper dining in an informal setting' are located on the outskirts of Abergavenny. 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.

THE WARRAGE

The Warrage is accessed via a beautiful Atrium. It has a magnificent well with a glass viewing panel and feature lighting. It is much larger than an average well and local legend has it that the well was once connected to a similar well in the grounds of Raglan Castle and was used as an escape route when the castle was occupied. A glass ceiling allows light to flood the space and doors open out to a rear courtyard where countryside views and wonderful sunsets can be enjoyed.

Step through into the main hub of the home, a farmhouse country kitchen with dove grey base and wall units with Corian work surfaces and matching double sinks and drainers. A matching island is located in the centre of the kitchen along with a modern and contemporary breakfast bar. An oil fired Aga stands proudly in a red brick fireplace. Integral appliances include a twin dishwasher and fridge freezer. The morning light coloured walls compliment the stone flooring beautifully which continues through a wooden stable door into the boot room.

The boot room has a door to the front aspect, a cloakroom and a storage cupboard. This opens out into a utility room that has an integral dishwasher, circular sink and drainer and white base and wall units. There is plenty of space for white goods.

Step up through a wooden latch door from the kitchen into the sitting room. The main focal point in the sitting room is an inglenook fireplace with a woodburning stove. The original front door for the property can be found in this room along with stone flooring and exposed ceiling beams.

The formal dining room has wall panelling that is thought to predate the house by 200 years. Legend has it that the wall panelling originally came from Raglan Castle. There is a fabulous stone fireplace with a woodburning stove and dual aspect windows with stone sills. There is a door from the formal dining room into The Old Stable.

A stone staircase to the first floor is located behind a door in the sitting room.

The master bedroom has dual aspect windows overlooking the front and rear of the property. Character features include an original fireplace, solid wood floor and an exposed stone feature wall. A wooden latch door opens into a sumptuous en-suite bathroom with a copper bathtub and freestanding taps with shower attachment.





A central shower wall has body jets providing a wet room area with a pebble floor. Behind the shower wall is a w.c and a Kohler wash hand basin with a fractured glazed surface. Two square chrome towel warmers adorn the wall along with a matching central modern and contemporary vertical radiator. A pentagon shaped window overlooks the kitchen below.

There are two further double bedrooms on the first floor, one has an en-suite shower room and the other is currently used as a study. A split staircase with oak handrail and chrome balustrades leads up to the second floor that has two further bedrooms. Each of the rooms has solid wood flooring, vaulted ceilings and exposed A frames. The larger room has a sliding glass door revealing a walk-in wardrobe. It has an en-suite shower room that has a wall mounted wash hand basin, shower, close coupled w.c and a circular heated towel rail. It could be possible to add a second door to the shower room connecting it with the other bedroom making it Jack and Jill.

OUTSIDE

To the front of the property is a superb green lawn with two attractive ponds providing a tranquil feature in the centre. The ponds are a haven for wildlife to include newts, frogs and dragonflies. A wild garden with established cherry trees is separated from the lawn, this area has also been designed to attract wildlife into the garden. There is a purpose built barbecue hut perfectly placed near the patio area, perfect for al fresco dining during the summer months.

The Warrage has a right of access over the first part of the driveway belonging to the neighbouring property. This leads around to the rear where a block paved off-road parking area belonging to The Warrage can be found. There is space to park many vehicles.

The Warrage and Cavalry Barn are set in a L shape around a rear courtyard divided into several useable areas. There is a green lawn surrounded by hedging and a wall and a further lawn next to The Old Stable that previously had planning for a garage. Steps lead down to the cellar housing the boiler and hot water tank for The Old Stable. An attached garage is located next to the parking area.

A five bar gate opens into a paddock that has a big Oak tree standing near 2 stables. Superb countryside views can be enjoyed from this area. Step through into an orchard that has fruiting trees and the reed bed system.



CAVALRY BARN

An old gravestone acts as a front step up into Cavalry Barn. The glass doors open into an open-plan kitchen, dining and living area with stone flooring and underfloor heating.

