



TY'R PWLL

TREGARE | RAGLAN | USK | MONMOUTHSHIRE



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TY'R PWLL OFFERS A SUPERB RURAL PROPERTY PACKAGE BOASTING A BEAUTIFUL, DETACHED WELSH GREEN OAK FRAMED HOUSE AND A CHARMING GRADE II* LISTED CRUCK COTTAGE WHICH IS THOUGHT BY LOCALS TO BE THE OLDEST HOUSE IN MONMOUTHSHIRE. SITUATED WITHIN 2.8 ACRES OF ESTABLISHED, WELL-PLANTED GROUNDS THE PROPERTY IS A HAVEN FOR WILDLIFE, FLORA AND FAUNA AND ENJOYS MAGNIFICENT VIEWS TOWARDS THE SUGAR LOAF AND BLORENGE MOUNTAINS.

- Beautiful three bedroom detached Welsh green oak framed house •
- Charming two bedroom Grade II* listed cruck cottage •
 - Triple garage / workshop •
- Extremely private position set back from the road with tree lined gated drive •
- Extending in total to 2.8 acres •
- Magnificent views towards the Sugar Loaf and Bloreng mountains •
 - Established formal gardens including large pond full of wildlife •
 - Off-road parking area for multiple vehicles •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newpor / Cardiff / Bristol and London •

DISTANCES FROM TY'R PWLL

Raglan 2 miles • Usk 6.8 miles • Monmouth 9.1 miles
Abergavenny 11.0 miles • Chepstow 15.9 miles • Newport 20.8 miles
Hereford 29.3 miles • Cardiff 31.7 miles
Bristol 32.1 miles • London 181.9 miles
Abergavenny Train Station 9.9 miles • Newport Train Station 20.5 miles
Bristol Parkway Station 37 miles
Bristol Airport 46.2 miles • Birmingham Airport 84.9 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 property enjoys an excellent private, rural position in Tregare, just 2 miles North of the popular village of Raglan, not far from the prestigious Welsh Border towns of Monmouth & Abergavenny. Raglan offers a number of local amenities, including a Tesco Express, butchers, doctors surgery, pharmacy, post office, public houses including the highly regarded Beaufort pub, hotel and restaurant and The Ship Inn. Raglan also boasts a primary school and private nursery.

Tŷr Pwll is located just over 6 miles from the picturesque town of Usk, renowned for its floral displays and a regular winner of Wales in Bloom. Usk is located in the heart of the beautiful Monmouthshire countryside but conveniently situated only 10 miles from the M4.

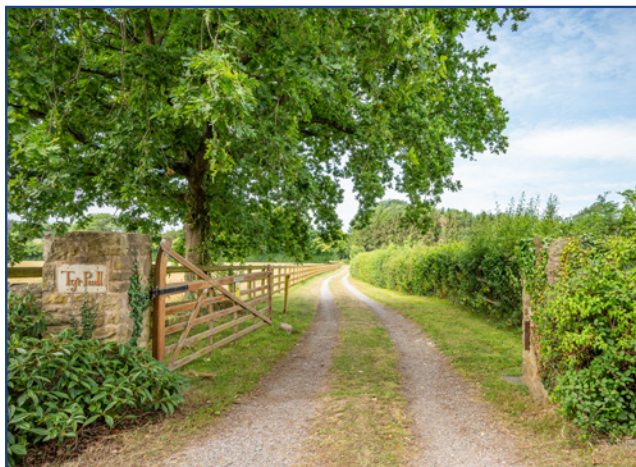
The streets of Usk are steeped in history with many charming old buildings, a wonderful romantic ruined castle and a Town Trail which includes 28 sites of historic interest, each with a Blue Plaque.

Usk town centre offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgery and vets. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk.

Further comprehensive shopping and leisure amenities are situated at Monmouth and Abergavenny, with more extensive facilities at Newport, Bristol and Cardiff, all within 45 minutes' drive. Excellent road connections exist at Raglan, with the nearby A40 / A449 providing access to the M4 / M50 and M5. A bus stop upon the Monmouth / Abergavenny bus route is situated just a short walk from the property.

The historic border town of Monmouth is just 7.5 miles away and boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and the recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket 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. The Bannau Brycheiniog National Park is located to the North of Abergavenny, The Forest of Dean, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are accessible.



THE HOUSE

Tŷr Pwll House is a beautiful, detached, Welsh green oak framed home that has been constructed with no expense spared. Built to accompany the existing cottage, it provides excellent accommodation and superb views.

Step into the kitchen, which has been thoughtfully crafted with base units and worktop space with enough room for a central island if desired. A cream, electric Aga is the perfect addition to this wonderful home. The sink is conveniently positioned beneath a window overlooking the garden and either side of the staircase is a cloakroom and space for a fridge / freezer.

An opening from the kitchen leads into the centre of the home which boasts floor to ceiling windows allowing light to flood into the space, a double sided fireplace with a wood burning stove that can be appreciated from both sides of the room and doors that open out to the front and rear garden. This is a very versatile space that will most commonly be used as a sitting room and dining room. A door leads into the triple aspect ground floor study which has a spiral staircase to the first floor.

The main staircase can be found in the kitchen which takes you to the first floor accommodation comprising of three double bedrooms and a shower room. The principal bedroom is a wonderful space featuring impressive, large A framed windows on both sides and the fireplace running up through the middle of the room. A Jack and Jill bathroom can be accessed from both the principal bedroom and bedroom two which also has the benefit of the spiral staircase. Bedroom three is a double room with fitted wardrobes and a window looking out to the side aspect. The shower room is situated on the landing, just outside of bedroom three.

