



# NIRVANA

KINGCOED | USK | MONMOUTHSHIRE



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A QUAIN AND PEACEFUL BARN CONVERSION LOCATED IN THE MOST APPEALING SETTING OVERLOOKING THE BEAUTIFUL MONMOUTHSHIRE COUNTRYSIDE. WITH BEAUTIFUL GARDENS, OUTSTANDING VIEWS AND PADDOCKS, NIRVANA TRULY OFFERS AN OPPORTUNITY TO PURCHASE A DESIRABLE RURAL PROPERTY WITH SUITABILITY TO A RANGE OF PURCHASERS.

- Two double bedrooms •
- Glorious, bright and airy kitchen, dining and family room •
  - Exceptional far reaching views •
  - Paddocks and gardens extending in all to 3.84 acres •
  - Agricultural building with modern 'Vale' Stables installed •
- Easily accessible to Usk, Raglan, Abergavenny & Monmouth •
  - Offered for Sale by Private Treaty •

## DISTANCES FROM NIRVANA

Raglan 2.3 miles • Usk 5.5 miles • Monmouth 8.9 miles

Abergavenny 12.0 miles • Newport 17.5 miles

Ross-on-Wye 20.1 miles • Bristol 29.0 miles • Cardiff 30.9 miles

M4 (Jct.24) 12.5 miles • Abergavenny Train Station 10.9 miles

Newport Train Station 14.7 miles • Cardiff Central Station 31.5 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

Nirvana enjoys a desirable position just 2.3 miles from the village of Raglan, it is not far from the prestigious Welsh Border towns of Monmouth & Abergavenny. Raglan offers a number of local amenities, including a new Tesco Express, doctors surgery, pharmacy, post office, public house and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a primary school.

Nirvana is located 5.5 miles from the historic town of Usk. Usk offers a traditional shopping street with boutique shops, a range of hotels, including the nearby Cwrt Bleddyn Hotel and Spa, restaurants, local primary school, doctors surgeries and vets. The romantic ruin of Usk Castle is also located near the town centre.

Further comprehensive shopping and leisure amenities are situated at Monmouth and Abergavenny, with more extensive facilities at Newport, Bristol and Cardiff, all within 45 minutes' drive.

Excellent road connections exist at Usk and Raglan, with the nearby A40 / A449 providing access to the M4 / M50 and M5 motorways respectively.

## THE PROPERTY

Having been converted in circa 2007, Nirvana offers a delightfully transformed, two-bedroom barn conversion with breathtaking views. On entry into the open plan living/kitchen room with large, glazed doors to the front, maximising the southerly aspect and the views Nirvana offers. The open plan living area provides the most excellent living and entertaining space. With exposed beams, high elevations and a feature wood burner the dwelling oozes character.

The main bedroom is located past the living room and benefits from being a double in size as well as profiting from views across the valley. The family bathroom, opposite the main bedroom, comprises a WC, basin and recently installed corner bath. The second bedroom, again a double, benefits from doors to the garden which allows natural light into the room.

Accessed from a set of external stone steps is a mezzanine floor above the bedroom and bathroom. This additional space provides a great additional storage area as well as being very well suited to providing a home office or guest accommodation.

The property sits with its own, manageable gardens and lawns in front which offer a delightful space to enjoy the setting and special scenery on offer.



## OUTSIDE

Alongside the gardens, and above the house is a mature fruit orchard with a range of native fruit trees appealing with delightful blossom colours in spring and a delicious fruit harvest in the summer and autumn.

The most useful agricultural building, in which the vendor has recently had improved, with a new concrete floor over part as well as three brand new 'Vale' Stables installed. The stables are 12'x12' and provide the most delightful stabling. The ability to walk the horses out directly into the grazing paddocks or up and over the small section of green lane into the main grazing paddocks.

Alongside the stables is a useful workshop space with electricity connected. Again with a concrete floor and large, sheeted access doors.

A third section provides a secure storage bay on the end of the building, again offering good storage space ancillary to any enterprise or interest that an owner may have.

