



LITTLE OWL BARN

PENRHOS | RAGLAN | USK





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LITTLE OWL BARN OFFERS A SUPERB FULLY ACCESSIBLE MODERN BARN CONVERSION WITH PRIVATE FEEL AND VIEWS, LOCATED NORTH OF THE RURAL HAMLET OF PENRHOS, CLOSE TO RAGLAN, IN THE HEART OF THE MONMOUTHSHIRE COUNTRYSIDE WITH GOOD ACCESS TO THE MAIN ROAD NETWORKS. THE PROPERTY OFFERS A RECENTLY CONVERTED THREE-BEDROOM BARN CONVERSION SET OVER ONE FLOOR WITH DETACHED GARAGE AND RECTANGULAR LEVEL Paddock OF PERMANENT PASTURELAND EXTENDING TO APPROXIMATELY 0.92 ACRE (0.37HA).

THE PROPERTY BENEFITS FROM BEAUTIFUL EASTERLY COUNTRYSIDE VIEWS, PROVIDING A PEACEFUL OUTLOOK IN A BEAUTIFUL SETTING.

- Superb accessible location & position adjacent to Pant Lane •
 - Fantastic location between Abergavenny and Monmouth •
 - Modern fully accessible three-bedroom barn conversion with traditional features and views •
- Air source heat pump and supplementary solar PV electricity supply •
 - Detached double garage •
- Gated entrance and ample off-road parking and turning area •
 - Extensive patio perfect for alfresco dining •
 - Rectangular level 0.61 acre paddock of permanent pasture •

Raglan 4.8 miles • Monmouth 7.6 miles • Abergavenny 8.5 miles
Usk 9.9 miles • Chepstow 19.2 miles • Cardiff 34.8 miles
Bristol 35.2 miles • Abergavenny Train Station 8.4 miles • Chepstow
Train Station 21.7 miles • Bristol Parkway Station 30.7 miles
Bristol Airport 46.1 miles • Cardiff Airport 47.9 miles • London
Heathrow Airport 126 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.

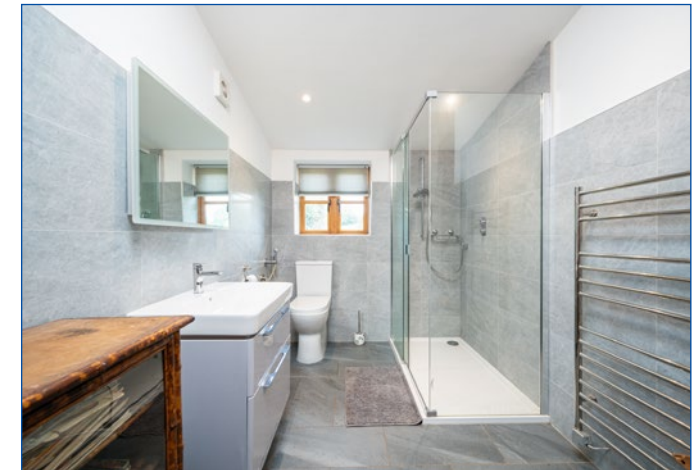


LOCATION & SITUATION

Little Owl Barn enjoys a desirable and accessible elevated position on the south side of Pant Lane within the popular hamlet of Penrhos enjoying spectacular countryside views. The property is just under 5 miles distance to Raglan which offers excellent amenities, including a primary school, village shop, butchers, doctors surgery, pharmacy, Post Office, public houses and the highly regarded Beaufort Hotel & Brasserie. There are good connections to the main road network with the historic border town of Monmouth being 7.6 miles away and Chepstow and the Severn Bridge being approximately 19 miles away. Monmouth and the surrounding areas boast excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori nursery, a variety of primary schools and the recently rebuilt state of the art Monmouth Comprehensive School.

Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, the Savoy Theatre and an extensive range of recreational and leisure facilities. 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 the Brecon Beacons National Park located to the north of Abergavenny.

Little Owl Barn is located just 8.5 miles from Abergavenny, a town known as the gateway to Wales with its railway station on the outskirts. It is just 6 miles from the border with England and is a thriving market town still hosting a weekly indoor market in the town centre. The Angel Hotel in the centre of Abergavenny is just a stone's throw from Abergavenny Castle and offers award winning afternoon teas. The Hardwick restaurant, endorsed by Michel Roux Jr is located just a few miles outside the town. Abergavenny boasts a bustling town centre with many high street and boutique shops, Nevill Hall Hospital and fantastic primary and secondary schools.



