



PITT ACRE

THE PITT | LLANARTH | RAGLAN | MONMOUTHSHIRE







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PITT ACRE IS A SPACIOUS DETACHED THREE BEDROOM TRADITIONAL VILLAGE HOUSE, SURROUNDED BY THE PRESTIGIOUS LLANARTH ESTATE. BENEFITTING A LARGE GARDEN AND A DOUBLE GARAGE THE PROPERTY FORMS AN ATTRACTIVE RURAL RESIDENCE.

Pitt Acre offers the opportunity to acquire a large family property, with fantastic gardens and views, yet still offering good accessibility, to the major road networks of the A40/M4/M5.

- Superb position within the rural hamlet of The Pitt
- Great Accessibility to South Wales/South West/ West Midlands
- Lovely views from the garden towards the Black Mountains
- Three bedroom accommodation
- Family Kitchen and three reception rooms
- Potential for creation of Annexe or flexible accommodation
- Three bedroom accommodation
- Good sized office/ nursery
- Family Bathroom with four piece suite
- Ample parking for a number of vehicles
- Double garage
- Gardens with a variety of mature trees & shrubs
- Potential to improve

Extends to approximately 1 acre

Pitt Acre Residence: Entrance Hallway • Cloakroom • Ground Floor WC • Sitting Room • Dining Room • Garden Room • Kitchen • Side Hallway • Utility Room
Stairs to first floor • Landing • Three Bedrooms • Study/Nursery • Family Bathroom

Llanarth 1 mile • Raglan 3 miles • Abergavenny 7 miles
Monmouth 12 miles • Newport 22 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

Pitt Acre enjoys a beautiful location surrounded by Monmouthshire countryside yet boasting fantastic links to the larger centres of Abergavenny/Newport/Cardiff via the nearby A40/M4/M5.

Situated on a country lane within the hamlet of The Pitt, close to Llanarth village, the property has a private position, yet there are excellent connections to the main road network with easy access to the A40 at Raglan and Abergavenny.

The village of Llanarth offers a village hall and sports club, along with a roman catholic church 'The Church of St Mary and St Michael'.

Further recreational facilities can be found at Abergavenny, where there is a busy high street, along with a Waitrose and Morrisons food store. Primary schooling is found nearby at Raglan, Usk and Cross Ash, with secondary schooling, including the private Haberdashers schools, at Monmouth and Abergavenny.

PITT ACRE

Pitt Acre is entered from double wooden gates off a country lane. The property has a large tarmacadam parking area, with space for numerous vehicles. To the right of the parking area is a small area of lawn, and pedestrian gateways to both sides of the property give access to the rear garden. To the left of Pitt Acre is a large detached double garage building with 'up and over' doors.

The main entrance to the property is through a large wooden front door, with feature stone lintel above. This leads to the Entrance Hallway with parquet wooden flooring and a staircase to the first floor. A door to the right leads to the Sitting Room, a large room with windows overlooking the garden. The Entrance Hallway also gives access to the Cloakroom and ground floor WC. A door adjacent to this leads to the Dining Room which opens to the Garden Room, a great space with views over the garden and towards the Welsh Hills at Abergavenny to the North East. An Arched doorway opens to the Kitchen, with matching fitted wall and base units, an oil fired AGA, space for an under counter fridge, dishwasher and oven.

A door from the Kitchen leads to the side Hallway, also with separate access from the front of the house. The Utility Room is situated adjacent to this Hallway, with matching base units and space for a washing machine & tumble dryer, along with a large store room. This area is an incredibly useful informal entrance and utility space, however also offers potential to create ground floor accommodation for an elderly relative, or separate work from home offices.

The first floor of the property is accessed from the front Hallway via a staircase which leads to the large and airy landing. From here there are doorways to the three Bedrooms, all doubles, one small single Bedroom/Study and the Family Bathroom, with four piece suite.

