



TREGATE WARREN

LLANROTHAL | MONMOUTH | MONMOUTHSHIRE







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'TREGATE WARREN IS SITUATED WITHIN STUNNING MONNOW VALLEY COUNTRYSIDE. CLOSE TO THE PRESTIGIOUS BORDER TOWN OF MONMOUTH IT IS PERFECT FOR THOSE SEEKING A PEACEFUL RURAL RETREAT, IDEAL FOR EQUESTRIAN OR SMALLHOLDING USE.

Tregate Warren offers the opportunity to acquire a tranquil country residence with separate accommodation situated above the external garaging, offering flexible additional accommodation for a variety of uses. Set in approximately 7.5 acres of gardens and fenced grazing paddocks, this beautiful property is located in a private rural position, encompassed by rolling Monnow Valley 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 well-presented six bedroom residence • Large country style kitchen • Spacious Living Room/Breakfast Room with Rayburn Stove • Further two Reception Rooms • Six Bedrooms Two Bathrooms • Garaging with one bedroom Annexe ideal as holiday let or work at home offices • Stabling & further open fronted storage • Wealth of recreational & leisure opportunities within Monmouthshire and wider region

In all approximately 7.5 acres

Tregate Warren Residence: Rear Porch | Entrance Hall | Kitchen | Utility Room
Ground Floor WC | Breakfast Room | Front Porch | Drawing Room | Garden Room
Study | Stairs to First Floor | Six Bedrooms | Two Bathrooms

Stabling / Annexe: Ground floor open fronted Storage
Four Loose Boxes & Tack Room | Single Garage/Workshop | Interior Stairs to First Floor | Entrance Hall | Open Plan Kitchen/Living Room | Bedroom | Bathroom

Llanrothal 2 miles • Monmouth 4 miles • Newport 28 miles
Bristol 49 miles • Cardiff 41 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

Tregate Warren enjoys an excellent location surrounded by stunning Monnow Valley countryside yet boasting fantastic links to the larger centres of Newport/Cardiff via the M4.

Situated along a quiet country lane the property is accessed from a private stone driveway with ample parking adjacent to the L-shaped stable block, garaging & the property.

There are excellent connections to the main road network with the historic border town of Monmouth being only four 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

Tregate Warren offers an excellent opportunity to acquire an attractive country property, offering flexible accommodation ideal for a number of uses.

The property is approached from a private stone driveway, with the paddocks to your right, bordered by a small stream. Tucked within its pretty gardens and surrounding woodland, Tregate Warren paints an idyllic image.

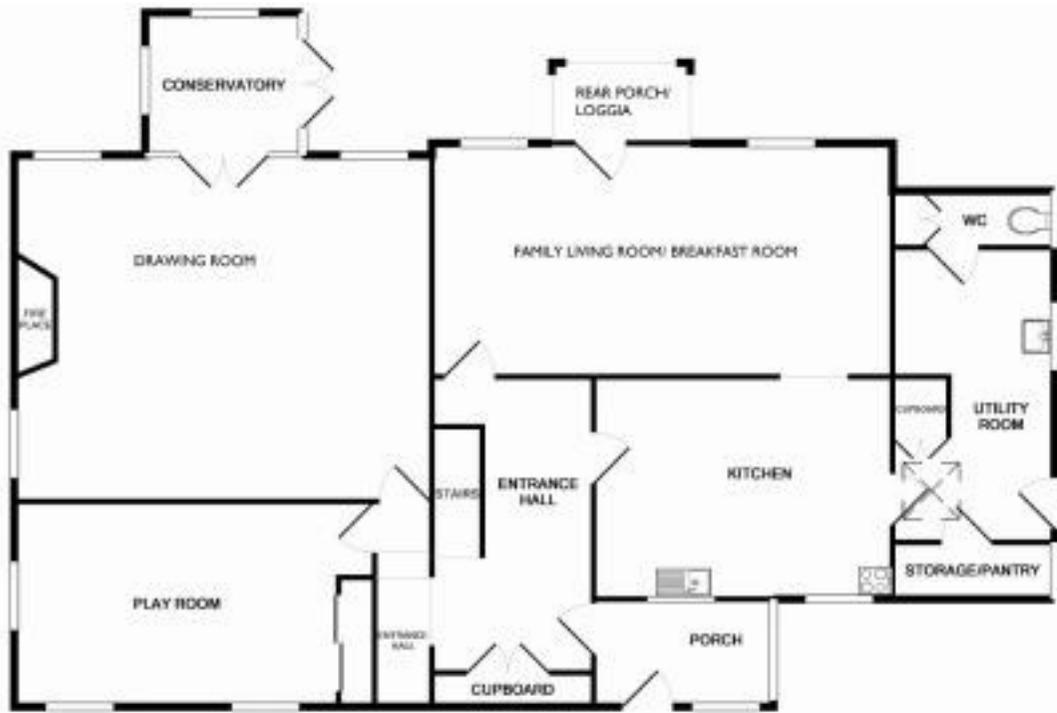
Access to the main house is via a rear Entrance Porch with glazing to two sides and part glazed door to the Entrance Hall with built in storage space. From here there is a pine staircase to the first floor and access into the ground floor living space. A doorway to the right leads to the Kitchen, with windows looking into the Entrance Porch and over the driveway. The room boasts character beams and a feature brick panel with inset double oven and original bread oven door. Matching base units are set under mostly marble worktop with stainless steel sink, four ring gas hob and extractor fan. A part glazed door leads to the side Utility Room, with access to the side passage, Belfast sink, shelved pantry and plumbing for white goods. A further doorway gives access to the ground floor WC.