The kitchen comprises of wooden base and wall units with plinth lighting and Granite style worktops. An Aga with two hotplates and Aga module stands proudly in the centre of the kitchen, the module can be used separately during the summer months when the main Aga is switched off. There is a double Belfast sink, integral oven and dishwasher and space for an American style fridge freezer. Wooden windows frame arrow slit windows looking over the front and rear garden. A utility room next to the kitchen has a cloakroom, plenty of space for white goods and houses the oil-fired central heating boiler.

Open plan to the kitchen is a dining area and lounge. The dining area has timber framed glazed doors that open onto the front garden and a door to the rear courtyard. Large floor to ceiling windows let light flood into the space. There is plenty of space for a family sized table. While the kitchen and dining areas have stone flooring this changes to wood flooring in the lounge area providing a natural divide between the different zones. Step down into the lounge area that has character features to include arrow slit windows, exposed stone walls and a woodburning stove on a stone hearth in the corner of the room.

A staircase from the dining area leads up to the first floor open landing. The open landing is a fantastic place to sit and would make a delightful reading area. A large glass window beautifully frames outstanding views of the countryside and the top of Raglan Castle. Spot lighting in the floor lights the way to the three bedrooms.

The master bedroom has a vaulted ceiling, exposed A frame and a Velux window. It has a walk-in wardrobe with a radiator. Pentagon shaped internal windows allow for ambient light to enter the room. Storage can be found above the en-suite bathroom.

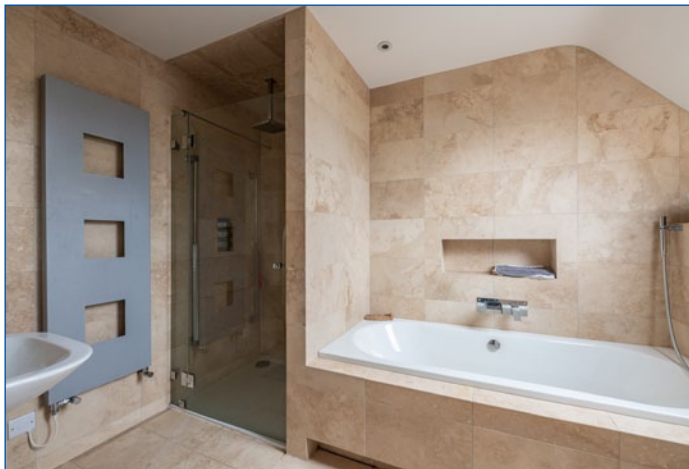
The en-suite bathroom has a separate bath with shower attachment, a shower cubicle with glass door and a waterfall shower, a wall mounted wash hand basin and a modern and contemporary radiator. Mood lighting can be found around the bath.





The two further bedrooms both have character features and are located close to the family bathroom. The family bathroom is tiled from floor to ceiling and comprises of a white bath with a shower attachment, white w.c, wall mounted wash hand basin with mixer tap.

Outside there are pleasant gardens to the front and rear. At the front of the property there is a pedestrian gate, a green lawn and a patio, ideal for alfresco dining during the summer months. To the rear there is a further patio, a large gravelled area with a lawn in the centre and a path leading down to the block paved parking area.



THE OLD STABLE

The Old Stable can be accessed via the formal dining room in the main house although it has its own entrance from the rear courtyard. Step inside onto a cobbled feature floor. Formally the stable, it is now a stunning self-contained cottage. The ground floor has an open-plan kitchen and living area. The kitchen has a range of black units with Corian work surfaces. Integral appliances include a dishwasher, washing machine, fridge, Neff electric hob with extractor fan and double oven.

The spacious bathroom is located on the ground floor. It has a separate bath, a sunken shower with a waterfall shower and handheld attachment, a wall mounted wash hand basin and a heated towel rail. The living area has exposed beams and storage under the stairs. It is a cosy space with Victorian style radiators and a woodburning stove on a stone hearth. From the living area stairs lead up to the first floor mezzanine bedroom with a glazed balustrade overlooking the kitchen and living area.

Outside The Old Stable has a private enclosed garden that is mainly laid to lawn.



