



Nanwil

Bryngwyn, Raglan, Usk, Monmouthshire

A unique and appealing opportunity to acquire a converted barn dwelling with paddocks situated in a splendid location and position

- Sought after location • Excellent edge of hamlet position •
- Three bedroom dwelling converted from agricultural building •
- Certificate of Lawful Existing Use Permitting Occupation as Dwelling •
- Useful Dutch Barn with ring fenced grazing paddocks •
- In total approximately 3.50 acres •



Nanwil

Bryngwyn, Raglan, Usk, Monmouthshire, NP15 2DD

A unique and appealing rural smallholding situated in a sought after location between Raglan & Abergavenny. Nanwil is situated between the hamlets of Bryngwyn and Great Oak, in a very attractive position and enjoys a superb outlook towards Abergavenny and the Black Mountains.

The property comprises a modern construction agricultural building, being principally a steel portal framed building, which has been converted into two storey extensive residential accommodation.

The building has been occupied as a dwelling for over twelve years, with its residential use being regularised by a Certificate of Lawful Existing Use /Development (CLEUD) in 2007.

In addition to the principal residential accommodation, further storage buildings along with a utility room and workshop are accessed externally, situated around a courtyard style garden. A useful Dutch Barn building provides further external storage and a useful footprint for a potential replacement building.

Several prime grazing paddocks extend to the west towards the hamlet of Great Oak. The paddocks are all level and enclosed with hedges and mature oak trees, forming a tranquil setting. The property has significant appeal to any equestrian, smallholding or rural purchasers. In all Nanwil extends to approximately 3.5 acres.

Bryngwyn 0.25 miles • Raglan 2.5 miles
Abergavenny 8.5 miles



Location & Situation

Nanwil is very well located in a sought after area between Raglan & Abergavenny. The property is situated along a quiet country lane between the hamlets of Bryngwyn and Great Oak.

The property is easily accessible and enjoys an attractive position and setting with a splendid outlook towards Abergavenny's Black Mountains.



Description

Nanwil comprises a former agricultural steel framed building with principally concrete block/stone/brick elevations under a corrugated sheeted pitched roof, which has been extensively insulated. uPVC double glazed windows are installed throughout. The internal accommodation has been developed to a high standard over two floors. Due to the conversion of the dwelling, from a former agricultural building, the current construction does not satisfy current building regulations. The accommodation is described in further detail below;

Accommodation

Front door from decked terrace and extensive parking area leading into **Reception Hall** with;

Shower Room with full width walk in shower with glazed screen; WC; Basin and tiled floor;

Sitting Room with window to front aspect, corner slate hearth with wood burner and open timber staircase to first floor accommodation; door through to kitchen and downstairs bedrooms;

Kitchen with fitted range of wall and base units; sink with drainer unit; tiled floor with outside door to attractive covered Alcove shelter leading onto rear courtyard style patio;



Family/Storage Room forming extensive enclosed area with elevated storage; doors to ground floor bedrooms; doors to outside rear and side aspects;

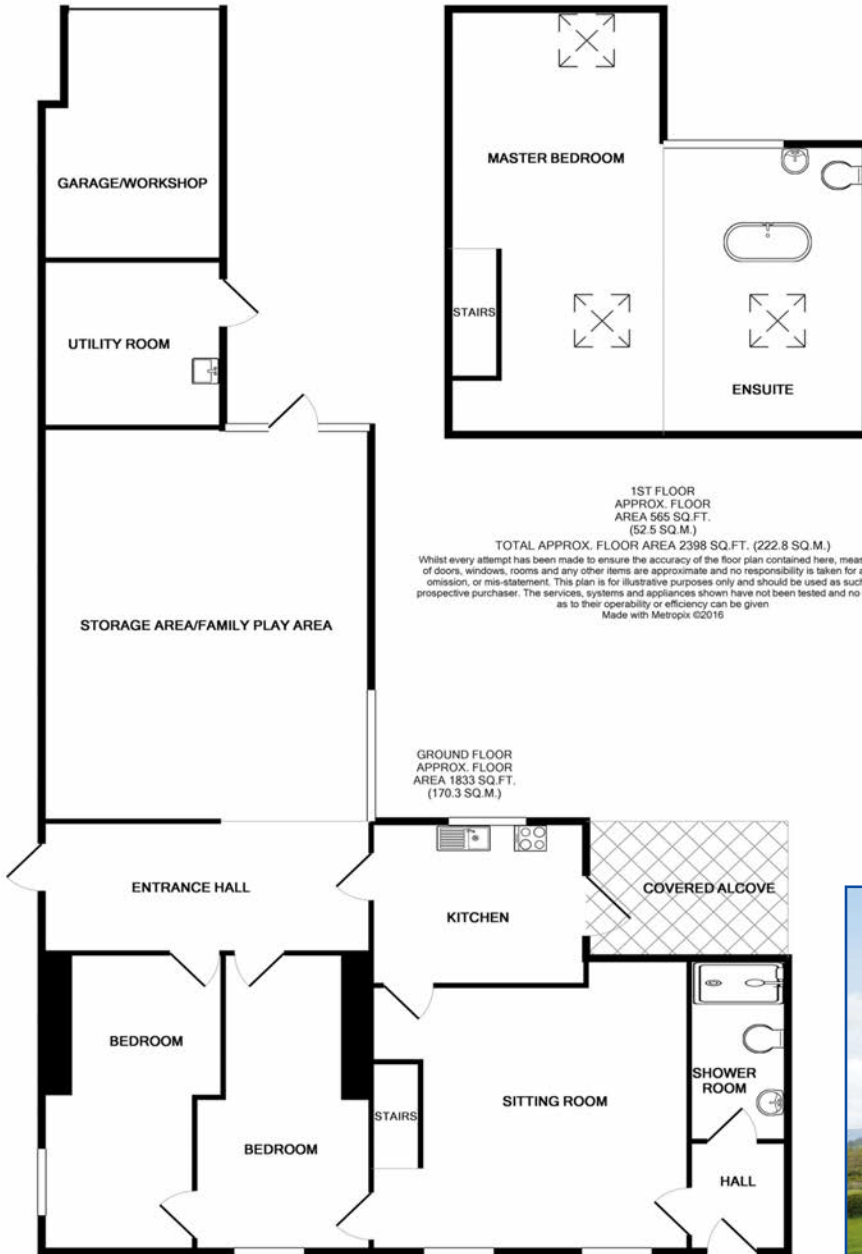
Bedroom 1 double bedroom with window to front aspect, connecting door to Bedroom 2;

