

Estate Agents

Taylor & Co

Abergavenny



Wernrheolydd
Raglan, Usk, NP15 2LJ

Asking Price
£449,500

Wernrheolydd

Raglan, Usk, NP15 2LJ

Period country cottage in an idyllic rural position | Splendid long distance views across the Vale of Usk towards the Skirid Fawr and the Sugar Loaf
Generous well-tended gardens encircle the cottage | Neighbouring towns include Raglan, Abergavenny & Usk
Three bedrooms with three bath / shower rooms (two of which are contemporary en-suites) | Spacious landing / study area
Two large reception rooms with brick surround fireplaces | Kitchen with views
Off road parking | No onward chain

In an idyllic picture postcard position, affording impressive long distance hillside views traversing the splendid Vale of Usk towards the Skirid Fawr and the Sugar Loaf, is this rural country retreat, owned by the same family for generations and sitting in superb well-tended gardens enveloping the cottage. A pretty period residence such as this is rarely available on the open market and offers two generous reception rooms and a modest kitchen to the ground floor, together with three bedrooms and three bath/shower rooms on the first floor, two of which are contemporary en-suites. The cottage has benefitted from some recent improvement works and a small double storey rear extension and given the plot size, lends itself to additional alteration and further improvement to suit.

SITUATION | Wernrheolydd is a small hamlet in rural Monmouthshire, surrounded by some of the most highly favoured and sought after villages and hamlets in the area including Coed Morgan, Llanddwei Rhydderch, Llanvapley, Llanarth and Penrhos. In a rural idyll with country walks on the doorstep, this residence is not too far from the larger towns of Raglan, Usk and Abergavenny with all the high street shops, pubs and restaurants that are widely on offer in the region. Nearby are the majestic mountain

ranges of the Brecon Beacons and Black Mountains which are part of a designated National Park that boasts a varied and excellent range of outdoor pursuits including walking, hiking, fishing, sailing, cycling, pony trekking, hang-gliding and para gliding.

The biggest town with the widest selection of supermarkets, transports links and schooling is in Abergavenny which, depending on route, is approximately 7.5 miles away and offers a comprehensive range of shopping and leisure facilities including a wide selection of boutique style shops, complemented by high street names and highly renowned cafes and restaurants. Culturally important, local events of national and international significance include the Abergavenny food festival, the Green Man music festival and the Hay festival of literature, other regular events take place throughout the year (further local information is available at www.visitabergavenny.co.uk.)

Abergavenny boasts a Farmers Market and has its own cinema and leisure centre. The railway station has regular services into Cardiff (34mins), Bristol and London via Newport (25mins) whilst road links in Raglan give easy access to the motorway for Bristol (1hr), Cardiff (1hr),

Birmingham, the South West and London and "A" routes for Monmouth, Cheltenham and Brecon.

The greater area is well served for schools for all ages in the neighbouring towns and some of the villages; Monmouth with its first class Haberdashers schools is about 20 mins away.

ACCOMMODATION

ENTRANCE PORCH | Part glazed panelled entrance door, lighting, frosted window to side, stone flagged floor, heavy timber stable style door opens into:

DINING ROOM | Two windows to the front aspect with secondary glazing, brick fireplace on a stone flagged hearth, decorative beams to the ceiling, two economy 7 heaters, staircase to the first floor, understairs storage cupboard.

A latched door opens from the dining room into:

DUAL ASPECT LIVING ROOM | Two windows to the front aspect with secondary glazing, window to the rear aspect on a deep wooden sill affording a superb view towards the Sugar Loaf and the Skirid Fawr, plus a glazed door

opening into the garden, brick fireplace on a stone flagged hearth, recess housing a bread oven, two economy 7 heaters, staircase to the first floor with understairs storage cupboard and window to stairwell area.

From the dining room a latched door opens into:

KITCHEN | Fitted with a range of wall and base level units to include drawers and storage cupboards, laminate worktops with inset sink unit, electric cooker point, space for dishwasher or washing machine, space for full height fridge/freezer, inset spotlights to the ceiling, window with secondary glazing with a stunning view towards the Skirrid Fawr and the Sugar Loaf, glazed door opening into the garden, electricity consumer unit, quarry tiled floor, brick fireplace with cast iron bread oven to side.

FIRST FLOOR

LANDING / STUDY AREA | Window with secondary glazing to the front aspect, loft access, decorative beams to the ceiling, room for a seating area, economy 7 storage heater.

BEDROOM ONE | Window to the front aspect with secondary glazing, decorative beams to the ceiling, loft access. A latched door opens to:

EN-SUITE BATHROOM | Fitted with a white suite to include a "P" shaped bath with over head shower attachment, lavatory, wash hand basin, frosted double glazed window, shaver point,

ladder towel radiator, inset spotlights to the ceiling, extractor fan.

DUAL ASPECT BEDROOM TWO | Double glazed windows to the rear and side aspects offering superb countryside views to the Skirrid Fawr and the Sugar Loaf, inset spotlights to the ceiling. A latched door opens into:

EN-SUITE SHOWER ROOM | Fitted with a white suite to include a corner shower cubicle, wash hand basin, lavatory, shaver point, inset spotlights to the ceiling, extractor fan, ladder towel radiator.

