



POPLARS BARN

POPLARS FARM | GWEHELOG | USK | MONMOUTHSHIRE



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POPLARS BARN IS A BEAUTIFULLY PRESENTED THREE BEDROOM BARN CONVERSION SITUATED IN AN ELEVATED POSITION ON THE OUTSKIRTS OF THE VILLAGE OF GWEHELOG. THE PROPERTY OFFERS VERSATILE ACCOMMODATION BOASTING AN ANNEXE USED FOR ANCILLARY ACCOMMODATION TO THE RESIDENCE. THE PROPERTY HAS BEEN CAREFULLY RENOVATED AND MAINTAINED OVER THE YEARS AND IS BEAUTIFULLY PRESENTED.

- Beautiful detached three bedroom barn conversion •
- Three bedrooms, two bathrooms and two reception rooms •
- Principal bedroom with newly fitted ensuite shower room •
 - Established gardens, mature trees and pond amounting to just over 1 acre •
- Two off-road parking areas with driveway and double garage •
 - One bedroom annexe known as 'The Cottage' •
- Sloping paddock amounting to circa 1.1 acres which includes a Public Footpath to the Southern boundary •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Cardiff / Bristol and London •

DISTANCES

Usk 2.3 miles • Raglan 4.0 miles • Monmouth 11.3 miles
Abergavenny 13.0 miles • Newport 15.6 miles • Cardiff 27.1 miles
Hereford 31.8 miles • Bristol 36.9 miles • London 146.7 miles
Newport Train Station 16.3 miles • Bristol Parkway Station 32.2 miles
Bristol Airport 42.9 miles • Birmingham Airport 89.4 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

Poplars Barn is located just over 2 miles from the picturesque town of Usk, renowned for its floral displays and a regular winner of Wales in Bloom. Usk is located in the heart of the beautiful Monmouthshire countryside but conveniently situated only 10 miles from the M4.

The streets of Usk are steeped in history with many charming old buildings, a wonderful romantic ruined castle and a Town Trail which includes 28 sites of historic interest, each with a Blue Plaque.

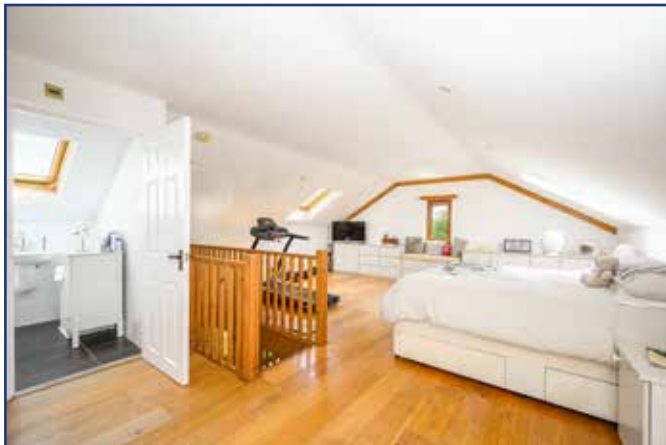
Usk town centre offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgery and vets. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk.

In the opposite direction, Raglan is just over 3 miles away from Poplars Barn. Raglan offers a number of local amenities, including a Tesco Express, butchers, doctors surgery, pharmacy, post office, public houses including the highly regarded Beaufort pub, hotel and restaurant and The Ship Inn. Raglan also boasts a primary school and private nursery.

Monmouth, located just 11 miles from Usk boasts excellent schools including Haberdashers independent boys and girls schools, 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.

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. The Brecon Beacons National Park is located to the north of Abergavenny. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.





THE PROPERTY

Poplars Barn is an attractive detached family home, converted roughly 15 years ago.

Step through the door in to the kitchen diner which benefits from triple aspect views making it extremely bright and airy. The kitchen comprises of cream base and wall units with a granite worktop. Integral appliances include a Neff Oven, grill, microwave and induction hob with extractor. There is also an integral dishwasher and fridge freezer.

The space allows for a family dining table and chairs. The property boasts two staircases, one staircase leads from the kitchen to upstairs where there is a double bedroom, cot room / study and family bathroom.

From the kitchen is a cloakroom with w.c and wash hand basin.

Steps lead down into a reception room, currently utilised as an open plan living / dining room. French door opens out on to the patio area and lead to the garden. A woodburning stove stands proudly in the corner of the room which makes an attractive focal point. The second staircase is situated in this room and leads up to the principal bedroom which benefits from ample storage and a newly upgraded en-suite shower room. Velux windows have been installed in the bedroom allowing light to flood throughout the space.

There is a further reception room downstairs, immaculately presented with French doors leading onto a decked area, perfect for al-fresco dining during the summer months.

A useful utility room is situated from the first reception room, which houses the boiler, further white goods and storage.