From the Kitchen a doorway leads to the Breakfast Room, boasting beautiful views over the front gardens of the property. A solid fuel Rayburn gives a warm ambience and adds character, set into an arched tiled recess. To the opposite end of the room is an exposed brick wall with feature fireplace and full length flagstone hearth. An external door leads to an open fronted seating terrace, enjoying a pleasant vantage over the gardens.

To the left from the Front Entrance Hallway there is access to the Drawing Room and Playroom/ Study. The Playroom/ Study offers a purchaser flexible accommodation, with the space to also be utilised as a ground floor bedroom if required. The room has windows to the rear and side along with a built in shelved cupboard.

The Drawing Room is a spacious and light characterful room, with windows to the front and side, enjoying further garden views. An exposed chimney breast, arched recess, raised quarry tiled hearth and glass fronted wood burner situated to one side of the room offers a fantastic feature. A pair of double doors leads to the Garden Room, light, airy and mainly glazed with French doors to the gardens. A perfect spot to enjoy lunch or a coffee on a bright, but fresh, spring day.

To the first floor of the property there are six bedrooms, all enjoying views out over the surrounding gardens and countryside. From the landing there is access to two family bathrooms, one of which serves as a 'jack and jill' for the Master Bedroom. All of the bedrooms boast useful built in storage space.



GROUND FLOOR



1ST FLOOR

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, walls 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 the 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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THE ANNEXE

Situated adjacent to Tregate Warren is the L-shaped Stable Block, with single enclosed Garage and double open fronted storage area. An external doorway gives access to a staircase leading to the first floor apartment. The Annexe offers a purchaser the opportunity for an income generating holiday let, accommodation for a Groom or family member or as work from home offices.

The overall apartment comprises an open plan Kitchen/ Living Room, a double Bedroom and a Bathroom.

GARDENS, LAND & OUTBUILDINGS

Tregate Warren is surrounded by its own beautiful gardens to the front, side and rear. Mainly laid to lawn but with a variety of mature trees, shrubs and planted areas they offer a peaceful retreat. As the property has a number of doors opening to the garden it is well designed for relaxed outdoor living with a number of sunny seating areas. Opposite the property is a well-stocked vegetable growing area, fenced away from the main gardens.

Adjacent to Tregate Warren is the L-shaped outbuilding. Brick built and with a pitched tiled roof this encompasses four looseboxes, a tack room, open fronted storage area and an enclosed garage/workshop. There is also an external doorway leading to the first floor Annexe.

The property also boasts three fenced paddocks with gateways situated next to the Stable Block and along the Entrance Driveway. A stream runs along the Eastern boundary, with the Entrance Driveway bordering the West. The landholding encompasses a small wooded copse and a waterfall.

In all Tregate Warren extends to approximately 7.5 acres.



KEY INFORMATION

Services: LPG Gas central heating to Tregate Warren and oil to the Annexe.
Private water, private drainage and mains electricity.

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 remainder are excluded from the sale, however may be available by separate negotiation.

Council Tax Band: County Council Band 'G'

Local Authority: Herefordshire County Council. Telephone: 01633 644644.
Viewings: Strictly by appointment with the selling agents.

Directions: From Monmouth take the Hereford Road and after a short distance turn left onto Osbaston Road. Continue for approximately 3 miles, past limit, until the entrance to Tregate Warren, with cattle grid is found on your right. Postcode: NP25 5QL

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	61

IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared March 2018.