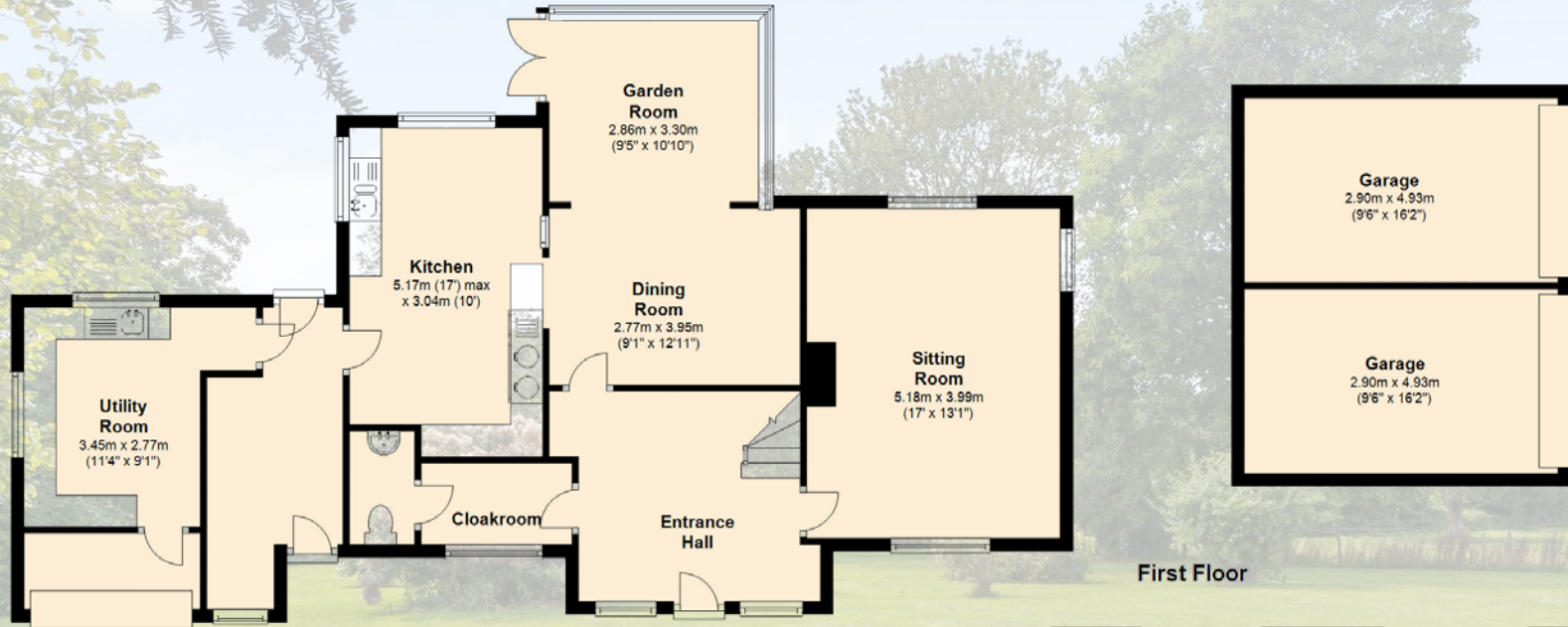
GARDEN

Pitt Acre sits in a plot of approximately one acre of mature gardens mainly laid to lawn with a number of trees and shrubs. There is a paved patio which runs along the rear of the property, linking with the two pedestrian gateways from the front to both sides. To the North East there are lovely views of the Black Mountains at Abergavenny.

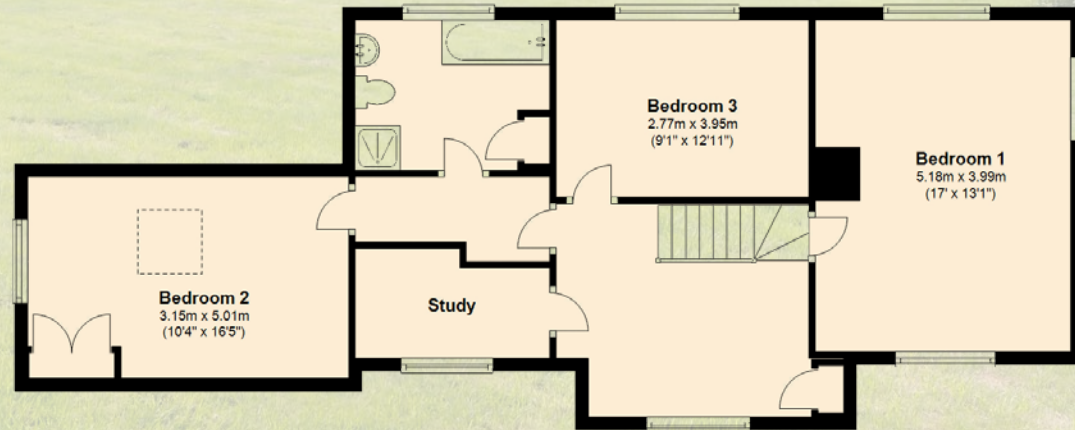


PITT ACRE FLOORPLAN

Ground Floor



First Floor



KEY INFORMATION

Services: Mains water supply, Private drainage to septic tank, Oil fired central heating. Gas fire fuelled by bottled gas.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements and all private and public rights of way and other such rights, whether these are specially referred to in these Particulars or not.

Development Clawback: A development clawback will be included in the sale contract to capture 30% of any uplift in value provided by any planning consents for additional residential units within the freehold title of the property. This will be applicable for 21 years from the date of the sale.

Fixtures & 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: County Council Band 'G'

Local Authority: Monmouthshire County Council. 01633 644644.

Viewings: Strictly by appointment with the selling agents.

Directions: From Raglan roundabout take the Clytha Road, signposted to the Livestock Market & Garden Centre. Continue along this road for approximately 4 miles, until you pass the Clytha Arms Public House on your right. Take the second right hand turning signposted 'Llanarth' and follow this road over the A40 bridge. Take the first right turning to 'The Pitt' prior to reaching the arched entrance to Llanarth Court. The property will be found on your right hand side after passing a row of cottages.

Powells Chartered Surveyors, Land & Estate Agents

Singleton Court Business Park

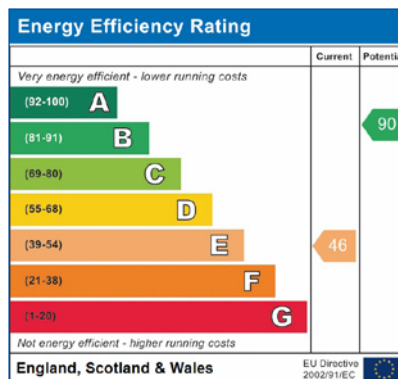
Monmouth

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IMPORTANT NOTICE

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