



# RAGLAN

Guide price **£775,000**





# BROOMFIELD

Abergavenny Road, Raglan, Usk, Monmouthshire NP15 2AA



Detached bungalow  
Over 6 acres of land  
Ideal equestrian or smallholding usage

Welcome to this charming three-bedroom detached bungalow, nestled on the outskirts of the picturesque village of Raglan. The property boasts a spacious conservatory that captures stunning westerly views towards the majestic Sugar Loaf Mountain, providing a serene and scenic backdrop.

With well-manicured gardens, two fields, and one paddock spanning approximately 6.5 acres, this property is perfect for equestrian enthusiasts or those seeking a smallholding lifestyle. Additional outbuildings and stables further enhance its appeal and functionality.

Situated near the tranquil village of Raglan, this bungalow offers the perfect blend of rural charm and convenience. Raglan itself provides essential local amenities, while the nearby towns of Abergavenny and Monmouth offer a wider range of facilities, including shopping, dining, and cultural attractions.

The stunning views of Sugar Loaf Mountain add to the area's natural beauty, making it a haven for outdoor enthusiasts. The property is ideally located for commuters, with excellent road links to larger towns such as Newport, Cardiff, and Bristol. This idyllic setting offers a peaceful retreat without sacrificing accessibility to urban conveniences.





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### KEY FEATURES

- Detached bungalow
- Three double bedrooms
- Conservatory
- Over 6 acres
- Stabling and outbuildings
- Mountain views





# STEP INSIDE



As you enter this charming bungalow, you're greeted by an inviting entrance porch way that leads to the main hallway. This central hallway provides access to all the primary rooms of this bungalow house and features integral storage, perfect for keeping essentials neatly organised.

To the left of the hallway, you'll find the spacious dual-aspect lounge. This bright and airy room is bathed in natural light from large picture windows that offer lovely views of the front and side gardens.

The generous layout provides ample space for comfortable seating arrangements, making it an ideal spot for relaxation and entertaining.

At the heart of the home lies the well-appointed kitchen. This contemporary space boasts a range of sleek wall and base units, complete with an integral dishwasher, fitted oven and hob, and a built-in microwave.

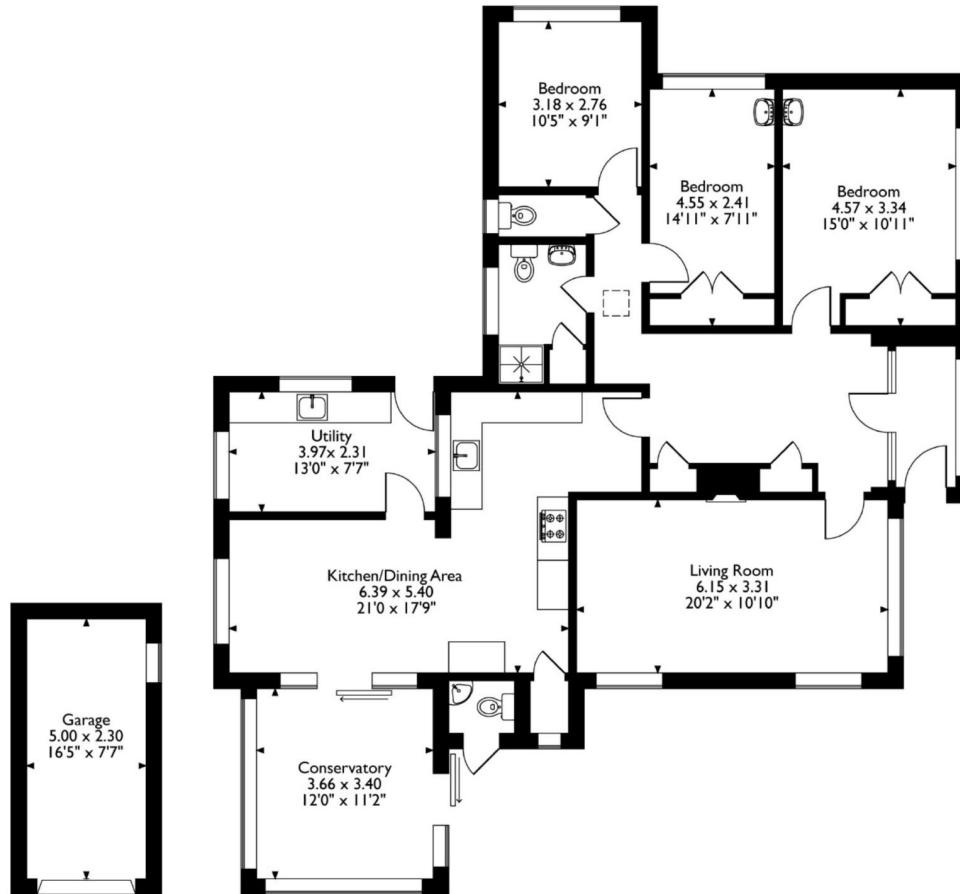
The granite work surfaces add a touch of elegance and practicality. The kitchen seamlessly flows into the rear dining room, creating an open-plan living area that's perfect for family meals and social gatherings.

