



TALYGARN HOUSE

LLANGOVAN | MONMOUTH



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TALYGARN HOUSE IS A SUPERB, EXTENDED FARMHOUSE CENTRALLY LOCATED WITHIN ITS PLOT SURROUNDED BY LAND, GARDENS AND GROUNDS IN EXCESS OF 7 ACRES. THIS SPACIOUS PROPERTY HAS FIVE BEDROOMS, FOUR BATHROOMS, TWO RECEPTION ROOMS PLUS A STUDY. THIS FINE RURAL RESIDENCE HAS OUTSTANDING FAR REACHING VIEWS THAT WILL LEAVE YOU MESMERISED. ALL THREE ICONIC MOUNTAINS, SUGAR LOAF, THE SKIRRID AND THE BLORENCE CAN BE ADMIRERD FROM THIS PROPERTY.

- Beautiful, extended property, centrally positioned within its grounds surrounded by its own land •
 - Five bedrooms, four bathrooms, two receptions rooms and a study •
 - Glorious, bright and airy open-plan kitchen, dining area and family room •
 - Underfloor heating in the dining area •
 - Study benefitting from magnificent views •
 - Double garage and store, lambing shed and field shelter •
- Land, gardens and grounds amounting to approximately 7.2 acres •
 - Exceptional views from the house and gardens towards iconic mountains •

DISTANCES FROM TALYGARN HOUSE

Raglan 5.1 miles • Usk 6.5 miles • Monmouth 7.3 miles
Abergavenny 14.9 miles • Newport 18.7 miles • Hereford 28 miles
Cardiff 29.6 miles • Bristol 30 miles • London 136.8 miles
Bristol Airport 44.9 miles • Cardiff Airport 44.7 miles
Birmingham Airport 87.6 miles • Abergavenny Train Station 13.3 miles
Bristol Parkway Train Station 25.5 miles
Hereford Train Station 28.2 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

Talgarn House enjoys a desirable position just a short drive from the village of Raglan, not far from Raglan Castle a late medieval castle just north of the village. Raglan offers a number of local amenities, including Village Shop, Doctors Surgery, Pharmacy, Post Office, Public Houses including the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a Primary School. Usk, just 6.5 miles away is also a thriving town with a historical Castle and many amenities such as a supermarket, shops, cafés and restaurants.

Monmouth, located just 7.3 miles from Talgarn House boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. 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 activities.

THE PROPERTY

Talgarn House was once two cottages but now forms one generous, extended family home the size of which approaches 3000sq ft. The property was reconfigured approximately 15 years ago so that most of the rooms in the property benefit from its breathtaking views.

Step inside into the main entrance hall that has a beautiful arched window overlooking fruiting trees. Within the entrance hall is a cloakroom with ample storage and a door leading to the study. Glazed French doors in the study open out onto a terrace with spectacular views.

The beautiful farmhouse kitchen was made by Andrew Williams who is a local cabinet maker and designer. There are a range of bespoke cabinets, an oil fired Aga and a Franke sink sitting under the window overlooking the field at the front aspect. The kitchen is open plan to the dining area where there is space for a large dining table underneath a beautiful glass roof lantern. Underfloor heating can be found under the flagstone flooring within the dining area. Doors open out onto a raised terrace where al fresco dining can be enjoyed during the summer months. Just off the kitchen are a pantry and a utility room.



An internal window in the dining hall provides a view through to the family room. Step down into the family room onto oak flooring running the length of the room, stopping at glazed French doors. An unspoilt view towards Sugar Loaf mountain, The Skirrid and The Bloreng can be enjoyed. The family room has two levels creating a natural divide for those who wish to use the room for dual purposes. In the corner of the room is a woodburning stove.

In addition to the sitting room is a delightful lounge with an attractive fireplace and windows to the front and side aspects. A door at the rear of the lounge hides a 'secret' staircase up to one of the first floor bedrooms.

The main staircase can be found in the entrance hall and leads up to the first floor landing. There are five double bedrooms, four of which have spectacular views and three have en-suite shower rooms. The principal bedroom is bright and airy and has an en-suite shower room and a balcony where outstanding views can be enjoyed.

