



# Hillcrest

## Monmouth Road, Raglan

### Monmouthshire, NP15 2HQ

A spacious & well-presented three bedroom detached village house with development plot for additional detached three bedroom property set to benefit from superb views

- Detached three bedroom house on outskirts of Raglan village •
  - Spacious accommodation with potential for extension •
- Building plot with planning consent for three bedroom residential dwelling •
  - Will consider sale of Hillcrest & development plot separately •



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Hillcrest is a well presented three bedroom detached village property offering spacious accommodation and potential for extension (if required).

The property benefits from planning permission for a new three bedroom detached residence situated within the rear garden. This will be separately accessed from Warrage Road. This unique opportunity provides for multi-generation family living, or for the development and subsequent separation of the two dwellings.

Situated on the Old Monmouth Road from Raglan, the property is very conveniently placed for direct access onto the nearby A40 & A449, directly connecting to the M4 / M50 & M5.

Raglan - 0.5 mile • Monmouth - 7 miles  
Abergavenny - 9.5 miles • M4/Newport - 14 miles

## Location & Situation

Hillcrest enjoys an easily accessible location on the outskirts 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 Village Shop, Pharmacy, Post Office, Public Houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a new Primary School.

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 & M5. A bus stop upon the Monmouth/Abergavenny bus route is situated just outside of the property.

Secondary education, including both state and public schooling at the Haberdashers Private School for Boys and Girls, is located at Monmouth.

An abundance of tourism and recreational activities exist within the nearby Usk Valley, and the wider region, with the beautiful Wye Valley and Brecon Beacons National Park both on the doorstep.



## Hillcrest

Hillcrest provides for an attractive fronted property with twin dormer windows set in a slated roof, with part warm brick and part rendered elevations. UPVC double glazed windows throughout. An Ornate front door has a traditional period feature appearance, with feature glazed window panels to either side. The accommodation is set out over two floors, and briefly described below;

**Entrance Hallway** with access to Sitting Room, Study, Ground Floor Bedroom (Bedroom Three), Bathroom and stairs to First Floor. Under stairs cupboard, radiator, light, power points.

**Sitting Room** with feature fireplace comprises of brick surround, slate hearth and fitted woodburner. Picture rail and alcove shelving. Television point, radiator, light, power points. Open double doorway to;

**Dining Room** with window to front aspect, radiator, light, power points and dining area;



**Kitchen** comprising of matching fitted wall and base units with integrated hob and wall cooker. Feature display cabinet. Allocated space for dishwasher and fridge/freezer, extractor fan. Window to rear aspect, radiator, light, power points. Door into;

**Utility Room** with external doorway with access to rear garden. Base units & worktop with plumbing for washing machine and tumble dryer. Radiator, light, power points;

**Study** with window to front aspect. Picture rail, radiator, light, power points. Door through to;

**Conservatory** Double glazed with views to front aspect and rear garden. Double French doors to rear garden, electric radiator;

**Bedroom 3** Ground Floor double bedroom with window to rear aspect, picture rail, radiator, light, power points;

**Bathroom** Frosted window to rear aspect. WC, basin with fitted vanity unit, bath with shower over, mirror with lighting surround, under stairs shelving, extractor fan, heated towel rail, under floor heating, light, shaving point;

**Landing** Stairs from front entrance hallway; glazed window to rear aspect. Airing cupboard, radiator, light, power points;

**Bedroom 1** double bedroom with dormer window to front aspect, eaves storage, cupboard, radiator, light, power points;

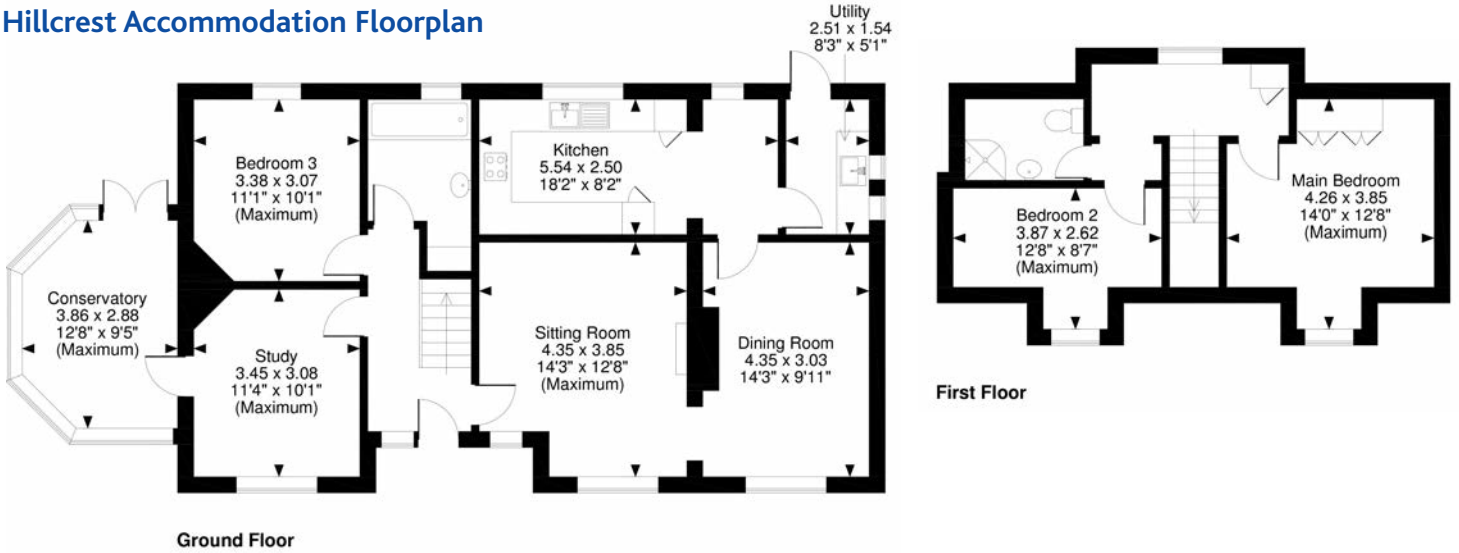
**Bedroom 2** single bedroom with dormer window to front aspect, room for double bed, eaves storage, cupboard, radiator,