One of the standout features of this property is the conservatory, positioned to the side of the bungalow. This tranquil space offers breathtaking, far-reaching views towards the Sugar Loaf Mountain, providing a serene setting to enjoy your morning coffee or unwind with a book.

Adjacent to the kitchen is a practical utility room, equipped with plumbing for a washing machine and additional space for appliances. A door from the utility room leads directly to the garden, offering easy access for outdoor chores and activities.



Approximate Gross Internal Area  
 Main House = 142 Sq M/1528 Sq Ft  
 Garage = 12 Sq M/129 Sq Ft  
 Total = 154 Sq M/1657 Sq Ft



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The bungalow comprises three double bedrooms, all accessed from the main hallway. Two of these bedrooms feature fitted wardrobes, offering ample storage and keeping the rooms clutter-free. Each bedroom is designed to provide a comfortable and restful environment, perfect for a good night's sleep.

Completing the accommodation is a modern shower room, fitted with a stylish white suite that includes a walk-in shower, ensuring a refreshing start to your day. Additionally, there is a separate W.C./cloakroom for added convenience.

Overall, this bungalow combines contemporary living with stunning natural views, offering a versatile and welcoming home.

Whether you're enjoying the picturesque outlook from the conservatory, cooking in the modern kitchen, or relaxing in the spacious lounge, every aspect of this property is designed to provide comfort and tranquility.



# STEP OUTSIDE



On entering the grounds via a gated driveway, you are greeted by a generous area for off-road parking with ample space for multiple vehicles. The main garden to the front and side is dominated by a well-kept lawn, complemented by an ornamental shrub garden that adds a vibrant splash of colour. A paved patio to the side offers a perfect seating area to relax and enjoy the breathtaking mountain views.

To the right-hand side of the driveway, there is an additional lawned area featuring a variety of mature fruit trees, providing both beauty and bounty. At the rear of the property lies a paddock with easy access to multiple outbuildings and stables, making it ideal for smallholding or equestrian use.

Additionally, there are two fields adjacent to the bungalow, offering extensive open space. In total, the grounds encompass approximately 6.6 acres, combining practical functionality with serene rural charm. Single detached garage, perfect for secure undercover parking or additional storage.

**AGENTS NOTE:**  
There is a jacuzzi included with the sale of Broomfield.

## INFORMATION

Postcode: NP15 2AA

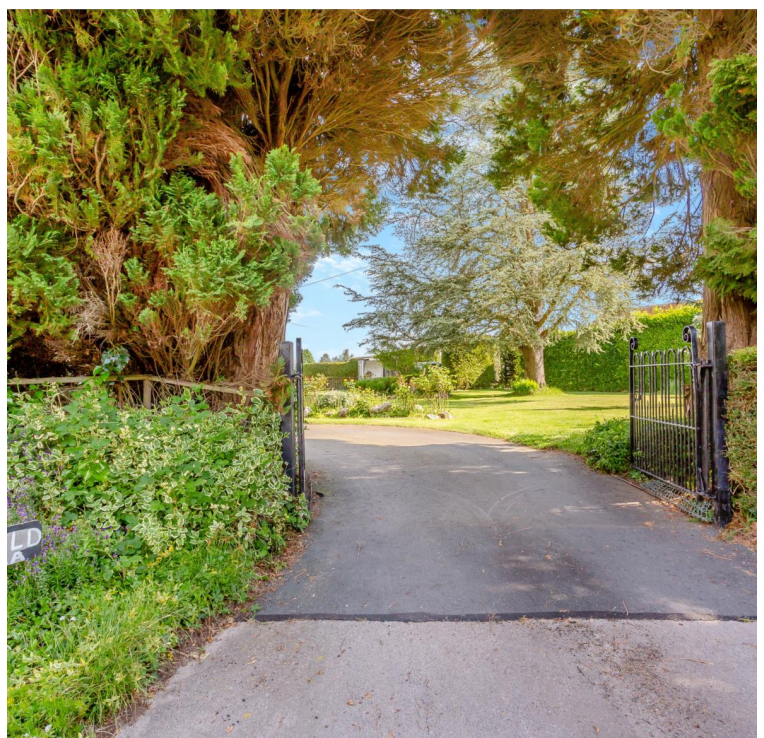
Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: C







## DIRECTIONS

From the Raglan A40 roundabout, take the Clytha Road turn off. Pass the turnings on the right for Pen-y-Parc Road and then The Grange. Broomfield will then be the next house on your right hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		89
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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