



BIRCHGROVE HOUSE

MONKSWOOD | USK | MONMOUTHSHIRE



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BIRCHGROVE HOUSE IS A SUBSTANTIAL DETACHED PROPERTY OFFERING GENEROUS ACCOMMODATION ARRANGED OVER THREE FLOORS. HAVING SERVED AS A MUCH-LOVED FAMILY HOME FOR MANY YEARS, THE PROPERTY PRESENTS AN EXCELLENT OPPORTUNITY FOR MODERNISATION AND PERSONALISATION THROUGHOUT. EXTERNALLY, IT FEATURES A SUPERIOR STEEL-FRAMED BUILDING CURRENTLY USED FOR STORAGE, AS WELL AS A FURTHER DETACHED BUILDING OFFERING EXCITING POTENTIAL FOR ENHANCEMENT, SUBJECT TO THE NECESSARY PLANNING PERMISSIONS. THIS IS A RARE CHANCE TO ACQUIRE A SPACIOUS AND VERSATILE HOME WITH THE OPPORTUNITY FOR A RURAL BASED BUSINESS TO BE SET UP.

- Substantial, detached six bedroom family home •
- Boasting accommodation over three floors and 3 reception rooms •
 - Amounting to 0.657 of an acre •
 - Principal bedroom with en-suite facilities •
 - Two substantial outbuildings •
- Off road parking for plenty of vehicles •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Cardiff / Bristol, Birmingham and London

DISTANCES FROM BIRCHGROVE HOUSE

Usk 3.6 miles • Abergavenny 8.3 miles • Raglan 8.7 miles
Cwmbran 8.8 miles • Newport 12.8 miles • Monmouth 16.5 miles
Chepstow 18.1 miles • Cardiff 23.7 miles • Hereford 28.1 miles
Bristol 39.0 miles • London 145.7 miles
Pontypool & New Inn Train Station 4.8 miles
Abergavenny Train Station 7.3 miles
Newport Train Station 12.6 miles • Bristol Parkway Station 34.3 miles
Bristol Airport 44.9 miles • Birmingham Airport 94.1 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

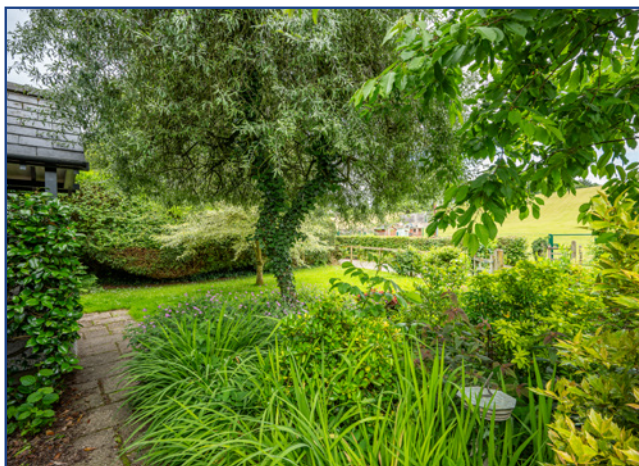
Birchgrove House enjoys a desirable position just a short drive from Usk Town, which includes many amenities such as a supermarket, shops, cafés and restaurants. The streets of Usk are steeped in history with many charming old buildings, a wonderful romantic ruined castle and a Town Trail which includes 28 sites of historic interest.

Usk also offers a number of local amenities, including a Co-operative, Doctors Surgery, Pharmacy, Post Office, Public Houses and it also benefits from a primary school.

Nearby is Abergavenny, this area is renowned for its beautiful, timeless appeal, characterised by undulating countryside, offering a rural idyll combined with excellent transport links to the rest of the country. Abergavenny is a thriving historic town which hosts the Annual Food Festival which attracts thousands of visitors every year as well as an indoor weekly market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets, and many high street and boutique shops. The Angel Hotel in the centre of Abergavenny, is just a stone's throw from Abergavenny Castle and offers award winning afternoon teas. The well renowned restaurant, The Walnut Tree is also located on the outskirts of Abergavenny. Surrounding the town is stunning countryside and there are beautiful walks of the Brecon Beacons National Park.

