



# PWLL-YR-HWYD

COED MORGAN | ABERGAVENNY | MONMOUTHSHIRE





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PWLL-YR-HWYD IS A CHARMING GRADE II LISTED DETACHED COTTAGE SET WITHIN 4.6 ACRES, OFFERING EXCELLENT VIEWS FROM EVERY ASPECT AND BENEFITTING FROM A USEFUL RANGE OF OUTBUILDINGS AND YARD. PROVIDING AN EXCELLENT OPPORTUNITY TO OBTAIN A RESIDENTIAL PROPERTY WITH FANTASTIC POTENTIAL FOR A RURAL BASED BUSINESS WITH PLENTY OF SCOPE FOR FURTHER DEVELOPMENT.

- Charming two bedroom detached Grade II listed cottage being offered to the market with No onward chain •
- Multiple additional outbuildings including stables, steel framed barn, storage and office / studio •
- Fantastic potential for a rural based business •
- Superb views across open Monmouthshire countryside •
- Extending in total to 4.6 acres including gardens, yard, and level pasture land •
- Off-road parking area for multiple vehicles and yard •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

## DISTANCES FROM PWLL-YR-HWYD

Raglan 5.2 miles • Abergavenny 6.3 miles  
Usk 7 miles • Monmouth 12.5 miles • Chepstow 18 miles  
Newport 18.1 miles • Hereford 27.5 miles • Cardiff 29 miles  
Bristol 44.9 miles • London 152 miles

Abergavenny Train Station 6.3 miles • Newport Train Station 17.7 miles

Bristol Parkway Station 40.2 miles • Bristol Airport 49.7 miles

Birmingham Airport 89 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

Pwll-yr-Hwyaid enjoys a desirable position just over 5 miles from the village of Raglan, not far from Raglan Castle a late medieval castle just north of the village of Raglan. Raglan offers a number of local amenities, including Tesco Express, butchers, doctors surgery, pharmacy, post office, public houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a modern Primary School.

Within walking distance of the property is the Llanarth Village Hall which is the hub of the local area with a great main hall and stage, fitted kitchen, meeting room and fantastic outside space with childrens play area. It is also home to Llanarth Cricket Club.

Abergavenny, a town known as the gateway to Wales is just 6.3 miles from Pwll-yr-Hwyaid. 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, just a stone's throw from Abergavenny Castle offers award winning afternoon teas. Abergavenny boasts a bustling Town Centre with many High Street and boutique shops, a train station, Nevill Hall Hospital, King Henry School and fantastic primary schools.

There are good connections to the main road network with the historic border town of Monmouth being just over 12 miles away. The town boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and 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 short drive 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

Upon entering the property, into the sitting room, you are immediately greeted with this properties character and charm. An exposed brick fireplace with woodburning stove alongside exposed beams and terracotta stone flooring set the scene for this charming cottage.

From the sitting room a door leads into the kitchen which boasts a range of base units with space for a cooker and white goods. From the kitchen is the utility room which seamlessly leads into the dining room and then back into the sitting room.

A staircase hidden behind a door in the sitting room leads up to the first floor accommodation comprising of two bedrooms and a bathroom. Both bedrooms benefit from fitted wardrobes and superb countryside views.

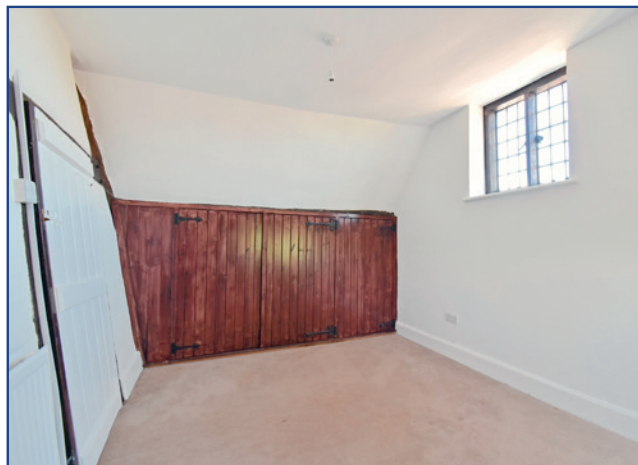
## OUTBUILDINGS

Pwll-yr-Hwyaid benefits from multiple outbuildings providing the perfect set up for a rural based business.

