



Holmleigh

Wernrheolydd, Raglan

Usk, Monmouthshire NP15 2LJ

A splendid rural smallholding situated in an excellent position within the attractive hamlet of Wernrheolydd and with significant appeal to equestrian applicants



- Excellent location & position within rural hamlet
- Four bedroom spacious dwelling
- Recently constructed superb building with stabling
- New Outdoor Arena
- Compact ring fenced level grazing paddocks
- Extending in total to just over 6 acres



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Holmleigh offers an excellent equestrian smallholding property, situated in stunning rolling Monmouthshire countryside near to the Welsh Border town of Abergavenny.

The property comprises a four bedroom single storey bungalow with well-proportioned spacious accommodation which has recently been decorated throughout. A generous lawned garden wraps around the bungalow to three principal aspects.

Served by its own private drive from the Wernrheolydd Lane, the drive leads past the residence, to a recently constructed equestrian/multi-purpose steel framed five bay building.

Four hi-quality steel and timber panelled loose boxes are housed within the building with adjacent new outdoor arena. A number of level grazing paddocks complete a spectacular rural property package extending in total to just over 6 acres.

Llanarth - 1 mile
Raglan - 4.5 miles
Abergavenny - 7.5 miles
Monmouth - 12 miles

- Excellent location and situation
- Private entrance drive direct from highway
- Four bedroom spacious bungalow furnished to a high standard
- Modern five bay steel framed outbuilding with loose box stabling
- Natural wildlife pond
- Grazing paddocks overlooked from residence
- Extending in total to just over 6 acres
- EPC Rating of dwelling: E

Location & Situation

Holmleigh is well located between the well-known Welsh Border towns of Abergavenny and Monmouth, surrounded by beautiful rolling countryside. The property is situated within the attractive hamlet of Wernrheolydd, in an accessible location, and with the benefit of its own entrance drive direct from the Council Lane.

Wernrheolydd lies only a short distance from the other rural settlements of Bryngwyn, Penrhos and Llanarth. Raglan village is only a few miles further distance which has a thriving village community and excellent range of local amenities and social clubs/societies and with a new Primary School currently under construction.

Description

Holmleigh offers a very appealing equestrian / rural smallholding property with the residence, buildings and paddocks all contained within a compact ring fence. The internal accommodation of the bungalow has been refurbished by the current owners to a high standard and is briefly described opposite.



Holmleigh Residence

The residence comprises an extended single storey bungalow with rendered elevations under a tiled roof with double glazed windows. The property sits within a generous lawned garden area with mature tree and shrub plantings and vegetable garden. The internal accommodation is well proportioned and briefly comprises;

Entrance doorway; leading into Kitchen & Breakfast area;

Kitchen (4.66m x 2.99m) with double aspect windows, fitted range of wall and base units, cooker, sink units, plumbing for washing machine, Rayburn & storage cupboards; door to inner hall, leading to;

Utility Room (2.62m x 1.92m) with oil fired boiler;

Sitting Room (5.83m x 4.77m) spacious sitting room with sliding patio door to rear garden, attractive brick surround fireplace with wood burner and door to principal hallway;

From Hallway access to all bedrooms and bathroom accommodation;

Bedroom 1 (4.62m x 2.63m + 3.46m x 1.37m) Large double room with double aspect windows;

Bedroom 2 (3.72m x 3.12m) double bedroom;

Bedroom 3 (3.44m x 3.01m) double bedroom;

Bathroom (3.33m x 3.12m) corner bath with attractive timber effect panelling, WC, bidet and basin with tile effect lino flooring;

Bedroom 4 (3.56m x 2.73m) further double bedroom.



Gardens

An extensive lawned garden with mature tree and scrub plantings and vegetable garden wrap around the residence. There is also a double garage, parking area and a further outbuilding used as a garden store along with covered kennelling for up to six dogs. A compact enclosed grass area forms a perfect enclosure for chickens or small orchard if required.

Equestrian / General Purpose Building

A recently constructed modern five bay fully enclosed steel portal framed building is situated a short distance from the residence. This building offers excellent potential for equestrian, agricultural or general purpose use. There are currently four steel framed with timber panelled loose box stables within the building, along with a secure tack room and concrete floor throughout.