LITTLE OWL BARN

The property is accessed by a short section of third-party drive from Pant Lane to the north which connects into the drive of the property, opening into a yard area with extensive parking and the barn and garage.

The barn is a recently converted and extended traditional stone granary barn with brick and timber clad extensions under a pitched slate tiled roof.

Internally, the front door opens into an open plan sitting room and kitchen with plastered and exposed stone walls, woodburning stove and engineered oak flooring.

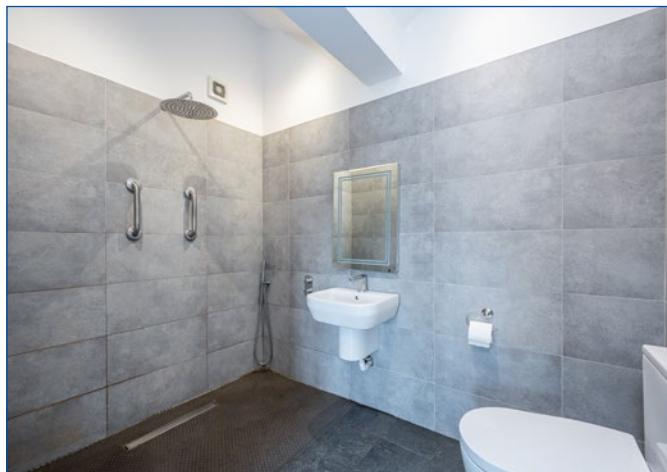
The kitchen, custom made by Artisan Kitchens, is modern and bright with base and wall units with integrated appliances and touch release cupboards and double AIG oven. The kitchen also features a central island with under cupboard storage and induction hob and breakfast bar.

Extending off the side of the kitchen is the dining room with double doors that open onto the patio and an onward door to the utility/plant room which houses the heat pump.

From the far end of the sitting room from the kitchen a hallway leads to the first of three bedrooms, a double with Velux skylight windows. Next is the second double bedroom, a large double with windows and door to the rear and side and ensuite bathroom with shower, wc and wash basin. The bedroom also benefits from a closed-circuit TV which films an owl nesting box. Opposite the second bedroom is the principal bedroom, another large double with windows to the front and door to the side leading to the patio. There is also an ensuite wet room with rain shower, wc and wash basin.

At the far end of the hallway is an extensive cloakroom which has ample space for anyone to remodel into a family bathroom.

The barn is fully accessible and has a fantastic mix of modern interior with traditional features including engineered oak and tiled flooring with exposed beams and double glazing throughout, providing a fantastic character property with views.





OUTSIDE

Positioned at the end of the drive and parking area and adjacent to the utility/plant room is an open fronted timber framed double garage with concreted floor and solar panels on the roof providing useful storage. The garage also houses the battery for the solar PVs.

Directly to the front of the barn itself is an extensive level paved patio space providing a fantastic communal spot for alfresco dining and benefitting from a spectacular countryside view.

To the rear of the barn is a rear patio with two raised beds for anyone wanting to grow their own vegetables or flowers. The property also benefits from a greenhouse and planted up boarder to the front.

Looking out from the front of the barn, on the right-hand side of the driveway and parking area is a fully fenced level paddock of permanent pasture extending to approximately 0.61 acre providing a useful space for anyone wanting to keep a pony or some pedigree livestock.

Little Owl Barn benefits from a right of access over the third-party track that connects to Pant Lane (hatched in blue on the sale plan). There is a restrictive covenant that applies to the third-party track that this must remain unblocked at all times and cannot be parked upon. The wording of this can be provided on request.



FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 any 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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KEY INFORMATION

Sale Terms: Freehold

Tenure: Offered with vacant possession upon completion.

Services: Mains Electricity and Solar PV connected. Mains water connected. Private drainage to a biodigester. Heating is by way of an air source heat pump and the property also benefits from solar panels on the roof of the garage generating 5kW, with 18kW of battery storage.

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. The property benefits from a right of way over the third-party access track (hatched in blue on the sale plan) which connects to Pant Lane.

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 'F'.

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

Viewings: Strictly by appointment with the selling agents.

Directions: From the Raglan Roundabout exit onto the Clytha Road. Proceed for 0.9 miles then turn right onto Chapel Lane. Proceed for 0.6 miles then at the T junction turn right onto Bryngwyn Road. Proceed for 0.8 miles then at the crossroads turn left onto the Raglan Road in the direction of Llantilio Crossenny. After 1.7 miles turn right onto Cross Elms/Pant Lane continuing straight for 1 mile. The drive to the property will then be on your right-hand side.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		103
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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