



# BYWAYS

PENRHOS | RAGLAN | USK | MONMOUTHSHIRE



# BYWAYS

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BYWAYS IS A WELL PRESENTED 4 / 5 BEDROOM DETACHED COUNTRY RESIDENCE SET IN ITS OWN GROUNDS OF CIRCA ½ ACRE AND LOCATED ON THE OUTSKIRTS OF THE HAMLET OF PENRHOS. THE PROPERTY HAS GOOD CONNECTIONS TO THE MAIN ROAD NETWORK AND EXCELLENT AMENITIES IN THE NEARBY VILLAGE OF RAGLAN. THE PROPERTY ENJOYS UNINTERRUPTED VIEWS OVER THE ADJOINING FARMLAND, SURROUNDING COUNTRYSIDE AND THE BRECON BEACONS BEYOND.

- 4 / 5 bedroom country residence with fantastic views over adjoining farmland and the distant Brecon Beacons •
  - Fantastic semi-rural location between Abergavenny and Monmouth and just 3.8 miles from Raglan •
  - Versatile accommodation over two floors •
- Kitchen / breakfast room with Aga, glass double doors through to snug and living room with woodburning stove •
- Dining room / bedroom, study / bedroom, ground floor shower room and further bedroom •
  - First floor spacious landing, master bedroom with en-suite bathroom, further bedroom and shower room •
  - The total plot measures approximately half an acre with well-maintained gardens •
- Garage and adjoining utility room, steel frame garage / workshop •
- Gated entrance and ample off-road parking and turning area •

Raglan 3.8 miles • Abergavenny 9.3 miles • Monmouth 10.6 miles  
Chepstow 17.4 miles • Cardiff 35.2 miles • Bristol 43.2 miles London  
149.8 miles • Cardiff Airport 47.6 • Bristol Airport 47.9 miles Birmingham  
Airport 87.5 miles • Abergavenny Train Station 10.3 miles • Chepstow  
Train Station 18.2 miles • Bristol Parkway Station 38.6 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

Byways enjoys a desirable position on the outskirts of the hamlet of Penrhos, just under 4 miles distance to Raglan which offers excellent amenities, including a primary school, village shop, butchers, doctors surgery, pharmacy, Post Office, public houses and the highly regarded Beaufort Hotel & Brasserie. There are good connections to the main road network with the historic border town of Monmouth being 10.6 miles away and Chepstow and the Severn Bridge being approximately 17 miles away. Monmouth and the surrounding areas boast excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori nursery, a variety of primary schools and the recently rebuilt state of the art Monmouth Comprehensive School.

Monmouth also 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. 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 and the Brecon Beacons National Park located to the north of Abergavenny.

Byways is located just 9.3 miles from Abergavenny, a town known as the gateway to Wales with its train station on the outskirts. It is just 6 miles from the border with England and is a thriving market town still hosting a weekly indoor market in the town centre. The Angel Hotel in the centre of Abergavenny is just a stone's throw from Abergavenny Castle and offers award winning afternoon teas. The Hardwick restaurant, endorsed by Michel Roux Jr is located just a few miles outside the town. Abergavenny boasts a bustling town centre with many high street and boutique shops, Nevill Hall Hospital and fantastic primary and secondary schools.

## THE PROPERTY

We believe that Byways was built in the 1950's and offers versatile accommodation over two floors. It is set in its own grounds of circa half an acre of well-kept gardens with beautiful countryside views and has the benefit of a garage with attached utility room and a useful garage / workshop with useful mezzanine storage area above.

On the ground floor a canopy porch leads into the entrance hall. Alternatively, there is an additional entrance via an enclosed porch which leads into the kitchen.

The kitchen / breakfast room is fitted with bespoke cupboards including glass display cabinets, a pantry cupboard, oak work surfaces and a stainless-steel sink. There is an oil-fired Aga and space and plumbing for a washing machine and dishwasher. There is also space for a fridge / freezer and a range cooker with extractor fan over. There is space for table and chairs at one end of the kitchen.

Glass double doors lead through to a snug which opens into the living room which has a multi-fuel stove and double doors which lead outside on to the decked area where you can sit and appreciate the fantastic views.

From the hall, a door leads into the shower room with a low level W.C., vanity wash hand basin, shower cubicle and chrome heated towel rail.





The study / bedroom has attractive bespoke oak floor to ceiling bookshelves. There is a further dining room (which could also be used as a bedroom if necessary) with space for a large dining room table and chairs.

A further bedroom is located on the ground floor.

Stairs lead to the first floor landing which is spacious and could be utilised as storage space or a study / reading area.

There is a shower room with shower cubicle, pedestal wash hand basin and low level W.C. A further single bedroom is currently used as a nursery.

Master bedroom with fitted wardrobes and door to useful under eaves storage.

The en-suite bathroom is fully fitted with bath, shower cubicle, low level W.C., pedestal wash hand basin and mirror fronted storage cupboards.

