



# THE PERROGS

CWMCARVAN | MONMOUTH | MONMOUTHSHIRE











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CWMCARVAN | MONMOUTH | MONMOUTHSHIRE | NP25 4PL

THE PERROGS IS SITUATED WITHIN STUNNING MONMOUTHSHIRE COUNTRYSIDE, CLOSE TO THE PRESTIGIOUS BORDER TOWN OF MONMOUTH, AND IS DESIGNED WITH FLEXIBLE ACCOMMODATION AND OUTDOOR LIVING IN MIND. OVERALL THE PROPERTY WITH BIRCH BARN, GARDENS AND PADDOCK OFFERS A MOST DESIRABLE COUNTRY PROPERTY PACKAGE

*The Perrogs offers the opportunity to acquire a beautiful country residence with separate accommodation known as Birch Barn, offering flexible additional accommodation for a variety of uses, set in approximately 2 acres of landscaped gardens and an enclosed paddock. This beautiful property is located in a private rural position, encompassed by rolling Monmouthshire countryside, yet offers good accessibility to the major road networks of the M4/M50/M5*

Superb location close to Monmouth & Stunning Wye Valley Area of Outstanding Natural Beauty • Good Accessibility to South Wales / West Midlands / South West • Private position surrounded by open countryside • Spacious and beautifully presented three bedroom residence which has been extensively extended and improved by the current owners • Country style kitchen with Rayburn stove • Two spacious reception rooms • Three large double bedrooms benefitting from character features • Master with ensuite and dressing room Secondary detached building Birch Barn with enormous potential to be easily converted into secondary accommodation, work at home offices or rental accommodation • Wealth of recreational & leisure opportunities within Monmouthshire and wider region

**In all approximately 2.2 acres**

The Perrogs Residence: Front Porch | Boiler Room | Entrance Hall | Utility Room Side Porch | Characterful Ground Floor WC | Kitchen/Breakfast Room with additional Side Porch | Dining Room | Garden Room | Living Room | Stairs to First Floor | Family Bathroom | Three Double Bedrooms | En suite and Dressing Room to Master Bedroom | Access through Third Bedroom to Birch Barn via exterior Walkway/Balcony with Seating Area

Birch Barn: Ground floor Storage | Stable | Workshop | Garaging | Exterior Stairs to First Floor | Entrance Hall | Wet Room | Open Plan Office/Living Area with Kitchen | Secondary Office/ Bedroom

Trellech 2.5 miles • Monmouth 6 miles • Newport 22 miles • Bristol 29 miles Cardiff 35 miles • London 136 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 Perrogs enjoys an excellent location surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4.

Situated along a quiet country lane the property is accessed from a large gravelled driveway. Birch Barn is accessed to the right hand side of the main property.

There are excellent connections to the main road network with the historic border town of Monmouth being only six miles away. The town boasts excellent schools, especially Haberdashers Private School for Boys and Girls, and an up-market traditional shopping street, along with boutique shops, Waitrose supermarket, M&S Food Store and an extensive range of recreational and leisure facilities/clubs.

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 quaint Wye Valley villages of Trellech and Tintern are popular villages for residents or tourists to explore in the area.







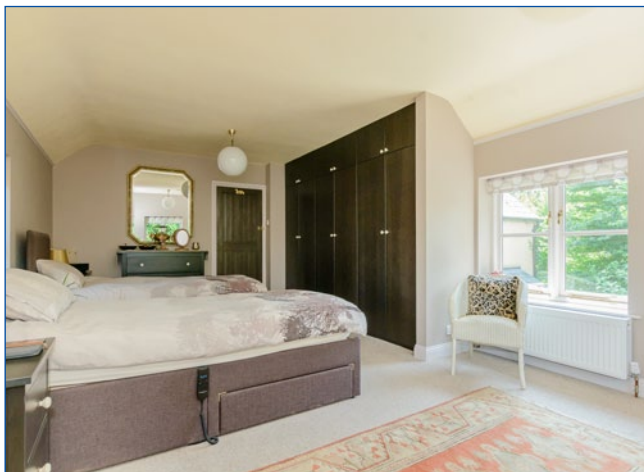
## THE PROPERTY

The Perrogs offers an excellent opportunity to acquire a substantial and attractive country property with bountiful character. The property is entered via a five bar gate and boasts a large gravelled driveway and parking area to the front of the residence. The Perrogs itself is set within approximately 2 acres of gardens and boasts a paddock, suitable for a variety of uses.

