



Sunnybank

Tregare, Raglan

Monmouthshire, NP15 2BY

A fantastic opportunity to acquire an existing dwelling for renovation within the Parish of Tregare.

- Four bedroom detached cottage •
- In need of renovation •
- Total plot measuring approximately 1.4 acres •



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Sunnybank

Pen Y Parc Road, Tregare, Raglan, Monmouthshire, NP15 2BY

Sunnybank has come to the market for the first time in approximately 60 years. Although it has been a well-loved family home it is now in need of renovation.

Description

Sunnybank is an attractive, double fronted cottage. The sitting room still has its original stove and fireplace. Although not currently used it provides an attractive focal point. Both the sitting room and dining room have flagstone flooring. The room currently used as a kitchen has space for a cooker and houses both the boiler and the airing cupboard. A useful, walk in pantry is conveniently located next to the kitchen. A single storey extension at the side of Sunnybank is used as a storage and utility room. The bathroom is accessed through a door to the rear of the single storey extension.

To the first floor the master bedroom and second bedroom, both have windows with a lovely outlook over the gardens. The two further bedrooms at the rear both have some restricted head height.

Outside, the total plot measuring 1.4 acres is split into three sections. A well established garden with a greenhouse. A large parking area with an outbuilding and lawn. A reasonably flat paddock surrounded by hedging.

Location & Situation

Sunnybank is approximately 1 mile from the village of Raglan and offers excellent road connections to the nearby A40/A449 which then provides access to the M4/M50 and M5.

Raglan 1 mile, Monmouth 9 miles, Abergavenny 10 miles (all distances are approximate).

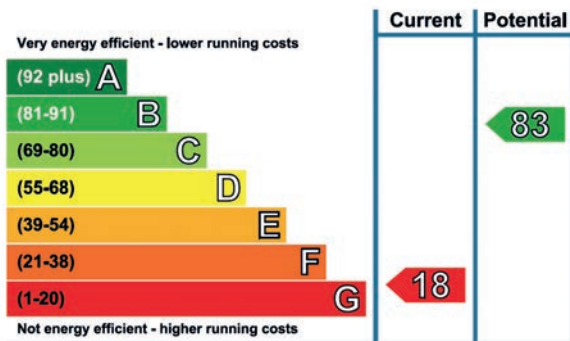
Raglan offers a number of local amenities, including a Village Shop, Pharmacy, Post Office, Public Houses and also benefits from a new Primary School. Further recreational facilities can be found in Monmouth, where there is a busy high street, along with Waitrose and M&S Simply Food.

Services

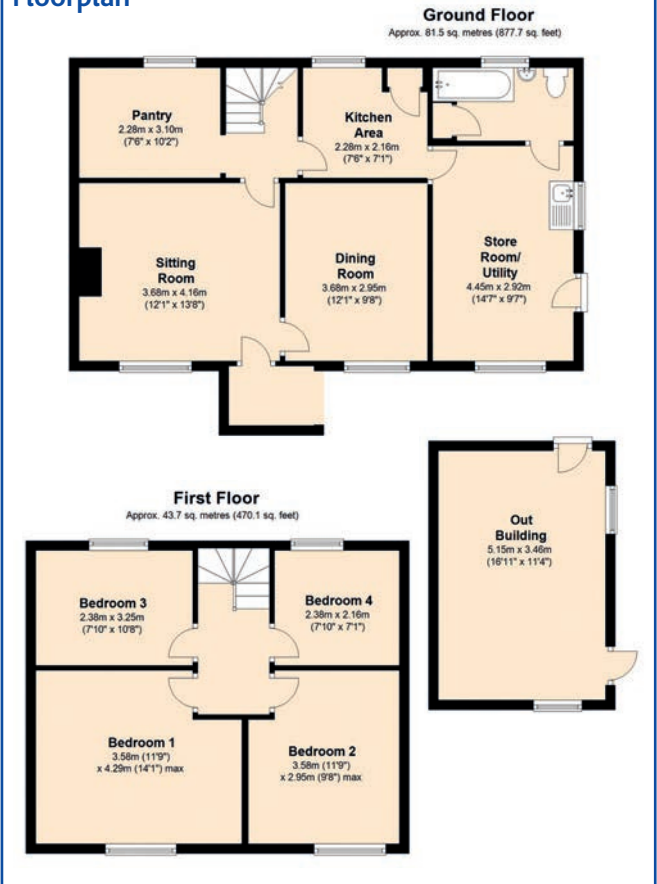
There is mains electricity and oil fired central heating. There is currently no mains water, the water is supplied by a well at the property. Sunnybank has private drainage.

Monmouthshire Council Tax Band G.

EPC



Floorplan



Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether they are specifically referred to in these particulars or not.

Viewings

Strictly by appointment with Powells as the appointed Selling Agents.

Directions

From Raglan roundabout take the Clytha Road, signposted to the Livestock Market and Garden Centre. Shortly after take the next turning on your right signposted 'Llantilio Crossenny'. Continue along this road passing Little Castle Business Park, for approximately 1 mile. The property will be on your right.



Singleton Court Business Park, Monmouth, NP25 5JA
Tel: 01600 714140 • Email: enquiries@powellsrural.co.uk
www.powellsrural.co.uk

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