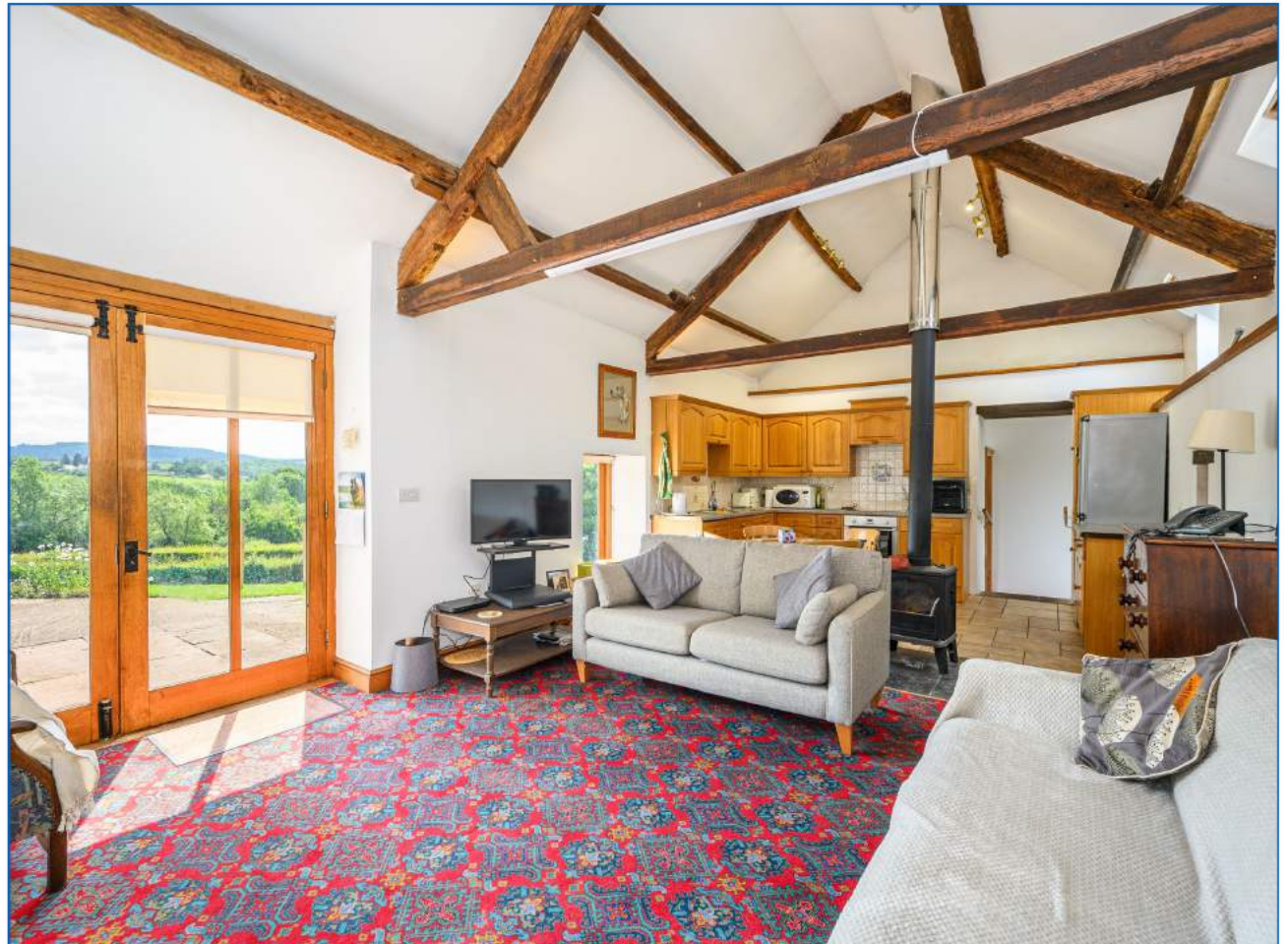
The building has good access directly from the lane providing easy loading for horses but also ample room for storing a trailer or small horse box.

The land provides good grazing for livestock and/or a few ponies. Coupled with stock proof fencing and mature hedges to the boundaries the grassland offers the most appealing setting to enjoy the surroundings or establish a 'good life' style way of living with the range of vegetable patches and the existing poly tunnel.

From the top of the paddocks the views are truly remarkable. The Monmouthshire countryside springs to life through the summer with green hedgerows and meadows as far as the eye can see. Coupled with an abundance of wildlife, the setting of Nirvana and its position, is something that viewing is encouraged to really experience.