Access to the main house is via a front Entrance Porch with glass paned door opening to a spacious Entrance Hall with tiled flooring. From here there is a staircase to the first floor and access into the ground floor living space. Following to the left the hallway takes you to the Kitchen/Breakfast Room. This is a room full of character with wooden units, eating area and Rayburn stove with original wooden mantel over. The kitchen comprises sink, drainer, dishwasher, fitted electric cooker with induction hob and extractor fan, Rayburn stove. The kitchen enjoys beautiful views over the rear garden and access to a terraced seating area via a rear porch.



From the kitchen a doorway leads to the Dining Room, with brick period fireplace, exposed pine wooden floor and wood burner. French doors open out onto a decked patio and the rear gardens. A light and spacious garden room links the Dining and Living Rooms via a few steps, making the most of the stunning views down over the gardens. The Living Room is large and boasts a fantastic stone fireplace with wooden mantel and Villager wood burner along with again beautiful exposed pine wooden floorboards. The room extends to two lovely Bay Windows with wooden window seats offering all weather enjoyment of the garden surroundings.



From the Living Room the property then comes full circle back to the Entrance Hall, up a few brick steps, where there is access to the Utility Room, with work surface, double sink, drainer and plumbing for a washing machine and tumble dryer. The Utility Room leads to a side storm porch. Also from the Entrance Hallway there is a ground floor Cloakroom, with period style high level WC and vanity wash hand basin.

To the first floor of the property there are three large bedrooms, all enjoying views out over the surrounding gardens and countryside. From the landing there is access to a family bathroom with period style freestanding bath. The master suite boasts an ensuite shower room and separate dressing room. Access to Birch Barn is via an external walkway from bedroom three with outdoor seating area.





## BIRCH BARN

In the grounds of The Perrogs there is a large secondary building, currently housing garage area, a stable, workshop space and storage along with first floor offices. This has been designed with residential conversion in mind, with wet room and kitchen to the first floor. The ground floor is accessed from double doors to the front aspect, two side doors open to the garden storage room and stable. The rear of the building is currently unused.

The first floor offices are reached via an external staircase, linking to the walkway from The Perrogs. The front door leads to an entrance hall with doorway to the Wet Room housing a WC, wash hand basin with hand basin and showering area. A secondary door leads to a large, bright office space, boasting an integrated kitchen area and dining space. The second office is reached via a door from the central living space and is again bright, spacious and airy. The first floor undeniably has many potential uses, the most obvious being residential, to which it could easily lend itself. (Planning amendment has been approved for residential use).

## GARDENS, LAND & OUTBUILDINGS

Surrounding The Perrogs and Birch Barn there is approximately 1 acre of beautifully cared for gardens including numerous well placed terraced seating areas, large lawned areas and mature trees and shrubs. To the end of the garden is a natural pond, overlooked by a large wooden Garden Room Summerhouse. The Summerhouse has a large patio area, with bbq platform and is perfect for outdoor entertaining. The garden also boasts a small orchard area with a variety of fruit trees and numerous useful storage sheds placed within the grounds.