THE COTTAGE

Tŷr Pwll Cottage is a charming Grade II* listed cruck cottage thought by locals to be the oldest house in Monmouthshire. It dates back to the 13th or 14th century and would have been built for the farming community. The cottage is currently used as a holiday cottage and is extremely popular with guests.

Inside, the property is full of historical original features throughout. The ground floor comprises of a kitchen / breakfast room, utility / cloakroom, sitting room with a stunning inglenook fireplace and a storeroom / dining room. A wooden spiral staircase leads up to the first floor. There are two double bedrooms and a bathroom.

OUTSIDE

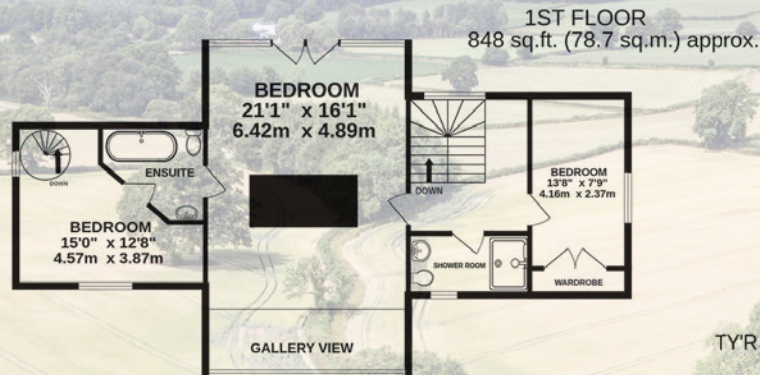
Tŷr Pwll boasts a peaceful, private rural position whilst only being 2 miles from village life.

There is ample parking for both properties and a triple garage / workshop which is a versatile space that would suit a variety of uses.

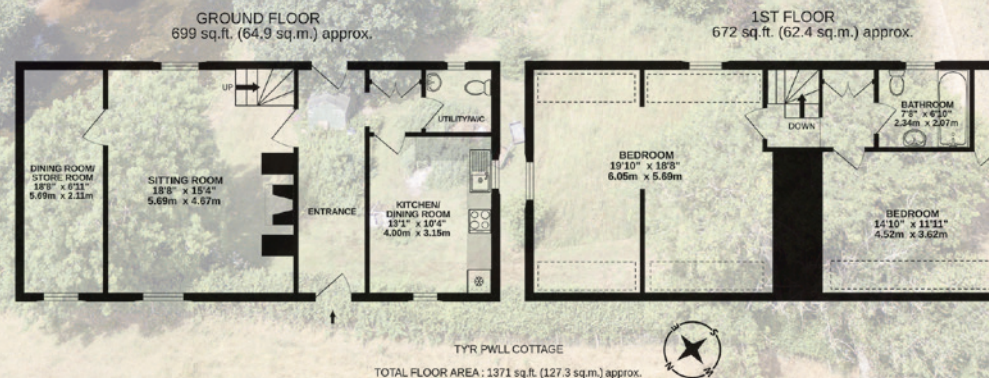
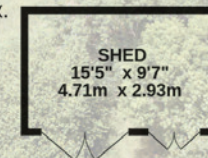
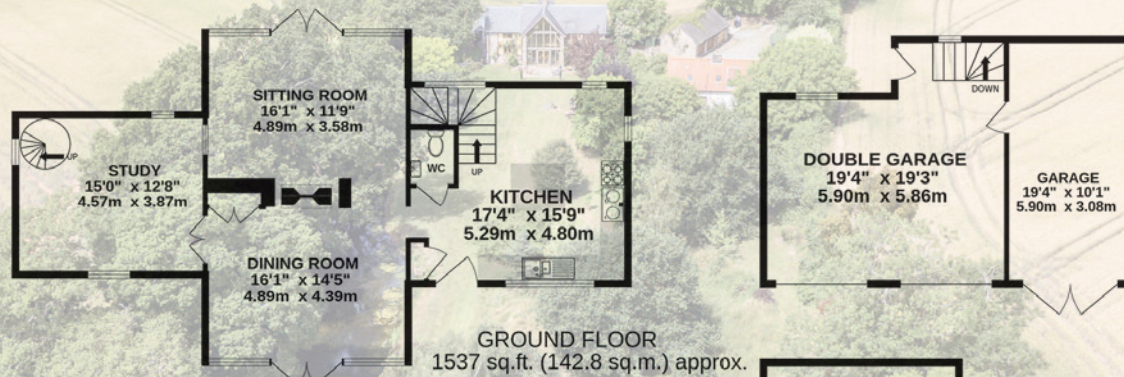
The gardens and grounds are extensively planted and established with an array of colourful shrubs and plants to include many wonderful Japanese Acers. It is a haven for wildlife, flora and fauna with a large pond being a focal part of this spanning nearly the length of the garden.

In total, Tŷr Pwll is situated amongst 2.8 acres of grounds including a tree lined drive with gated access. Surrounded by stunning Monmouthshire countryside, this property would be the dream for an avid gardener or those looking for complete seclusion with the private location.





TY'R PWLL HOUSE, RAGLAN, USK, NP15 2BY
TOTAL FLOOR AREA : 2384 sq.ft. (221.5 sq.m.) approx.



TY'R PWLL COTTAGE
TOTAL FLOOR AREA : 1371 sq.ft. (127.3 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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

Services: Mains electricity, bore hole water, sewage treatment plant and oil fired central heating.

Tenure: Freehold.

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: TBC

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

Viewings: Strictly by appointment with the selling agents.

Directions: From Raglan, head out of the village towards the Raglan roundabout. Take the third exit onto Clytha Road and then take the first right onto Pen Y Parc Road. Continue on this road, bending round to the right and then to the left. Continue until the entrance gates to Ty'r Pwll are on your left.

Postcode: NP15 2BY

WHAT 3 WORDS

shipped.cooked.drilled

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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