The dwelling may hold some potential to be extended however it will be up to a purchaser to rely upon their own enquiries in regard to planning.

In all the Property extends to 3.84 acres.



# FLOORPLAN

**GROUND FLOOR**  
841 sq. ft. (78.1 sq. m.) approx.

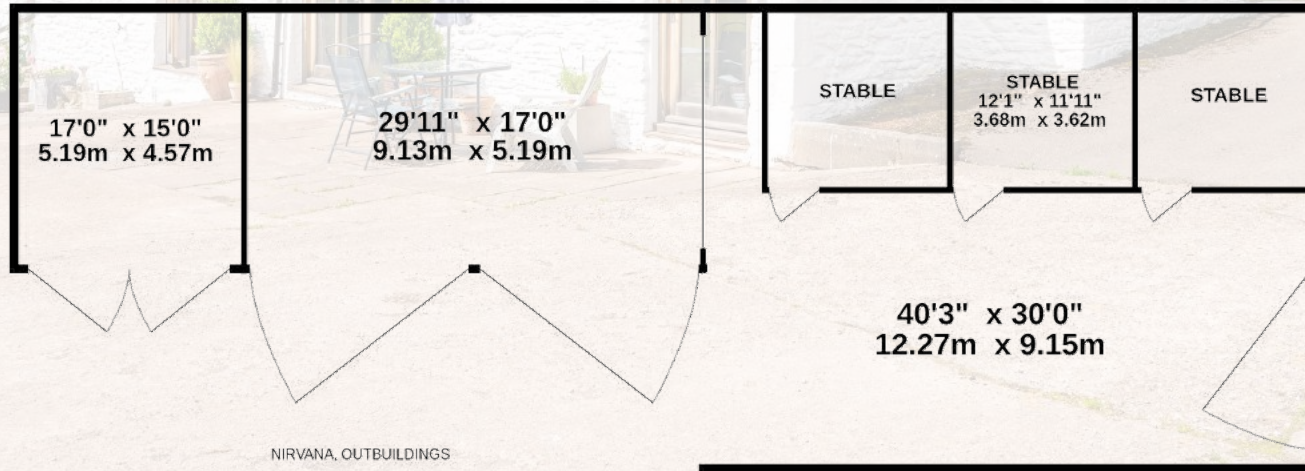
**1ST FLOOR**  
184 sq. ft. (17.1 sq. m.) approx.



NIRVANA, KINGCOED, NP15 1DS

**TOTAL FLOOR AREA : 1025 sq. ft. (95.2 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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NIRVANA, OUTBUILDINGS

**TOTAL FLOOR AREA : 1973 sq. ft. (183.3 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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## KEY INFORMATION

**Services:** The property is served by mains water, private drainage (septic tank) and mains electricity. A wood burner also serves the dwelling alongside underfloor heating. Note there is an easement in place for an adjoining property's soakaway.

**Sale Method:** Private Treaty.

**Local Planning Authority:** Monmouthshire County Council.  
Telephone 01633 644644

**Legal Costs:** Each party to bear their own legal costs incurred with the transaction.

**VAT:** It is understood that VAT will not be chargeable on the sale price.

**Council Tax:** Band E


**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.

There are no third-party rights across the Property however there is space in the parking area for an adjoining property to park, in an emergency or by giving suitable notice.

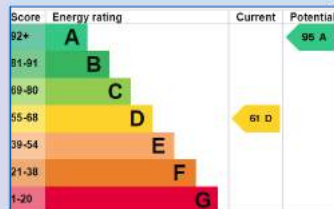
**Directions:** From Raglan take the Chepstow Rd south for approximately 2.0 miles. Continue over the bridge that crosses over the A40 until you reach the cross roads at the top of the Kingcoed pitch, turn left and continue down the hill. You will pass the buildings on your right hand side. Continue down and the lane sweeps around to the right, passing a neighbouring property and Nirvana is located in front of you. A for sale board will be located at the entrance to the Property as well as a directional sign from the top road.

**Viewings:** Strictly by appointment with the selling agents. All parties view at their own risk and no liability is accepted by the vendor or selling agents.

**Further Information:** For further information please contact Edward Fletcher BSc (Hons) MSc MRICS FAAV or Oliver Thompson on 01600 714140 or email enquiries@powellsrural.co.uk.

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## ENERGY PERFORMANCE CERTIFICATE



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