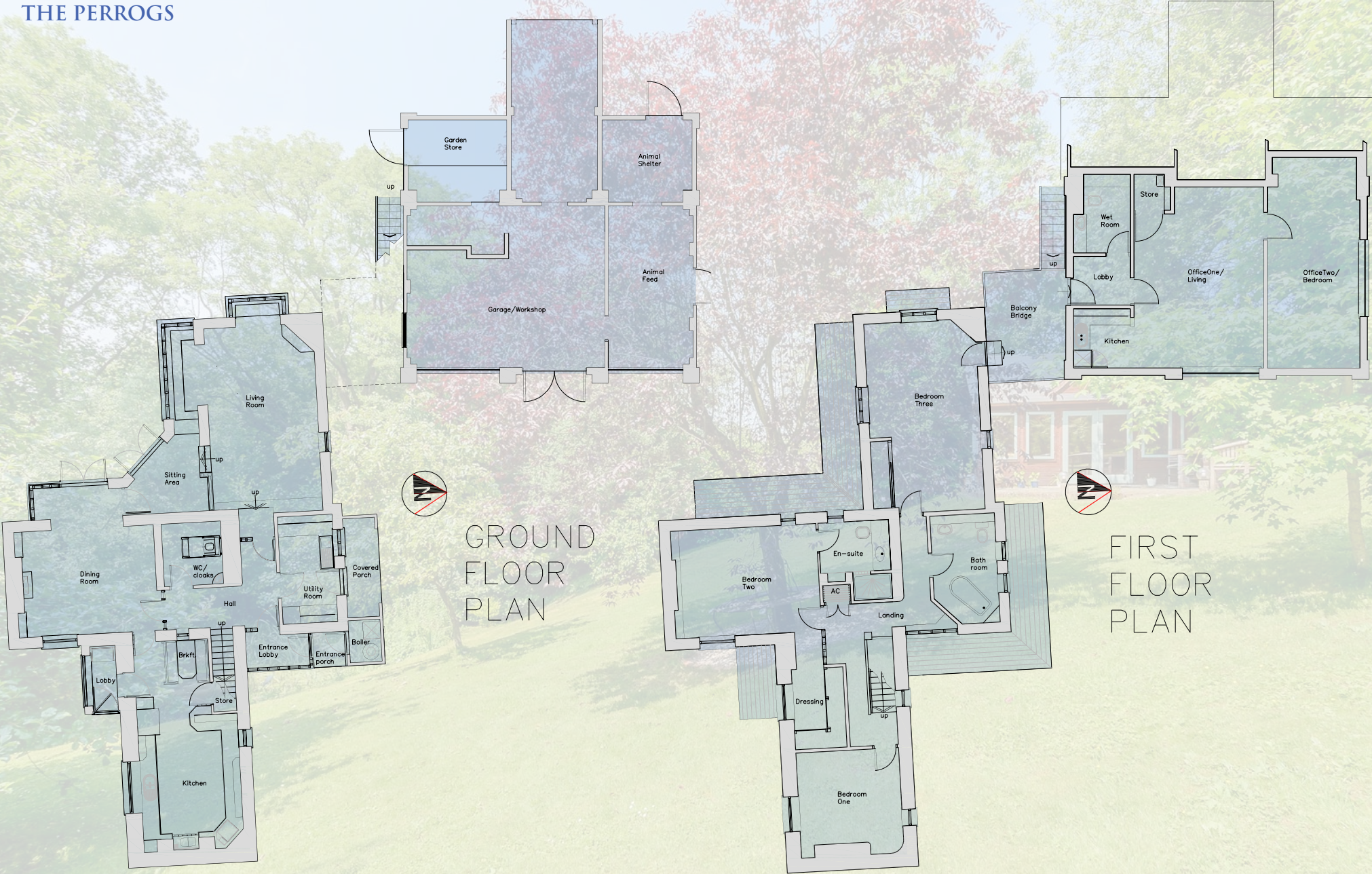
To the side of the property is access to the paddock, approximately 1.2 acres in size. This has been used for a variety of smallholding interests over the years and offers the opportunity for someone to really indulge in country living.

In all The Perrogs extends to approximately 2.2 acres.





THE PERROGS



This plan is a copy of existing drawings and is for guidance only, and must not be relied upon as a statement of fact. Your attention is drawn to the Important Notice on the last page of text of the Particulars



## KEY INFORMATION

**Services:** Mains electricity and water, private drainage, oil fired central heating to the main house, electric heating to Birch Barn.

**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.

**Fixtures & Fittings:** Only those items specifically mentioned in these Particulars will be included in the sale, the reminder are excluded from the sale, however may be available by separate negotiation.

**Council Tax Band:** County Council Band 'H'

**Local Authority:** Monmouthshire County Council. Telephone: 01633 644644.

**Viewings:** Strictly by appointment with the selling agents.

**Directions:** From Monmouth take the B4293 and proceed towards Mitchel Troy (after 1 mile do not bear left for Trellech following the B4293). Proceed through Mitchel Troy village and continue for approximately 0.50 mile before bearing left signposted 'Dingestow' (Do not join A40). After passing 'Comonin garage' take the next left sign posted 'Cwmcarvan'. Proceed along this lane for approximately 1 mile and up the hill. At the top of the hill take the right hand lane and the property will be found on your right after a short distance after passing 'Brooks Farm' and 'Grove Cottage'.

**Postcode:** NP25 4PL (Please Note: Sat Nav users may struggle to locate the property. GPS Coordinates- 51.760559 -2.769928).

### Powells Chartered Surveyors, Land & Estate Agents

Singleton Court Business Park

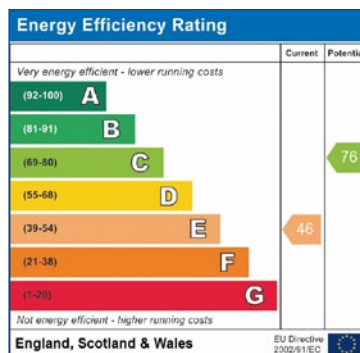
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