**Shower Room** Full height ceiling, tiled floor, shower enclosure with mains shower unit, WC & basin. Shaving point & light, extractor fan, heated towel rail.





## Hillcrest Accommodation Floorplan



## Development Plot - Proposed New Dwelling

The building plot has full planning consent for the construction of a detached three bedroom dwelling. Planning consent was granted by Monmouthshire County Council under Planning Application No. DC/2016/00435, dated 10th November 2016. Please note that no affordable housing contribution is payable under this planning consent.

The new property will be accessed from Warrage Road to the rear of Hillcrest. The accommodation layout is designed with reception accommodation on the first floor to maximise the benefit of the beautiful views over the surrounding countryside and Raglan Castle.

## Gardens

To the front aspect of Hillcrest is a good sized lawned garden with central path leading to the front door. A path extends around the perimeter of Hillcrest. To the rear of the property there is currently a spacious gently sloping garden, laid mostly to lawn along with shrubs and patio seating areas. The building plot is proposed for the far end of the garden, adjacent to the rear entrance from Warrage Road. The rear garden curtilage is flexible to be allocated between Hillcrest and the new building plot.



The proposed accommodation comprises of three Ground Floor double Bedrooms with one En-Suite, Family Bathroom, Utility Room, open plan first floor Kitchen & Dining Room, WC, Sitting Room, Garden Room & Veranda.

Please contact Powells for a copy of the planning consent and approved drawings.



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## Services

Hillcrest is connected to electricity and mains water. Foul drainage is via a Welsh Water private foul drainage system. The new proposed dwelling is proposed to connect into this. Hillcrest is heated via a oil fired central heating system.

## Fixtures & Fittings

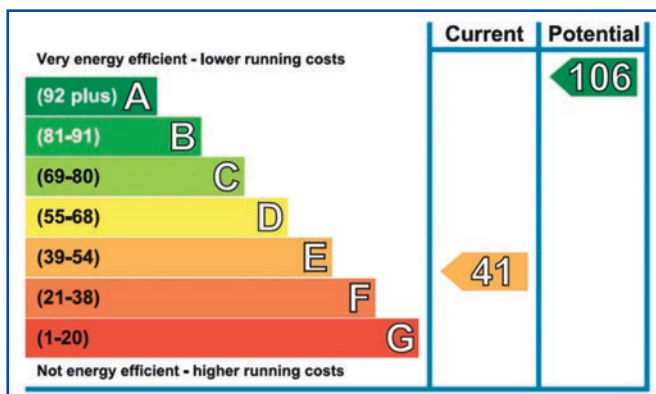
All internal fixtures and fittings are excluded from the sale, however may be available by separate negotiation.

## Local Authority

Monmouthshire County Council.  
01633 644644.

Hillcrest is classified as Band F for Council Tax.

## Energy Performance Certificate Rating



## Wayleaves & Easements

The property will be sold subject to, and with the benefit of, all existing Wayleaves and Easements that currently exist.

## Directions

From Raglan Roundabout take the exit signposted A40 Monmouth, passing the signposted entrance to Raglan Castle on your left. Take the next slip road, a short distance on the left, signposted 'Mitchel Troy'. Proceed straight over at 'give way' sign and Warrage Road can immediately be found on the left which will provide access to the new dwelling. Passing the entrance to Warrage Road, there is off-road parking on the left, past the Bus Stop. Hillcrest is the third property along the frontage to Monmouth Road.

## Viewings

Viewings are strictly by appointment.

Please contact Powells: 01600 714140.



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