Closest to the cottage is the cattle shed and storeroom which has an outdoor toilet and subject to any of the necessary consents could be converted into additional accommodation if desired.

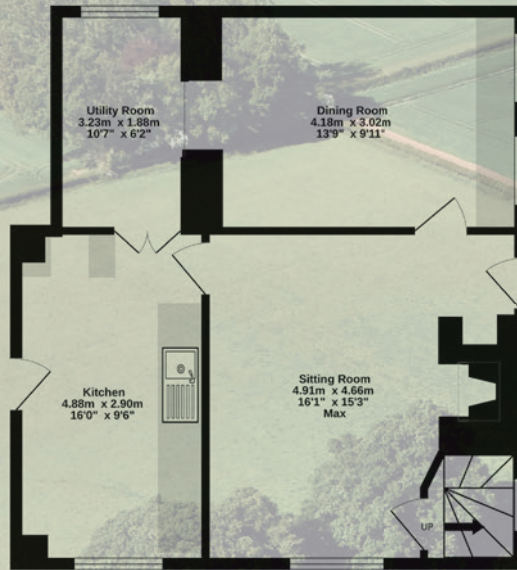
In addition is a small steel framed barn, several stables and a very useful office / studio which has previously been used as part of a catering business.

The current set up is ideal for agricultural use but offers excellent potential for a mixed used residential and commercial set up.

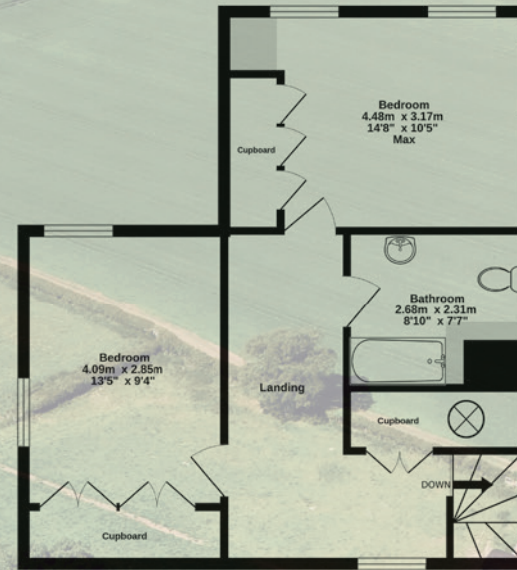




Ground Floor  
55.2 sq.m. (594 sq.ft.) approx.



1st Floor  
50.3 sq.m. (542 sq.ft.) approx.



TOTAL FLOOR AREA : 105.5 sq.m. (1135 sq.ft.) approx.



Ground Floor  
293.2 sq.m. (3156 sq.ft.) approx.



TOTAL FLOOR AREA : 293.2 sq.m. (3156 sq.ft.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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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## OUTSIDE

Adjoining the property is a beautiful lawned garden with established trees, hedges and secured via a wooden fence.

In total, Pwll-yr-Hwyaidd is situated amongst 4.6 acres of fenced grounds. A five bar gate provides access to the land at the rear and side which is currently used for grazing and is flat and accessible.

The large yard offers ample off-road parking for multiple vehicles.

A further 6 acres is available by separate negotiation which directly adjoins the land being offered with the package.

## KEY INFORMATION

**Agents Note:** Land hatched blue on sale plan available by separate negotiation. The land measures 6 acres in total and has road side access.

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

**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:** F

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

**Viewings:** Strictly by appointment with the selling agents

**Directions:** From Abergavenny, take the B4598 exit off the Hardwick Gyratory / A40. Continue for circa 4.2 miles before turning left; signpost for Llanarth. After 0.4 miles, turn left, and continue on for 0.8 miles where you will find the property directly to the left of the lane.

**Postcode:** NP7 9UH



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# Powells

## Powells

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