

Ty Uchaf Farm Tregare, Raglan



ROSCOE ROGERS KNIGHT
Town and country properties



Ty Uchaf Farm

Tregare, Raglan

Occupying a picturesque setting with an idyllic rural backdrop of rolling countryside and views towards Raglan Castle, this spacious four-bedroom farmhouse is nestled within approximately 10 acres of gardens, pastureland, enclosed paddocks, and a well-established pond. The property further benefits from an impressive range of detached outbuildings, including a substantial barn and workshops together with ample off-road parking. Situated in the charming hamlet of Tregare, just two miles north of the sought-after village of Raglan, the property is conveniently located for access to excellent road links and the Welsh border towns of Monmouth and Abergavenny.

The property is traditionally built-in brick and stone with inset double-glazed windows and doors set under pitched tiled roofs. Internal features include an open fireplace, moulded skirting boards and architraves, part glazed doors and a combination of carpeted and ceramic tiled flooring. A Rayburn cooking range supplies domestic hot water and heating to radiators throughout.

The main entrance to the property is from the driveway and from the side, though a wooden part glazed wooden door into:

UTILITY ROOM: 4.19m x 2.43m (13'9" x 7'12")

Window to side. Laminate worktop along one wall with a range of wooden panelled cupboards and drawers set under. Complementary wall mounted cabinets. Consumer unit at high level. Doors into the following:

CLOAK ROOM:

Window to side. Low level WC and vanity unit with inset wash basin. Tiling at half height.

SHOWER ROOM:

Frosted window to front. Corner fully tiled shower enclosure housing electric shower with head on adjustable chrome rail. Space and plumbing for washing machine/tumble dryer. Tiling to all walls.

OFFICE: 2.38m x 2.59m (7'10" x 8'6") (Max)

Windows to the side and back with garden views. Fitted shelving along two walls.

OPLIN PLAN KITCHEN/DINING ROOM: 8.93m x 3.93m (29'4" x 12'11")

Window to back with pretty garden views. A pair of French doors with glazed side panels into garden room: "U-shaped" laminate worktop with inset one and half bowl sink and four ring electric hob. A range of cupboards and drawers set under with integrated dishwasher and AEG oven/grill. Complementary wall mounted cabinets and tall unit.





Rayburn cooking range which supplies domestic hot water and heating to radiators throughout. Doors into:

PANTRY:

Window to back. Space for fridge/freezer. consumer unit at high level.

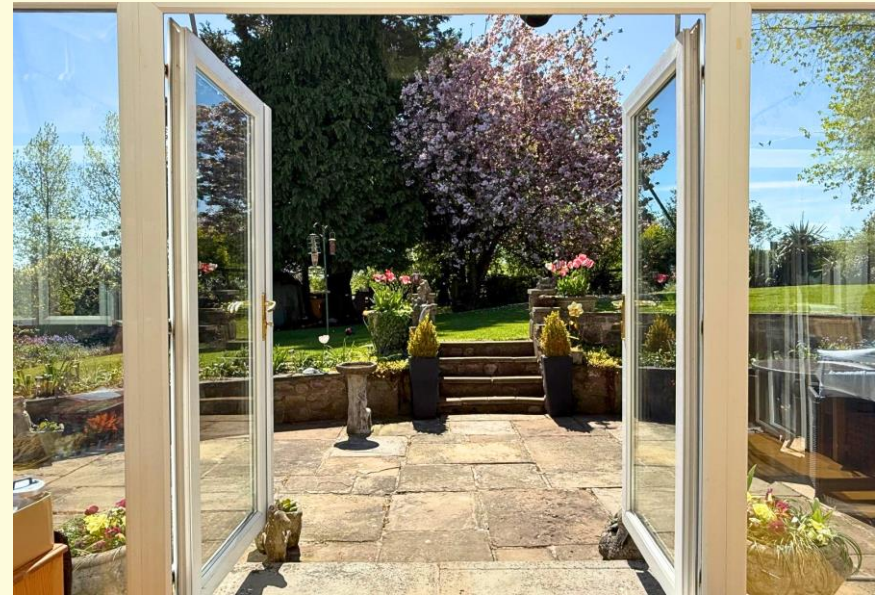
SNUG: 3.93m x 3.17m (12'11" x 10'5")

Window to the front with countryside views. Open fireplace with a stone hearth and wooden mantle. Recesses either side with fitted shelving.