BEDROOM THREE | Window to the front aspect with secondary glazing, inbuilt cupboard, latched door.

FAMILY BATHROOM | Comprising panelled bath with electric shower over, wash hand basin, lavatory, loft access, shaver point, airing cupboard housing Santon Premier plus unvented hot water cylinder with shelving above.

OUTSIDE

The gardens are a particular feature of this cottage and have been well-tended. The property is set back from the lane and is approached via a driveway to the side which provides off road parking. The gardens wrap around the cottage but are mostly to one side and include a large lawned area with hedging surround. There are two outhouses to the rear of the property.



GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Economy 7 heating, private drainage, mains water and electricity.

Council Tax | Band F (Monmouthshire CC)

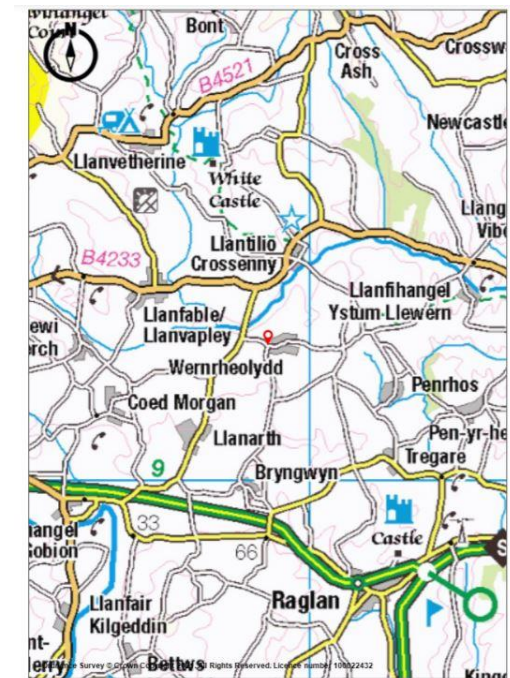
EPC Rating | Band E

Viewing Strictly by appointment with the Agents:

Taylor & Co: 01873 564424
abergavenny@taylorandcoproperty.co.uk
&

J Straker Chadwick & Sons: 01873 852624
enquiries@strakerchadwick.co.uk

Reference AB106



Promap
LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2021. All rights reserved.
Licence number 100022432.
Plotted Scale - 1:75000. Paper Size - A4









Floorplan

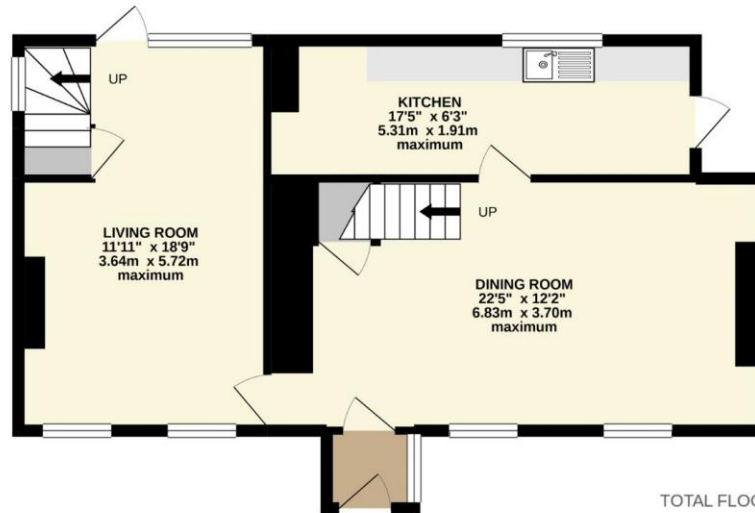
Estate Agents

Taylor & Co

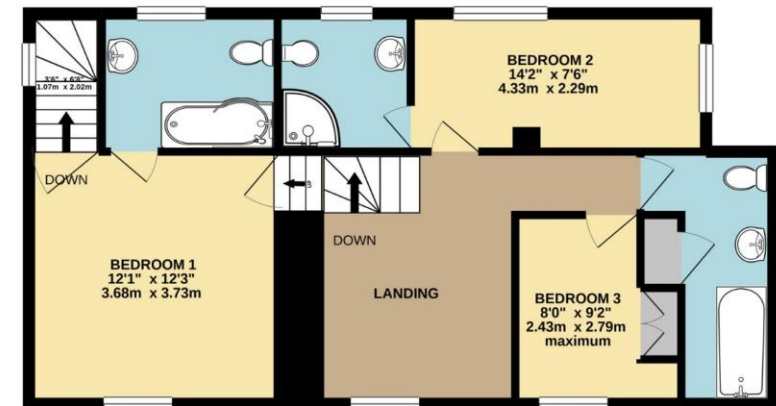
Abergavenny



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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.
Made with Metropix ©2021

PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. LIG0822 Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of Taylor and Co or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.