THE COTTAGE

The current vendor has renovated and converted an existing outbuilding into a detached one-bedroom annexe known as The Cottage. The Cottage is permitted to not be occupied otherwise than for purposes ancillary to the residential use of the existing dwelling.

Step in to the living space, where a woodburning stove stands on an elevated brick hearth. From the living room there is a large bedroom with en-suite facilities. The en-suite includes a shower, basin and w.c with vanity.

The kitchen boasts grey gloss base units, with integral gas hob and extractor fan, oven, microwave and fridge freezer. From the kitchen is a utility room with space for white goods and further storage.

A door leads to the integral garage which has an electric double garage door.

There is plenty of off-road parking surrounding Poplars Barn and The Cottage.

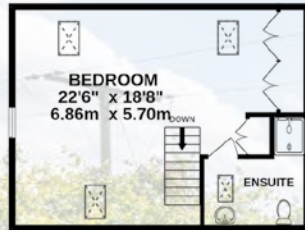
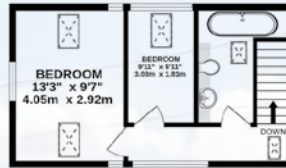
OUTSIDE

Poplars Barn sits proudly amongst circa of 2.8 acres of well established lawned gardens, mature trees and hedging, wildlife pond and field.

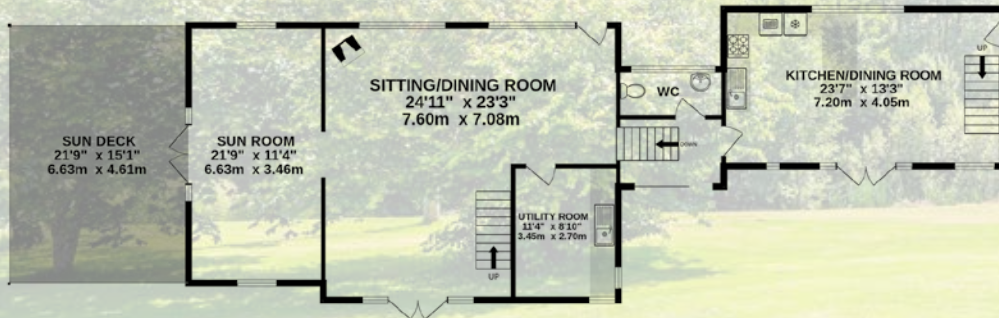
Surrounding Poplars Barn there are plenty of patio and decked areas to allow for multiple seating areas to sit and admire the stunning views. There is also a hot tub positioned under a veranda, that is available by separate negotiation.

POPLARS BARN

1ST FLOOR
780 sq.ft. (72.5 sq.m.) approx.



GROUND FLOOR
1224 sq.ft. (113.7 sq.m.) approx.

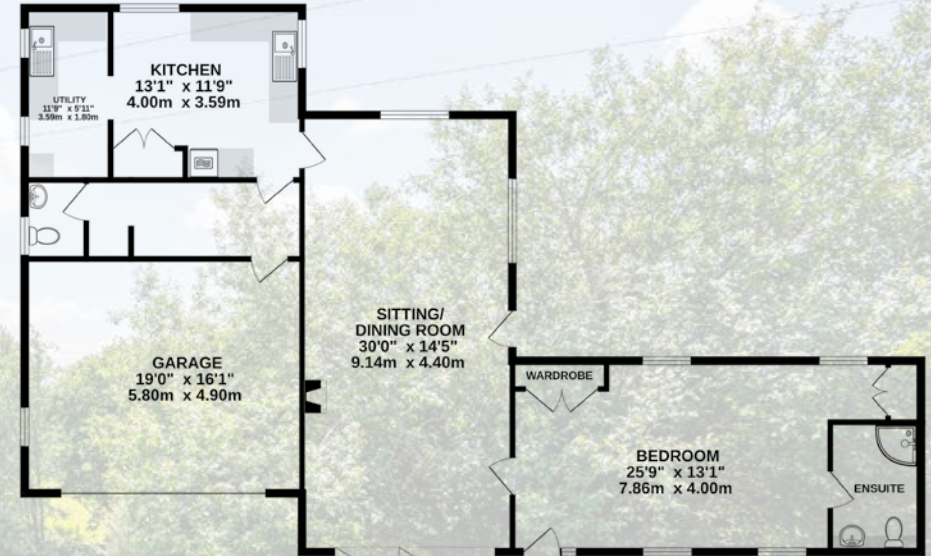


POPLARS BARN, POPLARS FARM, GWEHELOG, USK, NP15 1RE

TOTAL FLOOR AREA: 2004 sq.ft. (186.2 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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THE COTTAGE



POPLARS BARN ANNEXE

TOTAL FLOOR AREA: 1431 sq.ft. (133.0 sq.m.) approx.

