



Pentre Farm  
Tregare | Raglan | Monmouthshire | NP15 2LH

FINE & COUNTRY



# Step inside

## Pentre Farm

Guide price £1,250,000

Coming to the market for the first time in 12 years Pentre Farm offers the perfect blend between multi-generational home and a separate business opportunity. Set in approximately 11 acres of idyllic, prime Monmouthshire countryside and surrounded by it's own mature gardens, the farmhouse is in a beautiful rural location yet still close to local towns and villages offering a host of facilities. The property currently offers a variety of accommodation options that include the main farmhouse, a self-contained annexe and the holiday let. There is also a large, single storey barn that, subject to the relevant planning permission, would make a lovely conversion to a second holiday let.

The farmhouse offers accommodation by way of entrance hall, sitting room, extended 'L' shaped farmhouse kitchen/diner/family room, utility, cloakroom, master bedroom with dressing room and en-suite, two double bedrooms and a single bedroom on the first floor with a further double bedroom located in the loft space.

The self-contained annexe, the 'Tractor Shed', has an open plan living/kitchen/diner with a log burner and a large double bedroom with en-suite shower room to the first floor.

The holiday cottage, 'The Granary', has been beautifully renovated and offers an open plan living space along with a double bedroom with en-suite shower room, it is complimented by it's own outside seating area.

The property is set in mature gardens with panoramic views over the surrounding countryside and also benefits from a triple-bay carport, three stables, numerous outbuildings including a small artist's studio.

### ENTRANCE HALL

Enter through a part glazed door into the entrance hall with slate flooring. Central archway. Staircase to first floor with storage cupboard beneath. Access off hall to:-

### SITTING ROOM

Originally two rooms that have now been adapted to accommodate a large, triple aspect room with front, rear and side facing Georgian sash windows. Oak flooring. Two open fireplaces with stone hearths, one of which has an inset free standing log burner. Two radiators and inset ceiling spotlighting.

### EXTENDED FARMHOUSE KITCHEN / DINER / FAMILY ROOM

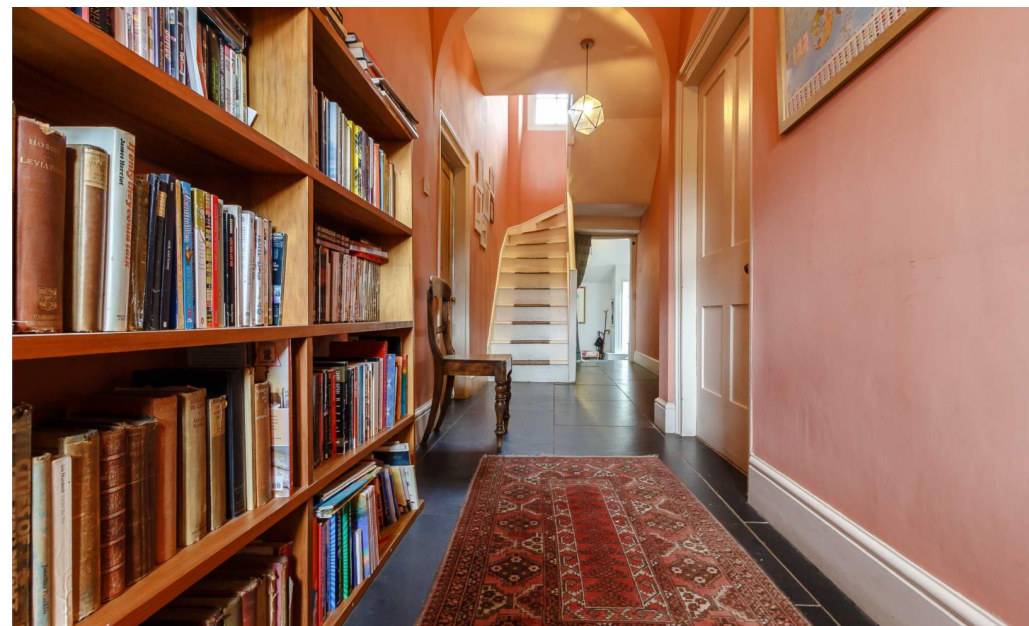
This room is 'L' shaped and has been extended to offer a light and airy conservatory/seating area with door leading to a covered side patio. There are wonderful, unrestricted views from here towards the Sugar Loaf and Skirrid mountains. The whole kitchen/diner area has slate floor tiling and there are fitted quality wall and base units, powder blue in colour with solid wood work surfaces. There is a twin bowl Belfast sink with mixer tap and slate draining board. Integrated electric oven and hob, dishwasher, central island unit with breakfast bar, free-standing oil-fired Aga which is independent to the heating system. Inset ceiling spotlighting and down lighters. Front facing Georgian sash window.

