



TEMPLE BUNGALOW

PENRHOS | RAGLAN | USK



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TEMPLE BUNGALOW IS AN IMMACULATELY PRESENTED THREE-BEDROOM DETACHED HOME, COMPLEMENTED BY A SEPARATE ONE-BEDROOM ANNEXE. SET WITHIN 8.5 ACRES, THE PROPERTY ENJOYS TRULY SPECTACULAR VIEWS ACROSS THE MONMOUTHSHIRE COUNTRYSIDE.

- Impressive three bedroom detached bungalow •
 - Detached one bedroom annexe •
 - Set within 8.5 acres of gardens and grounds •
- Stunning views across Monmouthshire countryside •
 - Situated in an excellent rural location •
 - Two double garages and various outbuildings •
- Surrounded by rolling countryside yet within easy access of nearby villages and towns •
 - Off-road parking for several vehicles •

DISTANCES FROM TEMPLE BUNGALOW

Raglan 3.8 miles • Monmouth 10 miles • Usk 10.3 miles
Abergavenny 11.6 miles • Newport 21.8 miles • Cardiff 32.7 miles
Bristol 42.5 miles • London 150 miles

Abergavenny Train Station 10.6 miles
Chepstow Train Station 18.2 miles • Bristol Parkway Station 38 miles

Cardiff Airport 46.4 miles • Bristol Airport 47.2 miles
Birmingham Airport 85.9 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

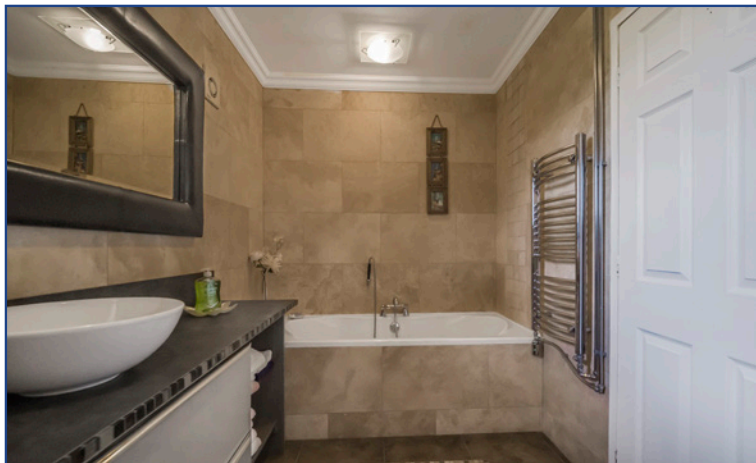
Temple Bungalow enjoys a desirable position in the hamlet of Penrhos, just under 4 miles distance to Raglan. Raglan offers a number of local amenities, including a Tesco Express, butchers, doctors surgery, pharmacy, post office, golf course, public houses including the highly regarded Beaufort pub, hotel and restaurant and The Ship Inn. Raglan also boasts a primary school and private nursery.

Further comprehensive shopping and leisure amenities are situated at Monmouth and Abergavenny within 20 minutes, with more extensive facilities at Newport, Bristol and Cardiff, all within 45 minutes' drive. Excellent road connections exist at Raglan, with the nearby A40 / A449 providing access to the M4 / M50 and M5. A bus stop upon the Monmouth / Abergavenny bus route is situated just a short walk from the property.

The historic border town of Monmouth is just 7.5 miles away and boasts excellent schools including Haberdashers Monmouth School, Llangatock School Monmouth with Montessori Nursery, and the state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

The historic market town of Abergavenny, known as the "Gateway to Wales" and famed for its food culture and annual food festival, is just over 11 miles away and provides a mainline railway station, supermarkets, independent shops, and a wide range of 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 stone's throw away. The Bannau Brycheiniog National Park is located to the North of Abergavenny, The Forest of Dean, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



THE PROPERTY

Set within approximately 8.5 acres of picturesque grounds, Temple Bungalow perfectly combines rural charm with modern comfort.

Upon entering, you are greeted by a spacious and welcoming layout. The rear-facing lounge forms the heart of the home, featuring large windows and doors that frame views of the expansive gardens and surrounding countryside, while filling the space with natural light. To the left of the entrance hall is a front-facing dining room, ideal for both family gatherings and everyday use. The contemporary kitchen is a standout feature, complete with a central island that enhances both practicality and style. It offers generous worktop space, perfect for cooking enthusiasts, along with direct access to the outdoors, ideal for entertaining or enjoying al fresco dining.

The bungalow offers three generously proportioned bedrooms, well-suited to family living or accommodating guests. Each room is thoughtfully arranged to maximise light and outlook, with large windows capturing views of the surrounding greenery. Built-in wardrobes and ample space for additional furnishings ensure both comfort and flexibility.