OUTSIDE

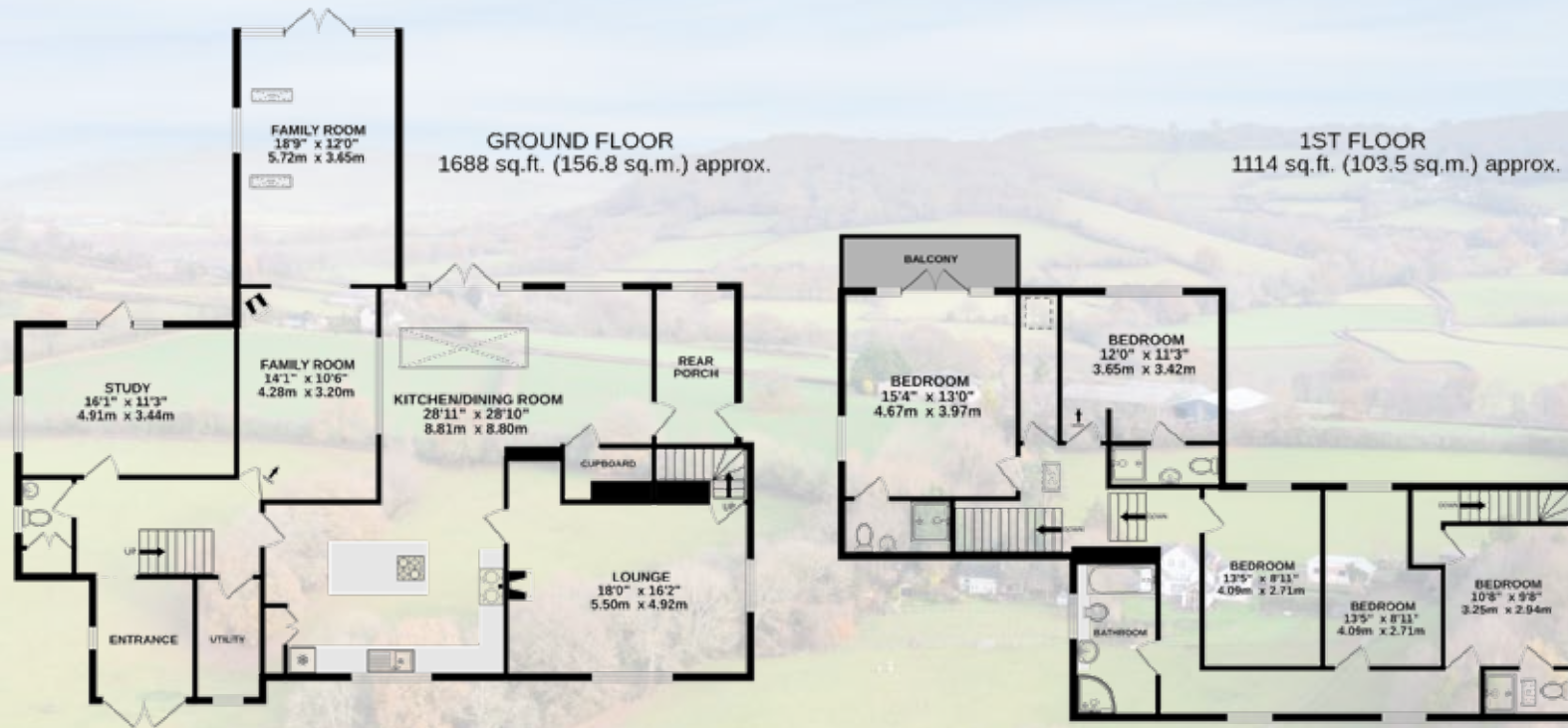
Talgarn House is accessed via a yard with a cluster of outbuildings under separate ownership. A gated entrance at the rear of the yard reveals a long driveway leading down to the property. The neighbouring bungalow has a right of access over the driveway. Although the bungalow is relatively close to Talgarn House each has much privacy from the other.

The property sits beautifully within its grounds surrounded by gardens and fields amounting to approximately 7.2 acres. The field at the front aspect measures just over 2 acres, while the field at the rear aspect measures approximately 4 acres. Adjacent to the house, nestled beautifully between the two fields are a double garage and store, lambing shed and field shelter. There is ample parking for large and smaller vehicles.

A terrace at the rear of the property within the garden is the perfect place to admire the simply stunning, unspoilt distant views.



FLOORPLAN

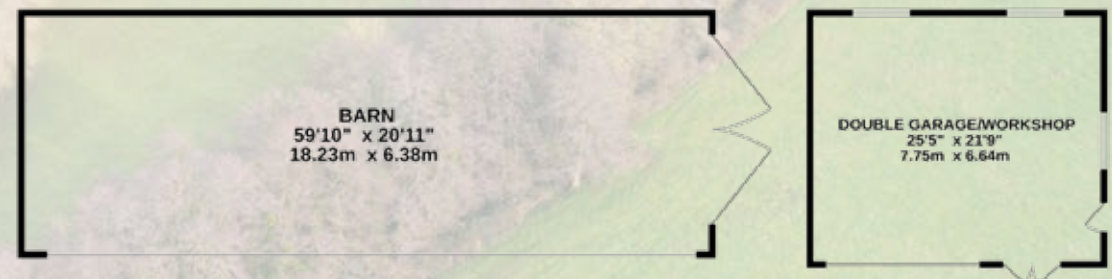


TOTAL FLOOR AREA: 2801 sq.ft. (260.2 sq.m.) approx.

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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OUTBUILDINGS



TOTAL FLOOR AREA: 1409 sq.ft. (130.8 sq.m.) approx.

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KEY INFORMATION

Services: Water, oil fired central heating and private drainage (septic tank).

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements, public and private rights of way, and any other such rights, whether these are specifically referred to in these particulars or not.

Council Tax Band: G

Local Authority: Monmouthshire County Council.
Telephone: 01633 644 644.

Viewings: Strictly by appointment with the selling agents.

Directions: From Monmouth proceed South on to the B4293 towards Mitchel Troy passing Millbrook Garden Centre on the right. Upon reaching Mitchel Troy, drive through the village and then stay left signposted Dingestow, avoiding the right-hand fork to the A40. Continue along this road for approximately 1.5 miles passing The Somerset Arms on your left then take the next left turning signposted Penyclawdd. Continue along this road and climb the hill, through the woods until reaching the signpost to Llangovan and a post box. Turn left after the post box. Stay on this country lane until you reach the property. Please note that a for sale board is in place however it is not possible to view Talygarn House from the lane. Viewings are by appointment only.

Postcode: NP25 4BU

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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