There are good connections to the main road network with the historic border town of Monmouth being 16.5 miles away. Monmouth benefits from Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and state of the art Monmouth Comprehensive School. There are a variety of Primary Schools in the local area. Monmouth offers an up-market 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 River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

An abundance of tourism and recreational activities exist within Monmouthshire and the surrounding counties, especially within the beautiful Wye Valley which is only a short drive away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



THE PROPERTY

Occupying a delightful rural position surrounded by open countryside, Birchgrove House is a substantial detached family home offering over 2,190 sq.ft. of versatile accommodation arranged across three floors, complemented by extensive outbuildings and exceptional potential for a variety of lifestyle or business uses.

Having been a cherished family home for many years, the property presents an exciting opportunity for a new owner to modernise and create a superb country residence tailored to their own taste and requirements.

At the heart of the home is an outstanding triple-aspect kitchen, dining and family room, flooded with natural light and enjoying views over the surrounding gardens. Designed as a sociable living space, it offers ample room for cooking, dining and relaxing, with doors opening directly onto the gardens, creating a seamless connection between inside and out and making it ideal for entertaining or everyday family life. Complementing this impressive space are a welcoming sitting room, a separate reception room offering flexibility as a home office or snug, together with a utility room and cloakroom.

The accommodation extends across the first and second floors to provide six well-proportioned bedrooms, including a generous principal suite with en-suite shower room, together with a family bathroom, making the property perfectly suited to larger families, multi-generational living or those requiring dedicated work-from-home space.

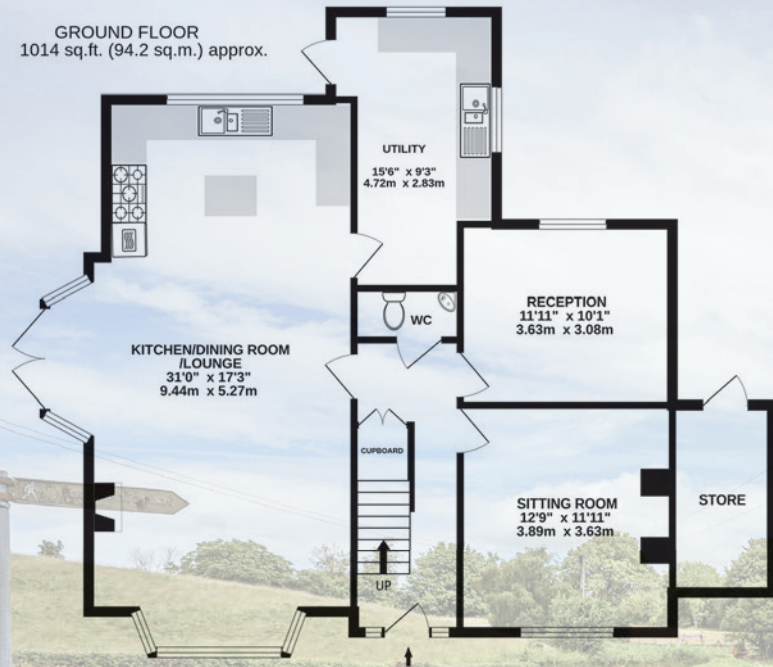
OUTSIDE

Outside, Birchgrove House continues to impress with mature gardens enjoying a peaceful rural outlook. A substantial steel-framed outbuilding provides extensive workshop and storage facilities, while a further detached building offers exciting scope for conversion or enhancement, subject to the necessary planning consents. Whether for vehicle storage, hobby use, equestrian interests or the establishment of a rural-based business (subject to planning), the outbuildings provide exceptional versatility and further enhance the property's appeal.