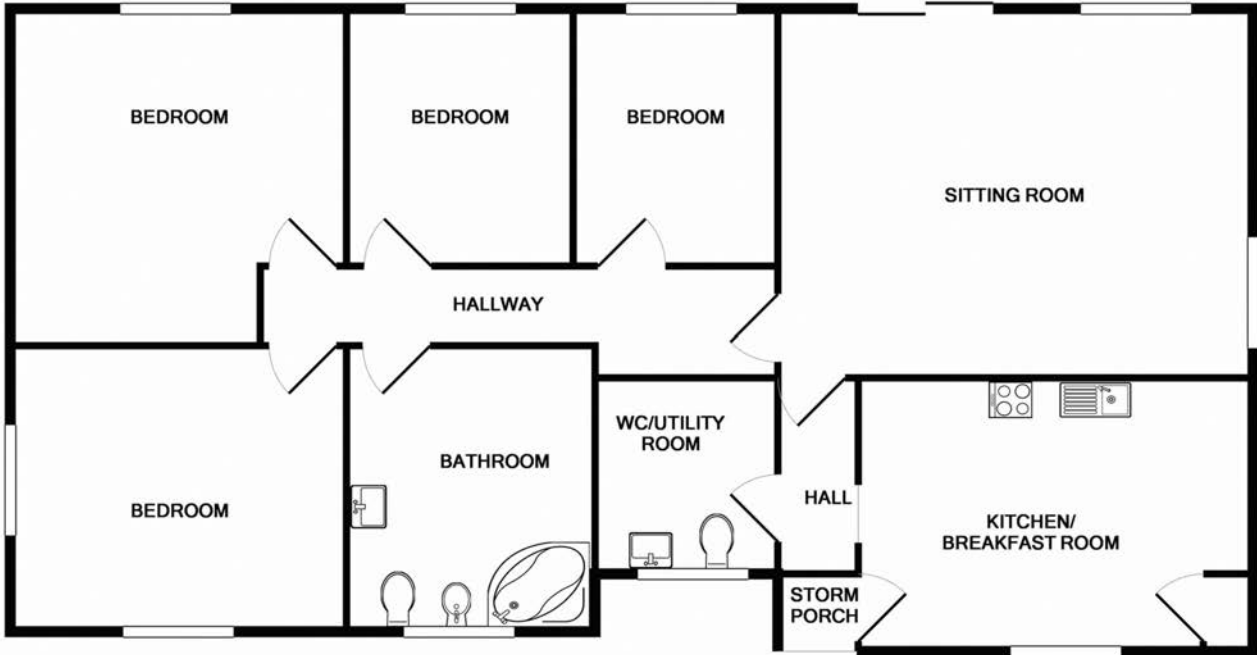
Outdoor Arena

Adjacent to the building is a recently constructed, yet fully finished outdoor arena, extending to 50m x 20m, and enclosed with post and rail fencing. A rubber / sand "flexi-ride" surface has been installed and the installation of the outdoor arena undertaken to a high standard.



Floor Plan

Plans for illustration only and not to scale.



Grazing Paddocks

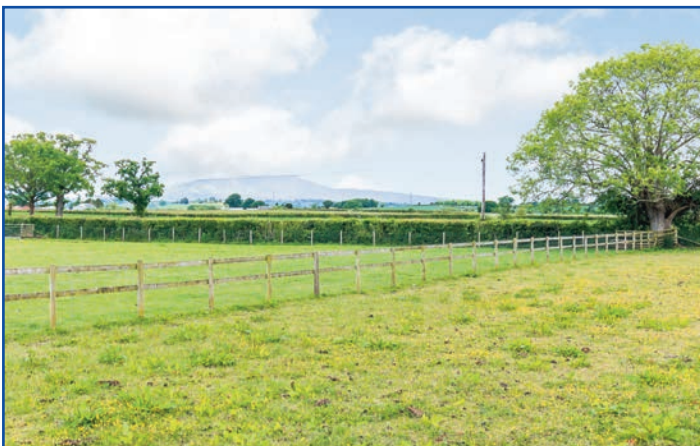
Alongside the private entrance drive and easily accessible to the building are several level and enclosed grazing paddocks, with one of these paddocks also having direct roadside access. An attractive natural wildlife pond providing a natural water supply is also situated within one of the paddocks, with a further grazing field beyond.