Bedroom 2 double bedroom with window to side aspect;

Large Master Bedroom Suite accessed via staircase in Sitting Room to first floor accommodation with open bathroom suite with freestanding roll top bath, WC and basin.



Accommodation Floor Plan



Outside

Accessed via the rear patio area an enclosed Utility Room provides for plumbing for washing machine/driers with fitted Belfast Sink. This also houses the central Heating oil fired Boiler. An enclosed workshop/storage room is attached to the Utility Room.

An attractive and secluded courtyard patio, with enclosed raised lawned garden, landscaped courtyard and ornamental pond adjoins the rear elevation.

To the front aspect of the property is a private lawned area, with timber decked patio and several ornamental trees flanking the entrance driveway. Double wrought iron ornamental gates enclose the driveway from the council lane.

Barn & Paddocks

Situated to the east of the dwelling is an enclosed Dutch Barn building which offers scope for Storage or Stabling. The building provides a useful footprint should any purchaser wish to relocate a more modern general purpose building elsewhere on the property (subject to obtaining the necessary consents).

Extending west from the dwelling and outbuildings are several prime grazing paddocks which are level and surrounding by a number of splendid mature oak trees providing for a parkland style character. The paddocks have currently been consolidated into a single grazing enclosure, however have potential to be sub-divided further if required. An independent field gate provides additional access to the land from the Bryngwyn lane.



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Services

Electricity is connected to the property. Mains water is currently connected by a private arrangement, however it will be for any purchaser to apply for their own mains water connection from the highway. Foul drainage is to septic tank situated within the one paddock. Heating is by way of an oil fired central heating system.

Certificate of Lawful Existing Use/Development

The occupation of the Barn as a dwelling at Nanwil is regularised on the basis of a Certificate of Lawful Existing Use/Development (CLEUD) which was obtained in 2007 (Application No. DC/2007/00212).

The property was previously named 'Dolydd Tirion'. A copy of the CLEUD is available from the selling agents. The site may possess future development potential for re-development or additional agricultural/equestrian buildings, subject to obtaining the relevant consents. It is for any interested parties to undertake their own planning enquiries with the Local Planning Authority.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Monmouthshire County Council – Tel: 01633 644644.

Nanwil is classified as Band C for Council Tax.

Fixtures & Fittings

All fixtures and fittings within the dwelling and outbuildings are excluded from the sale but may be available by separate negotiation.

Wayleaves, Easements & Rights of Way

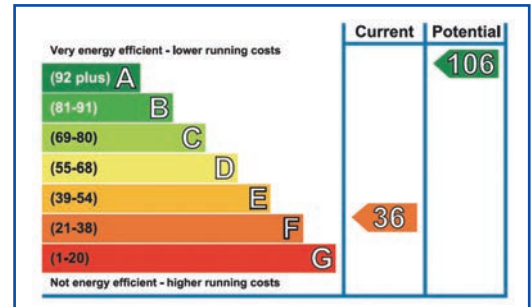
The property will be sold subject to all existing wayleaves, easements, and Public / Private Rights of Way, whether they are specifically referred to within these particulars or not.

A Public Right of Way crosses the paddocks from the Bryngwyn to Great Oak lane.

Sale Method

The property is offered For Sale by Informal Tender. Please contact the selling agents to register interest and for a Tender Application Form. The Tender Deadline is Midday Thursday 23rd June 2016. The vendors and selling agents reserve the right to sell the property by an alternative sale method at a later stage to conclude a sale if required.

Energy Performance Certificate Rating



Directions

From Raglan roundabout on the A40, proceed along the Old Raglan to Abergavenny Road signposted 'Clytha'. Follow this road passing underneath the A40 dual carriageway until reaching Croes Bychan crossroads with Border Nurseries situated on the left hand side, and Bryngwyn Village Hall on the right. Take the right hand turning and follow this lane a short distance passing over the A40. Continue up the hill to reach Bryngwyn Church on the left hand side, with grass triangle to the front. Take this left turning at the grass triangle, past the Church. Continue a short distance to a second grass triangle and bear left at this, towards the hamlet of Great Oak. Nanwil is the first property on the left you will arrive at. The double entrance gates will be immediately in front of you at the next right hand bend.

Viewings

Strictly by appointment with the selling agents – Powells Telephone: 01600 714140. A number of viewing days will be organised.



Singleton Court Business Park,
Monmouth, NP25 5JA
Telephone: 01600 714140
Email: enquiries@powellsrural.co.uk
www.powellsrural.co.uk

Important Notice

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