GARDEN ROOM: 2.88m x 7.29m (9'5" x 23'11")

Upvc framed and glazed to three sides. A pair of French doors out to the patio and seating area.



HALLWAY:

Part glazed external door with side panel out to front garden. Staircase with wooden balustrading, turned newel post and handrail up to the first-floor landing. Under stairs storage cupboard. Door into:

LIVING ROOM: 3.91m x 3.75m (12'10" x 12'4")

Dual aspect window to front and side with countryside and garden views. A pair of part glazed doors into kitchen.



From hallway, upstairs to:

FIRST FLOOR LANDING:

Window to side. Airing cupboard with wooden slatted shelving and water cylinder. Door into the following:

BEDROOM THREE: 3.08m x 3.98m (10'1" x 13'1")

Window to front with views of pastureland. Integrated wardrobe with hanging rail and ample storage. Roof access hatch.



FAMILY BATHROOM:

Forested window to back. A white suite comprising a low-level WC, vanity unit with inset wash basin and "p-shaped" bath with curved screen and shower over. Wall mounted cabinet.



BEDROOM FOUR: 2.17m x 2.95m (7'1" x 9'8")

Window to back with countryside views.



BEDROOM TWO: 3.18m x 2.91m (10'5" x 9'7")

Window to back with countryside views.

BEDROOM ONE: 4.19m x 3.72m (13'9" x 12'2")

Dual aspect window to front and back with views of the grounds and garden. integrated wardrobe along one wall with hanging rails, shelving and ample storage.



OUTSIDE:

The property is accessed via the country lane leading to a gravelled driveway providing access to a large parking area with space for multiple vehicles.



GROUNDS:

The formal gardens lie on three sides of the property and have been well designed and maintained, with established herbaceous borders providing seasonal colour. A shaped lawn is interspersed with a number of trees, including a cherry blossom. Steps lead down to a paved patio which connects directly to the garden room, creating a practical space for outdoor dining and entertaining, with views across the gardens and surrounding countryside.



Beyond the formal gardens is a further lawned area with additional trees and a designated vegetable plot. To the side and rear are three enclosed paddocks, each with a water supply. These have been used for grazing and could be adapted for equestrian use if required.

Across the lane, and accessed via a five-bar metal gate, are two further enclosed paddocks with a field shelter and water. A second five-bar gate leads to an established wooded area containing a pond, along with a wooden bridge and a small summer house.

OUTBUILDINGS:

Set up from the main vehicle entrance off the lane is the:

MAIN BARN:

A substantial timber frame building that sits on a low-level concrete block plinth wall with profiled steel sheeted exterior. The pitched roof also has a pitched powder coated steel profile covering set on timber rafters. The initial portion has a concrete base and a timber framed storage mezzanine to one side. The remaining area has an earthen floor. Along one long side is a lean-to constructed to match and at each end are wide and tall, double doors constructed to match. Power and light.

ADJACENT LEAN-TO:

This is attached on the top side running the full length of the main barn and is open fronted with a similar construction.

To the end of the building is a track leading down to intersect with a track with a useful further gated access off the lane, this also accesses:

A ROW OF FARM BUILDINGS:

Constructed in a similar way but with lower roof heights.

Set above the garden, to the side of the house is a **Greenhouse** and a **timber shed housing the Bole Hole pump and system.**

The adjacent drive leads up to an extensive area for parking and turning. Boundaries are mainly hedged and paddocks are fenced with some having water.



SERVICES:

Mains electric. Private water and drainage. Council Tax Band G. EPC Rating tbc.

Asking price of £895,000



DIRECTIONS:

From Monmouth, follow the A40 for 3.9 miles and take the exit signposted for Abergavenny. At Raglan roundabout, take the fourth exit onto Clytha Road, then take the first right onto Pen Y Parc Road. Continue along this road as it bends first to the right and then to the left. Follow the road for approximately 1.3 miles, and Ty Uchaf will be on the left-hand side.