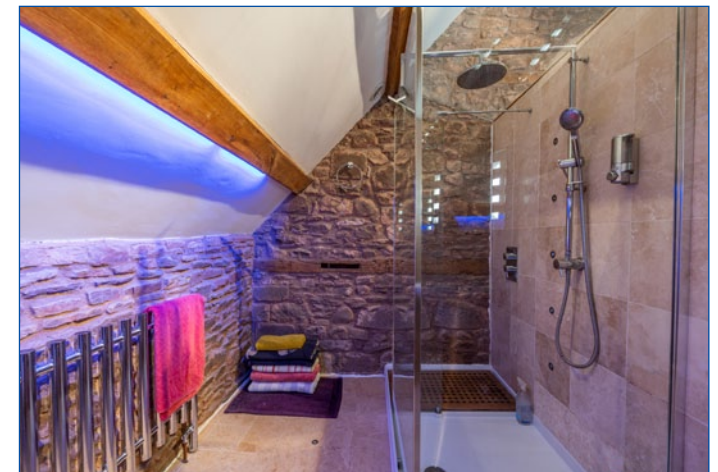


THE CIDER MILL

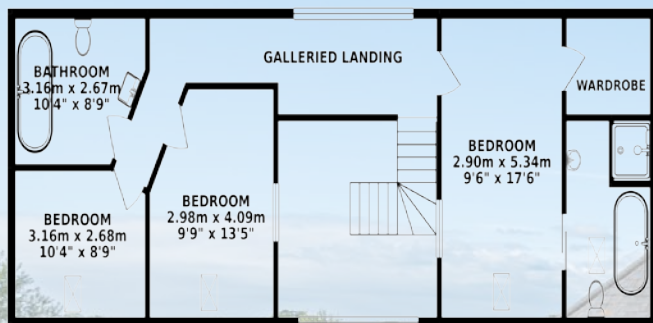
The Cider Mill can be accessed via the Atrium in the main house but has its own entrance from the rear courtyard. An original stone cider press is the main focal point and a feature in the room. The ground floor comprises of a kitchen and living area. The kitchen is white and forms an L shape in the corner of the room. There is a 4 ring electric hob and extractor fan, electric oven, plumbing for a washing machine and a circular stainless steel sink and drainer under the window overlooking the rear courtyard. A spiral staircase leads up to the first floor bedroom with en-suite.

The bedroom has a vaulted ceiling giving it a spacious feel. It has an ensuite shower room with spot lighting in the floor, white close coupled w.c, wall mounted wash hand basin, heated towel rail, walk-in shower with glass screen waterfall shower and hand-held shower and exposed stone feature wall and coloured lighting under the exposed wall beams. The en-suite shower room has a glass ceiling so the room is enclosed but retains the feel of having a vaulted ceiling.

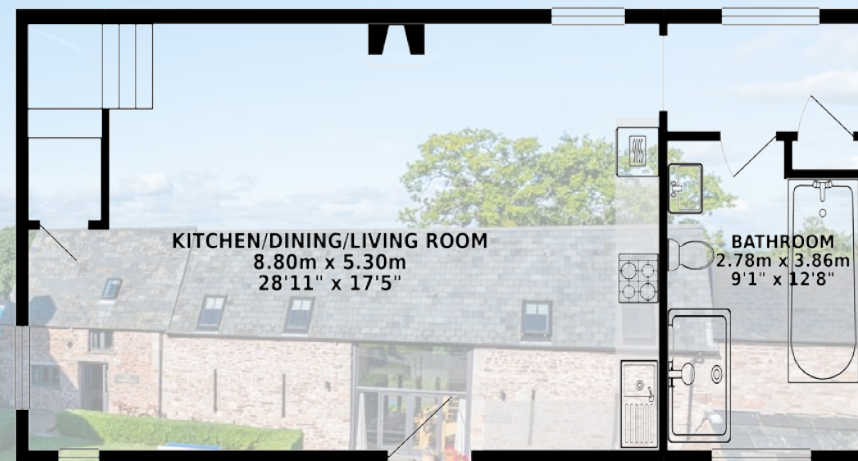
Outside there is space for a small table and chairs for al fresco dining during the summer months.



1ST FLOOR 79.80 sq. m.
(858.98 sq. ft.)