### UTILITY ROOM 2.54m x 2.18m (8'4" x 7'2")

Slate floor tiling. Side facing window and Velux skylight. Stainless steel sink unit with base cupboard. Plumbing for automatic washing machine. Larder area.

### SIDE ENTRANCE

Via an oak door to:-



### LOWER INNER HALL

Slate flooring. Radiator. Recessed cloaks area. Pine door to:-

### CLOAKROOM

Suite comprising wc and wash hand basin. Radiator. Slate flooring. And rear facing double glazed window.

### Stairs to FIRST FLOOR and LANDING

Georgian sash window.

### MASTER BEDROOM SUITE

Front facing Georgian sash window. Two alcoves. Radiator. Archway to:-

### DRESSING ROOM

With hanging rail and shelving. Archway to:-

### EN SUITE BATHROOM

Recess housing the panelled bath with mixer tap and shower attachment, single bowl wash hand basin, wc. Towel radiator. Radiator. Side facing Georgian sash window.

### BEDROOM TWO

Rear facing Georgian sash window. Radiator. Original fireplace to one wall.

### BEDROOM THREE

Front facing Georgian sash window. Fitted carpet. Radiator.

### BEDROOM FIVE

Dressing room/single bedroom. Fitted carpet. Radiator. Front facing sash window.

### FAMILY BATHROOM

Suite comprising cast iron roll top, claw footed bath, wash hand basin, wc. Towel radiator. Airing cupboard. Tiling to splashbacks. Sash window.

Enclosed staircase from first floor landing to:

### ATTIC CONVERSION / BEDROOM FOUR

A double room with pitched ceiling and original beams. One rear and two side facing windows. Fitted carpet. Under eaves storage area. The remainder of the attic accommodates a large open-plan office area with pitched ceiling which could be used as further bedroom space. Small EN-SUITE SHOWER ROOM with cubicle with overhead rain shower, wc, wash hand basin, tiling to splashbacks and a towel radiator.





### THE GRANARY

A fully self-contained unit ideal for multi-generational living or as an extra holiday let.

There is a good sized open plan room incorporating a kitchen area with base cupboards and a single bowl sink, wooden work surface and an inset two burner electric hob. Radiator. Log burner. Original ceiling beams. Front facing double glazed panel.

Open plan stairs to the first floor double bedroom with original ceiling beams, two side facing windows and front facing half glazed door. There is also an en-suite with corner shower unit with electric shower, wash hand basin with hot water heater over, wc, towel radiator, cushion flooring.

### THE TRACTOR SHED - HOLIDAY LET

Open plan living/kitchen/diner. Fitted base units with roll top work surfaces, stainless steel sink unit with mixer tap. Integrated oven and hob, wall mounted boiler, log burner. Large double bedroom and en-suite shower room. Outside seating area. Picture window overlooking fine mature gardens with breathtaking views beyond.  
<https://www.airbnb.com/h/beautifullyrenovatedbarn>



# Step outside

## Pentre Farm

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Entering the property via a metal 5 bar gate you approach via a tarmac driveway and frontage that offers parking for numerous vehicles. There are three stables on your right with a large adjoining single storey barn, ideal for conversion subject to planning permission. Ahead of you is a triple-bay carport and a variety of outbuildings including a garden store and small artist's studio.

The mature gardens surround the farmhouse and offer well maintained lawns with a variety of shrubs and trees, the lawns are complimented by an ornamental fishpond, raised vegetable beds and a pea gravelled seating area at the front. The remaining land is split to accommodate a 8.5 acres field and a second area that has recently been planted with trees.

### DIRECTIONS

Travelling north on the A449 take the exit at Raglan joining the A40. On joining the A40 take the right-hand lane and turn right straight away onto Groesenon Road signposted Mitchel Troy and Dingestow. Take the first turning left signposted Tregare. Continue along this road until you reach the end (Approximately 1.5/2 miles). At the T junction turn left signposted Tregare, continue into the village passing the church on your left. Take the first turning right after the church, signposted Penrhos and the property can be found a short distance ahead on the left-hand side.



Pentre Farm, Tregare Raglan, Usk, Sir Fynwy  
 Approximate Gross Internal Area  
 Main House = 259 Sq M/2793 Sq Ft  
 Annexe 01 = 50 Sq M/532 Sq Ft  
 Annexe 02 = 52 Sq M/570 Sq Ft

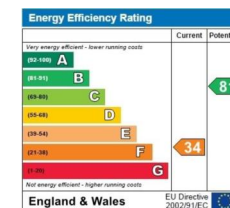


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP15 2LH | Tenure: Freehold | Tax Band: G | Authority: Monmouthshire | Heating: Oil | Drainage: Private



\*Internet speed according to the BT Availability Service using the postcode and landline  
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