Roscoe Rogers & Knight would like to draw your attention to the following notes:

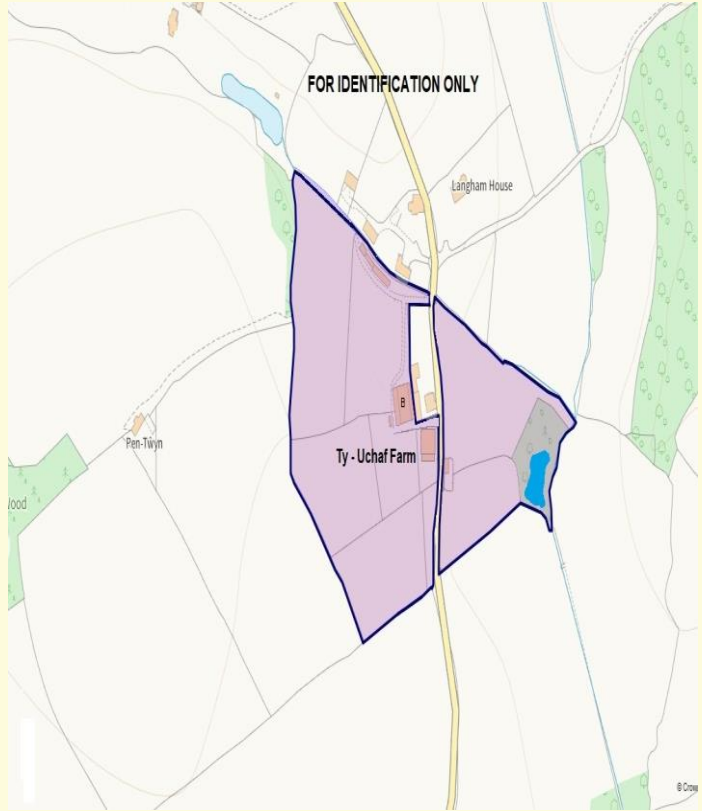
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- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
 - We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
 - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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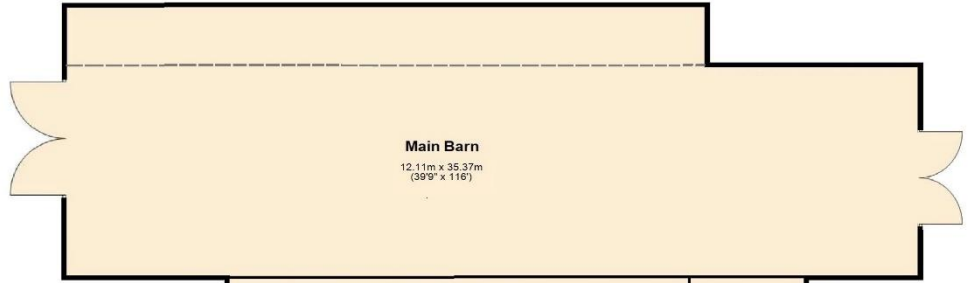


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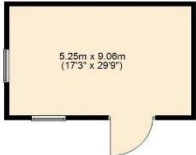
OUTBUILDINGS



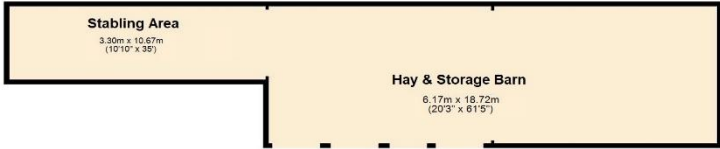
Main Barn
12.11m x 35.37m
(39'9" x 116')



Open Fronted Shed
3.32m (10'11")
x 32.33m (106'11") max



5.25m x 9.06m
(17'3" x 29'9")



Stabling Area
3.30m x 10.67m
(10'10" x 35')

Hay & Storage Barn
6.17m x 18.72m
(20'3" x 61'5")