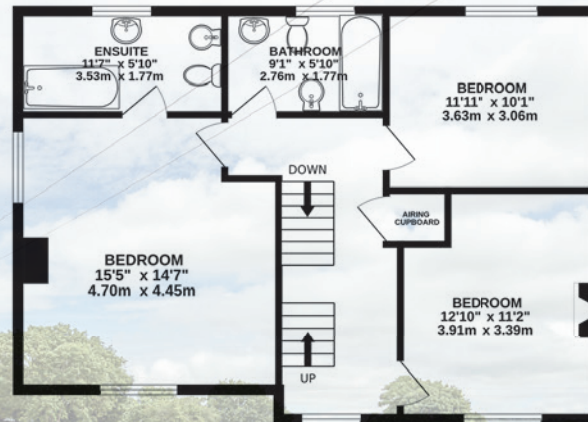
Enjoying an enviable countryside setting whilst remaining within easy reach of nearby towns and transport links, Birchgrove House represents a rare opportunity to acquire a spacious six-bedroom home with significant potential, extensive outbuildings and the flexibility to create an exceptional rural lifestyle property.



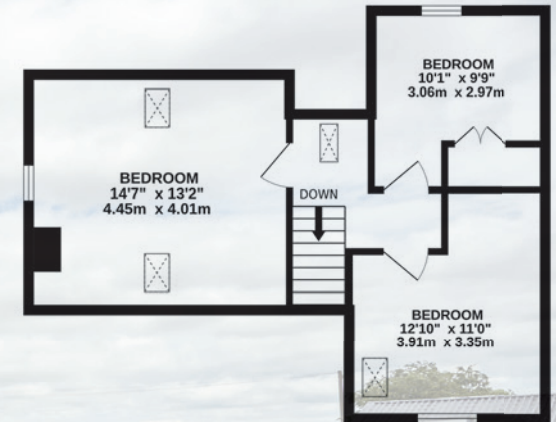
GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



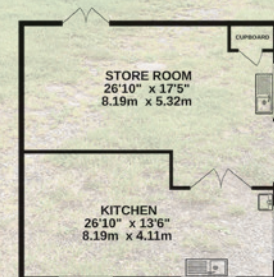
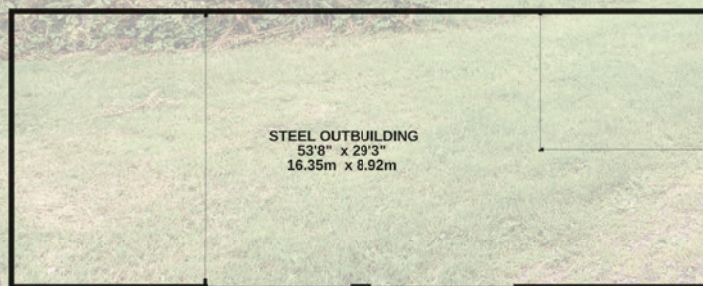
1ST FLOOR
713 sq.ft. (66.3 sq.m.) approx.



2ND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



BIRCHGROVE HOUSE, MONKSWOOD, USK, NP15 1QT
TOTAL FLOOR AREA : 2196 sq.ft. (204.0 sq.m.) approx.



BIRCH GROVE OUTBUILDINGS
TOTAL FLOOR AREA : 2898 sq.ft. (269.2 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

Agents Note: Land hatched blue available by separate negotiation. Please speak to Agent.

Services: Mains electricity, water, private drainage (septic tank) and oil fired central heating.

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: H

Local Authority: Monmouthshire County Council. Telephone: 01633 644644.

Viewings: Strictly by appointment with the selling agents.

Directions: From Usk, head over Usk Bridge and turn right onto the A472. Continue on this road until you reach the right hand turning for Cefn Mawr Lane. At the crossroads, turn right onto Llan Lane. Follow this lane and the entrance to Birchgrove House will be shortly after on your right hand side. Parking is available through the wooden gate..

Postcode: NP15 1QT

WHAT3WORDS



funnels.lobby.protester

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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