The principal bedroom benefits from a walk-in wardrobe and a private en-suite. The bathrooms are finished to a modern standard, featuring contemporary fittings, walk-in showers and stylish vanity units. Additional utility areas and well-planned storage solutions further enhance the practicality of the home, making day-to-day living both efficient and enjoyable.

THE ANNEXE

Temple Bungalow includes a one bedroom detached annexe, ideal for multigenerational living or potential Airbnb use. The annexe features an open-plan kitchen and living area with views over the surrounding grounds and doors leading to a patio. It also offers a double bedroom with fitted wardrobes, a wet room, and a separate utility area.

OUTSIDE

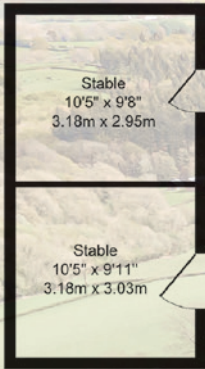
The property extends to just over 8.5 acres in total. The gardens include several seating areas, a wildlife pond, a large lawn and a landscaped patio, all positioned to take full advantage of the open views across the land and surrounding Monmouthshire countryside.

The land is accessed via a five-bar gate and is well suited to those looking to keep animals or enjoy outdoor space.

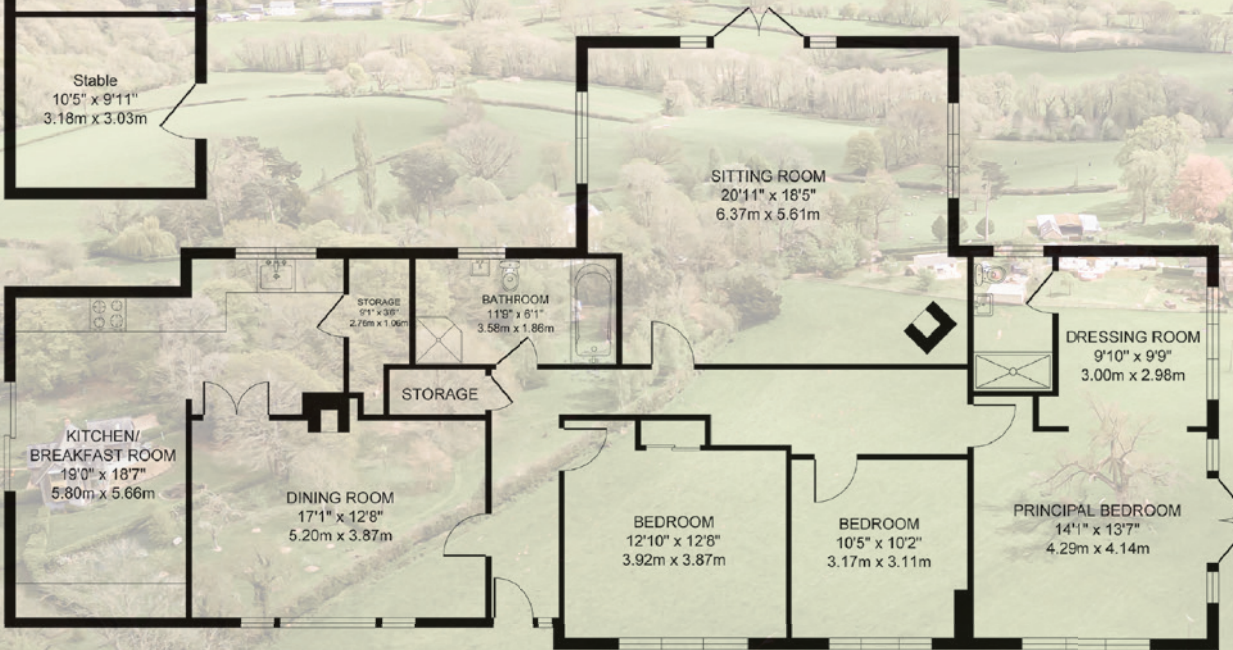
There are two double garages, along with a range of useful outbuildings across the grounds, including a workshop, summer house, potting shed, stable block and garden sheds.



STABLE BLOCK
208 sq.ft. (19.3 sq.m.) approx.



GROUND FLOOR
1724 sq.ft. (160.1 sq.m.) approx.



ANNEXE
682 sq.ft. (63.3 sq.m.) approx.



GARAGE
917 sq.ft. (85.1 sq.m.) approx.



Temple Bungalow, Raglan, Usk, NP15 2LE
TOTAL FLOOR AREA : 1932 sq.ft. (179.4 sq.m.) approx.