Services

Electricity and mains water are connected to the bungalow and outbuilding. Foul drainage is to a septic tank. Heating is by way of an oil fired boiler with central heating installed throughout the bungalow.

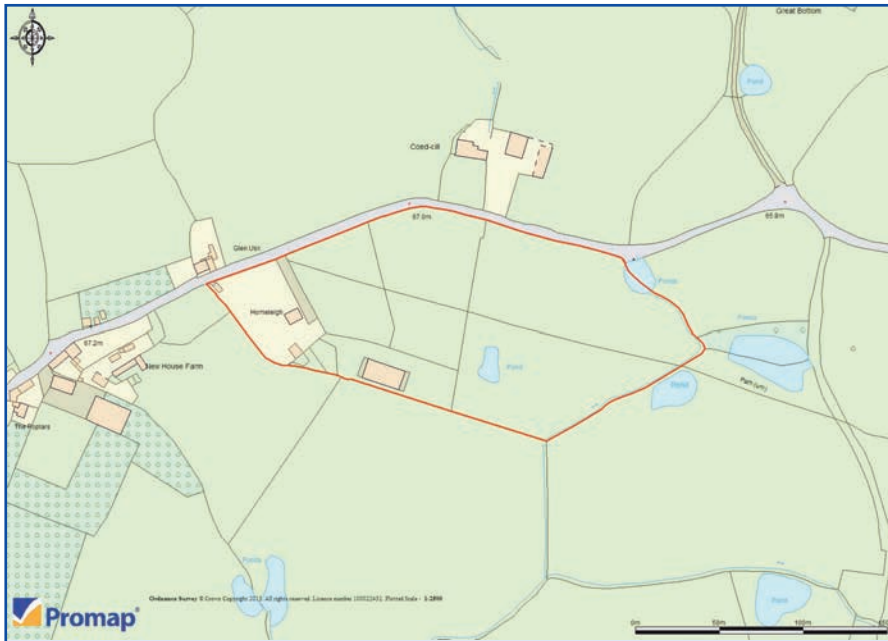
Fixtures & Fittings

All internal fixtures and fittings within the bungalow and buildings are excluded from the sale, but may be available by separate negotiation.



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Sale Method

The property is offered for sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by Tender or Auction at a later stage to conclude the sale process.

Directions

From Abergavenny proceed east along the B4233 towards Monmouth, through the hamlet of Llanvapley. After approximately 1.5 miles turn right signposted 'Llanarth' and follow this unclassified lane, taking the first lane on the left for Wernrheolydd, after approximately 0.70 mile. After less than 0.5 mile turn left at the village sign for 'Wernrheolydd' and pass through the hamlet of Wernrheolydd. Holmleigh is situated on the right hand side, after you have passed through the hamlet, approximately 1/3 mile from the village sign.

Viewings

Strictly by appointment with the Selling Agents - Powells: 01600 714140.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Monmouthshire County Council. Tel: 01633 644644.

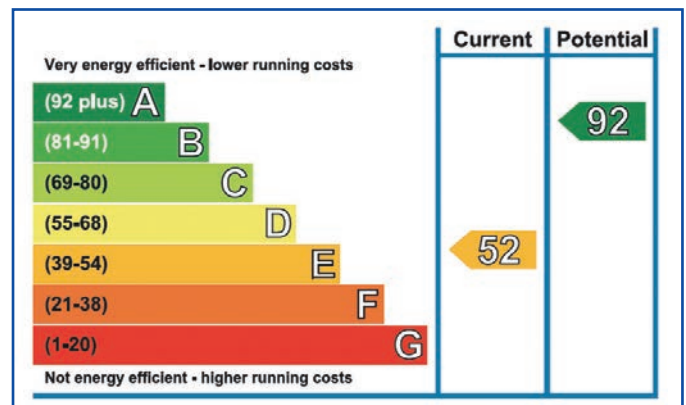
Holmleigh is classified as Band G for Council Tax Purposes.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all wayleaves, easements and public / private rights of way whether these are specifically referred to within these particulars or not. There are no private rights of way that the Vendors are aware of. A public footpath crosses part of the property.



Energy Performance Certificate Rating



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