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KEY INFORMATION

Services: Mains electricity, water, private drainage (septic tank) and oil fired central heating.

Agents Note: There is a public footpath situated on the South East boundary of the field included within the sale.

The Cottage is permitted to not be occupied otherwise than for purposes ancillary to the residential use of the existing dwelling.

Tenure: Freehold

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

Fixtures and 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.

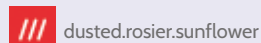
Council Tax Band: E

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

Viewings: Strictly by appointment with the selling agents

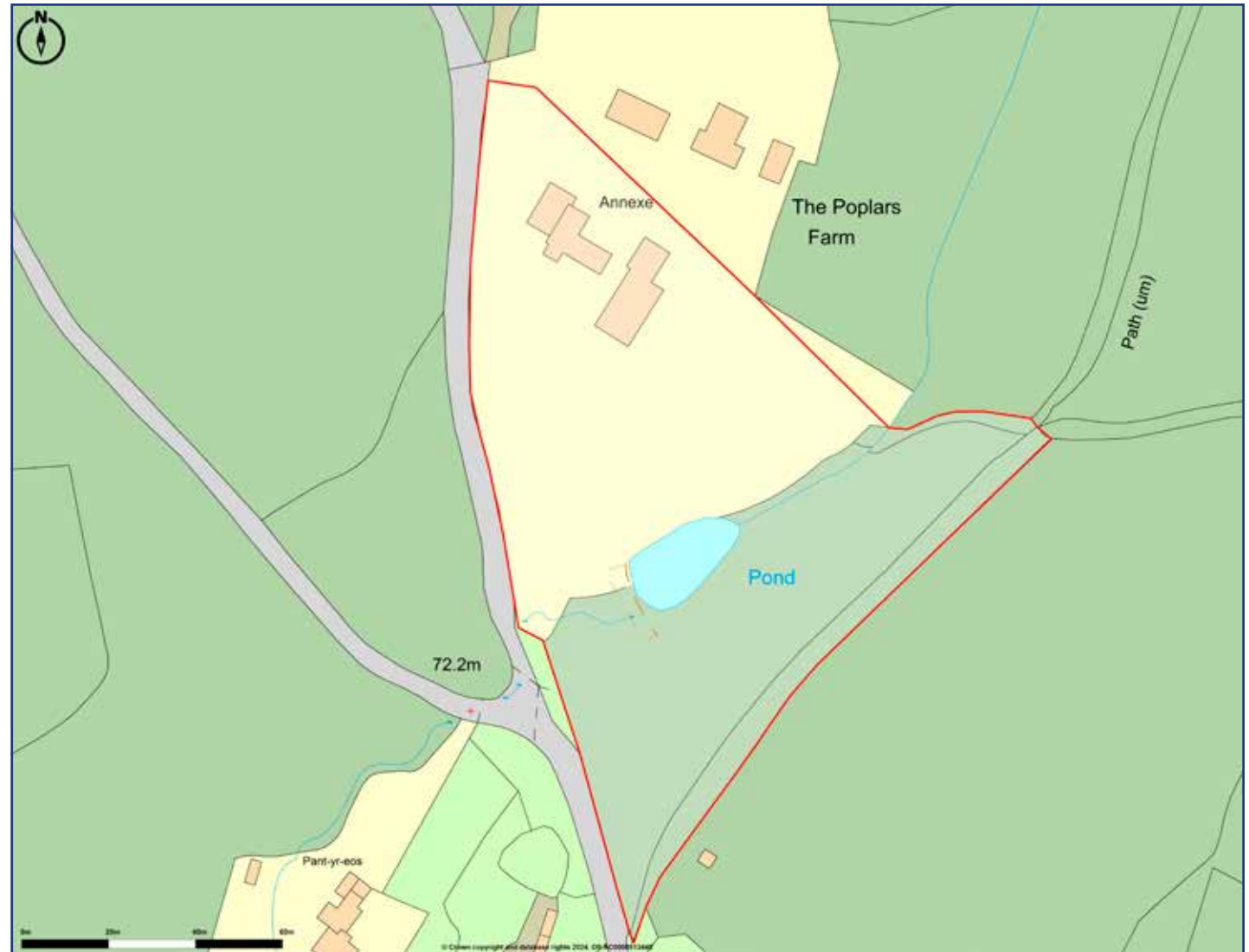
Directions: Proceed out of Usk on Monmouth Road for roughly 2 miles. Turn left at Gwehelog Village Hall (Green building) and follow this road for roughly half a mile. At the bottom of the hill, bear right, and proceed up the track until reaching the property entrance. Poplars Barn will be situated on the righthand side of the complex.

Postcode: NP15 1RE



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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