Temple Bungalow, Raglan, Usk, NP15 2LE
TOTAL FLOOR AREA : 1599 sq.ft. (148.4 sq.m.) 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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KEY INFORMATION

Services: Mains electricity and water. Oil fired central heating and septic tank.

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: G

Local Authority: Monmouthshire County Council. Telephone 01633 644644.

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth take the A449 towards Newport and turn left after approximately 7 miles signposted "Abergavenny & Raglan." Take the first right across the dual carriageway towards Dingestow then take an immediate left onto "Warrage Road." Continue for a mile to a T-junction then turn left. Continue straight on this road for half a mile and take the first right (After the church). Follow the road then turn right towards Penrhos. After about 500 yards Temple Bungalow can be found on the left just after the Church of St Cadoc.

Postcode: NP15 2LE

WHAT3WORDS

canal.coping.ideals

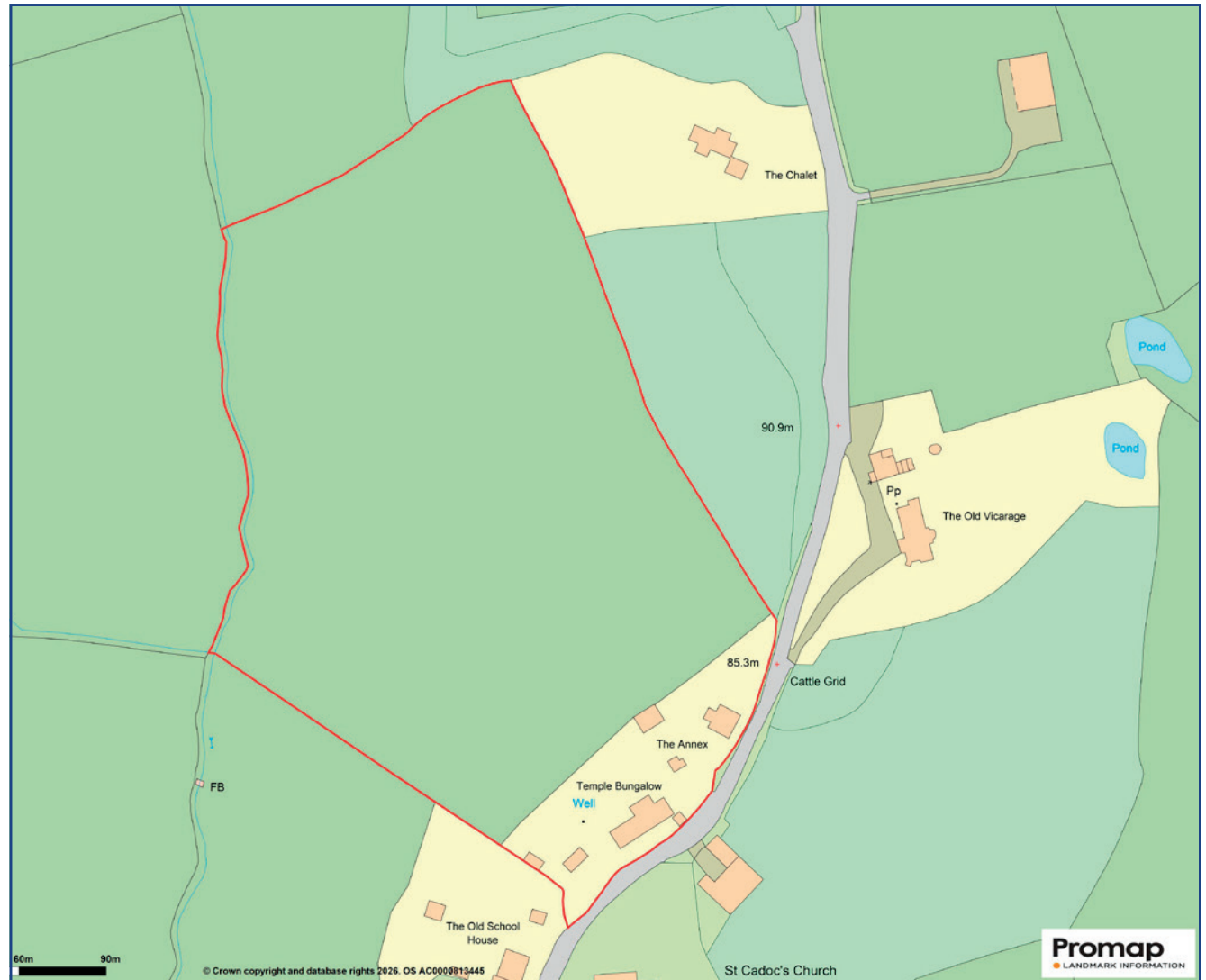
ENERGY PERFORMANCE CERTIFICATES

MAIN HOUSE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

ANNEXE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | | |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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