



BOX BUSH

Great Oak Road, Bryngwyn, Raglan, NP15 2AF

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- Substantial Period Farmhouse
- 2 Hallways
- 5 Reception Rooms
- 2 Kitchens
- Utility Room and Boot Room
- 2 Shower Rooms & 2 Bathrooms (1 en-suite)
- 7 Bedrooms plus an Ante-Room
- Attractive Formal Gardens
- Small Orchard and 2 Large Paddocks
- In All Approximately 13 Acres
- Double Garage and Various Outbuildings

GUIDE PRICE
£875,000

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DESCRIPTION

We are delighted to offer this charming, period farmhouse with origins that the sellers believe date back to the 17th Century and enjoys views over the surrounding countryside including the locally renowned Blorenge and Sugar loaf mountains. The property has been extended over previous generations and now provides substantial accommodation that could be quite versatile in its use. There are many interesting and period features including what is believed to be a 17th century post and panel wall, period joinery features, open fireplaces and wood burning stoves, exposed stone walls, 2 separate staircases and 2 central heating boilers serving separate parts of the house. The property stands in gardens and grounds of approximately 13 acres with 2 separate driveways in addition to separate roadside access to the land. There is a useful double garage, large triple door workshop, small orchard with productive fruit trees and more formal garden adjoining the house. The accommodation in brief comprises 2 hallways, 5 reception rooms, 2 kitchens, utility room, boot room, 7 bedrooms plus an ante room, 2 shower rooms an en-suite bathroom and a family bathroom.

SITUATION

Situated in a very convenient rural location within the 13th Century Parish of Bryngwyn and being only 2 miles from Raglan, 7 miles from Usk, 8 miles from Abergavenny and 9 miles from Monmouth. There is easy road access at Raglan onto the A40/A449 which in turn provides excellent links onto the wider road network bringing the regional centres of Newport, Cardiff, Bristol and the Midlands within commuting distance.

TENURE

We are informed the property is freehold. Intended purchasers should make their own enquiries via their solicitors.

SERVICES

Mains water, mains electricity, private drainage, oil central heating (two separate oil tanks and boilers)

COUNCIL TAX BAND : I

EPC RATING : E

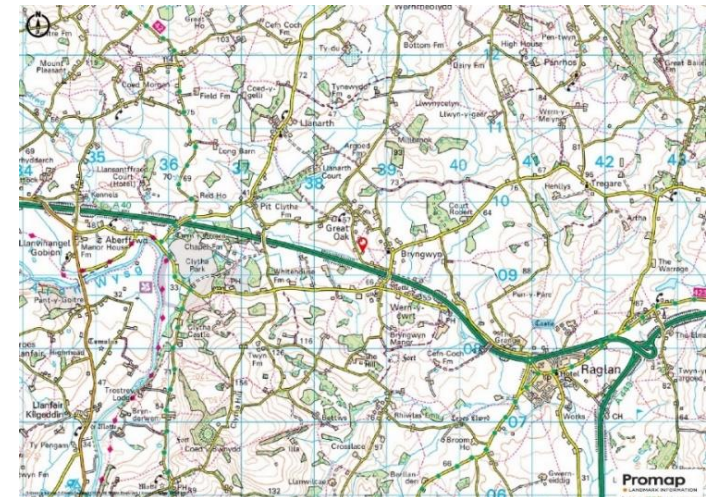
VIEWING

Strictly by appointment with the Agents: DJ&P Newland Rennie. Tel: 01600 712916

DIRECTIONS

From the A40 roundabout at Raglan, take the northern exit onto the 'Old Abergavenny Road' signposted Clytha/Livestock Market/Garden Centre and then continue on this road for approximately 2.5 miles and just before reaching Raglan Garden Centre turn right signposted Bryngwyn/Great Oak. Cross over the A40 dual carriageway and turn first left onto 'Great Oak Road'. Follow this road for a further 0.4 mile and the property will be found on the right hand side.

LOCATION PLAN





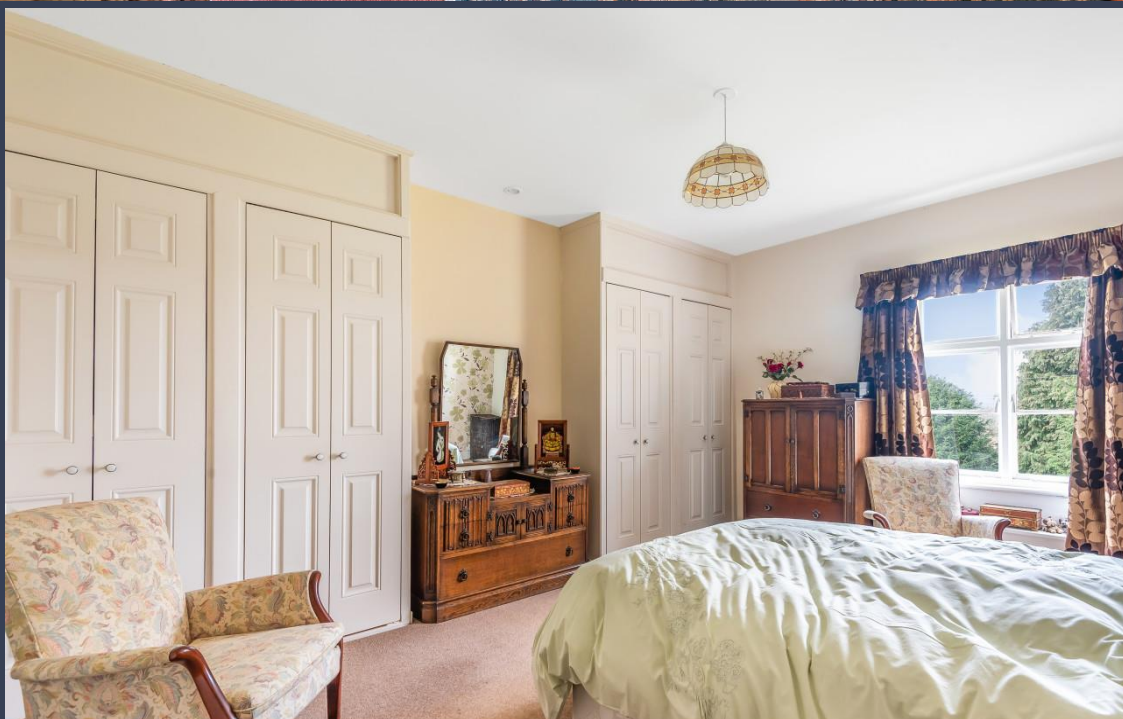
PLANS AND PARTICULARS

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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.









The Box Bush, Bryngwyn, Raglan, NP15

Approximate Area = 4294 sq ft / 398.9 sq m (includes garage)
 Outbuildings = 1468 sq ft / 136.4 sq m
 Total = 5762 sq ft / 535.3 sq m

For identification only - Not to scale



FLOOR PLAN

DJ&P
 NEWLAND RENNIE

RESIDENTIAL



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021.
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