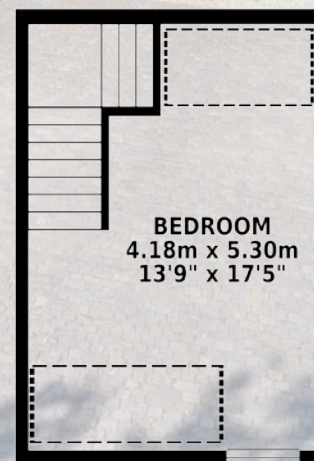
GROUND FLOOR 61.44 sq. m.
(661.39 sq. ft.)



GROUND FLOOR 129.12 sq. m.
(1389.87 sq. ft.)



1ST FLOOR 22.17 sq. m.
(238.65 sq. ft.)



TOTAL FLOOR AREA : 83.62 sq. m. (900.04 sq. ft.) 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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The Old Stable

DOUBLE GARAGE
9.49m x 5.20m
31'2" x 17'1"

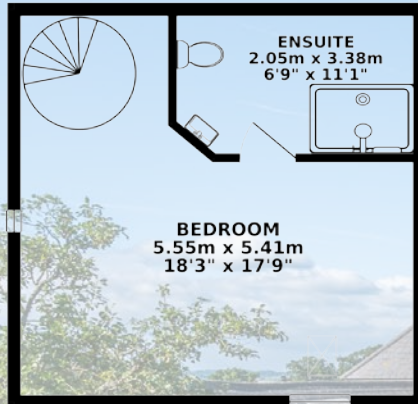
TOTAL FLOOR AREA : 208.93 sq. m. (2248.85 sq. ft.) approx.

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The Cavalry Barn

1ST FLOOR 30.02 sq. m.
(323.13 sq. ft.)



GROUND FLOOR 30.02 sq. m.
(323.09 sq. ft.)

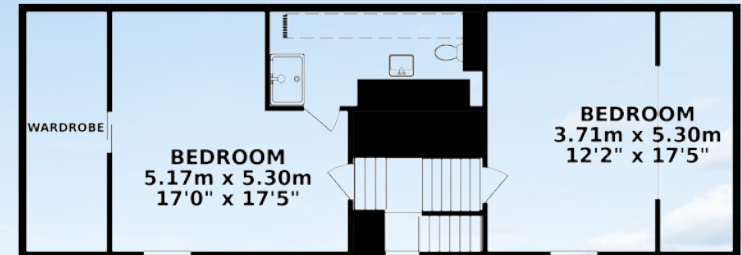


TOTAL FLOOR AREA - 60.04 sq. m. (646.22 sq. ft.) approx.

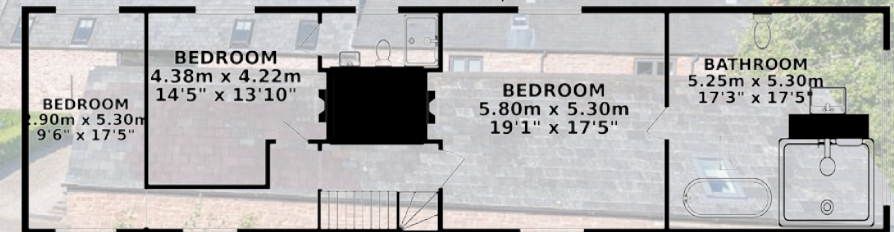
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The Cidermill

2ND FLOOR 81.27 sq. m.
(874.83 sq. ft.)



1ST FLOOR 105.28 sq. m.
(1133.28 sq. ft.)



GROUND FLOOR 139.33 sq. m.
(1499.69 sq. ft.)



TOTAL FLOOR AREA - 325.88 sq. m. (3507.80 sq. ft.) approx.

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The Warrage

KEY INFORMATION

Services:

All of the properties have mains electricity and water, oil fired central heating and private drainage. All of the properties share the costs of the sewage plant and reed bed maintenance.

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:

The Warrage is band G
Cavalry Barn is band F
The Cidermill is band B
The Old Stable is band B

Local Authority:

Monmouthshire County Council.
Telephone 01633 644644

Viewings:

Strictly by appointment with the selling agents

Directions:

From Raglan exit the roundabout and join the A40 passing the Raglan Castle turning on the left. Exit left signposted Mitchel Troy. Join Groesenon Road but take the turning left signposted Tregaer. Stay on this road until you see the property on the right hand side.

Postcode:

NP15 2LD



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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