



THE POPLARS

WERNRHEOLYDD | RAGLAN | USK | MONMOUTHSHIRE



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THE POPLARS IS A DETACHED THREE-BEDROOM HOME SET ON APPROXIMATELY ONE THIRD OF AN ACRE, FEATURING STABLES AND STORAGE SHEDS IN A CONVENIENT LOCATION WITHIN WERNRHEOLYDD. WHILE THE PROPERTY WOULD BENEFIT FROM MODERNISATION, IT RETAINS A WEALTH OF CHARACTER FEATURES THROUGHOUT.

- Characterful three bedroom detached property •
 - Set on approximately 1/3 of an acre •
 - Two reception rooms •
 - In need of modernisation •
- Located in the attractive hamlet of Wernrheolydd •
 - Stables and storage sheds •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4 •

DISTANCES FROM THE POPLARS

Raglan 5.1 miles • Abergavenny 7.6 miles • Usk 10.3 miles
Monmouth 12 miles • Newport 23.7 miles • Cardiff 34.6 miles
Bristol 44.4 miles • London 151 miles
Abergavenny Train Station 8.6 miles
Chepstow Train Station 19.5 miles • Bristol Parkway Station 39.9 miles
Cardiff Airport 48.3 miles • Bristol Airport 49.2 miles
Birmingham Airport 87.9 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

Wernrheolydd is a small rural locality near the village of Raglan, not far from the prestigious Welsh Border towns of Monmouth & Abergavenny. 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, 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 recently rebuilt 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.

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

The Poplars is a delightful character property set within approximately one third of an acre of grounds, offering excellent potential for modernisation in the desirable hamlet of Wernrheolydd.

The accommodation begins with an entrance door opening into a welcoming sitting room, which provides access to the staircase leading to the first floor, as well as a door through to an inner hallway connecting the remaining ground floor spaces. The sitting room is rich in charm, featuring a wood-burning fireplace, exposed stone walls and original beams.

The kitchen is generously sized and fitted with a range of wooden base and wall units, an integrated oven and space for both a washing machine and dishwasher. From here, there is access to a bright and airy conservatory, ideal for entertaining or relaxing while enjoying views of the garden.

To the front of the property is a versatile lounge with built-in storage, which could also serve as a home office or playroom. The ground floor is completed by a spacious bathroom, fitted with a bath, separate shower cubicle, WC and wash basin.

Upstairs, the staircase, enhanced by exposed stone walling, leads to a generous landing. From here, there is access to three well-proportioned double bedrooms, each enjoying pleasant views over the attractive surrounding gardens.



OUTSIDE

The property enjoys a private gated parking area with space for several vehicles, along with the added benefit of stables and storage sheds. The grounds are generous and enclosed by attractive stone walling, opening out into well-maintained gardens. Extending to approximately one third of an acre, the outdoor space is predominantly laid to level lawn and complemented by mature trees, creating an ideal setting for family living.

KEY INFORMATION

Services: Mains water, electricity, oil fired central heating and private drainage.

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 644 644

Viewings: Strictly by appointment with the selling agents

Directions: From Abergavenny proceed east along the B4233 towards Monmouth, through the hamlet of Llanvapley. After approximately 1.5 miles turn right signposted 'Llanarth' and follow this lane, taking the first lane on the left for Wernrheolydd. Continue and take the second left hand turning. The Poplars will be found shortly after on your right hand side.

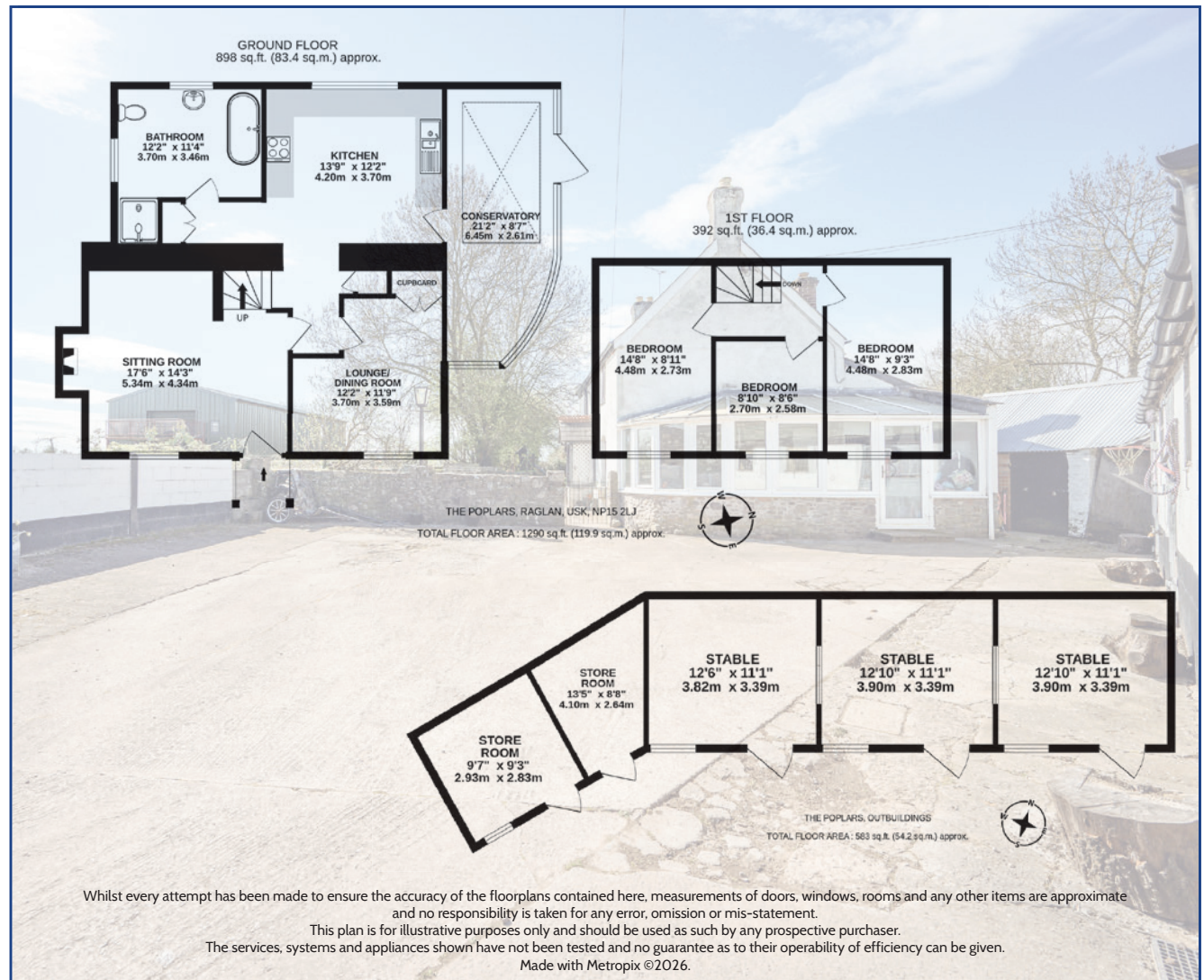
Postcode: NP15 2LJ

WHAT3WORDS

trickling.gong.picturing

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		



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