## OUTSIDE

A gated entrance leads on to the tarmac driveway which has a turning and parking area for several vehicles. There is a detached garage with pitched roof, one side can accommodate a car and the other is used as a utility/store room. A gravelled path leads to the rear where there is a raised lawn area. To the side of the property is decking which continues around to the front to the verandah where double doors open from the living room. The gardens are mainly laid to lawn with a low walled patio area and mature shrubs and trees. At the bottom of the garden a pedestrian gate leads to a detached garage/workshop which has sliding doors, power and water and a mezzanine storage area above. A concrete area and a further gated yard on one side provides further parking spaces and storage areas.



# FLOORPLAN

**GROUND FLOOR**  
770 sq.ft. (71.5 sq.m.) approx.



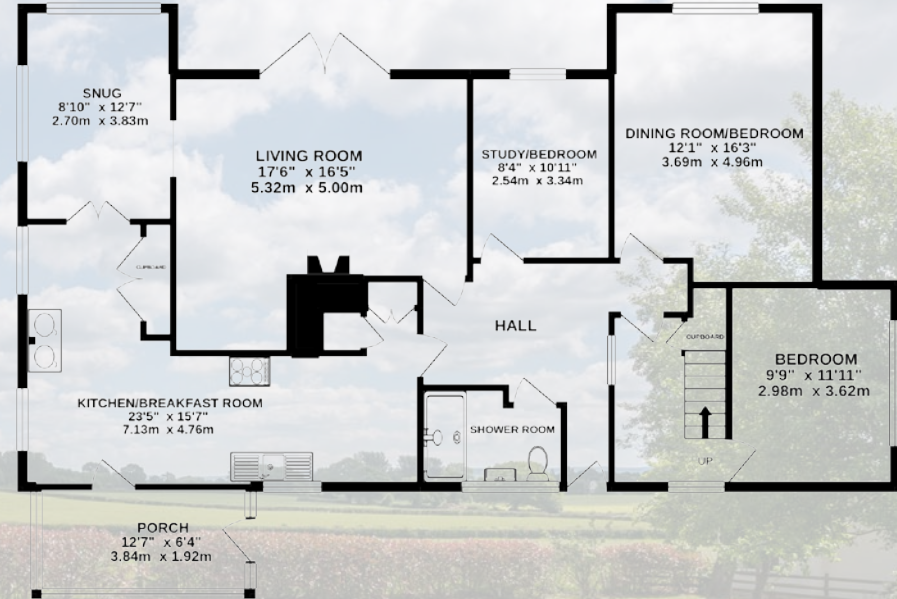
TOTAL FLOOR AREA: 770 sq ft. (71.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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TOTAL FLOOR AREA: 2212 sq. ft. (205.5 sq. m.) approx.

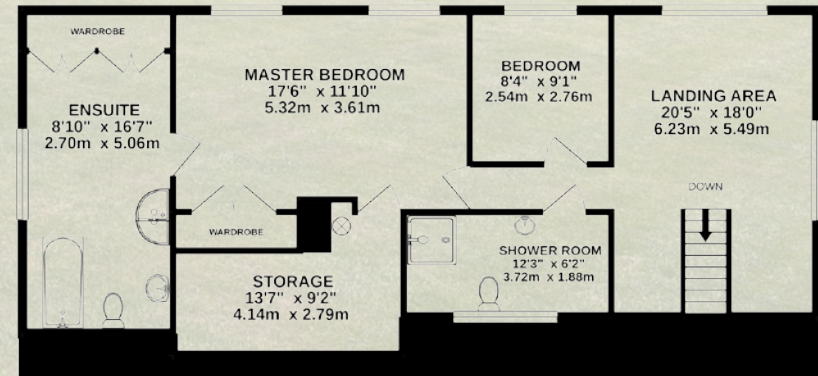
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**GROUND FLOOR**  
1335 sq.ft. (124.1 sq.m.) approx.



**1ST FLOOR**  
877 sq.ft. (81.4 sq.m.) approx.



## KEY INFORMATION

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

**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 644644

**Viewings:** Strictly by appointment with the selling agents.

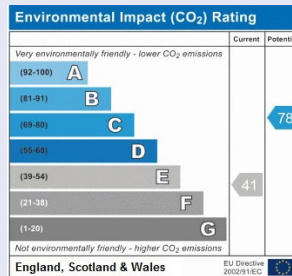
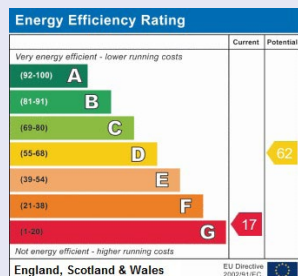
**Directions:** From Raglan roundabout take the exit signposted Clytha, shortly after this take the right hand turn at the junction for Llantilio Crossenny. Proceed along this road until reaching the crossroads. At the crossroads go straight over. Upon reaching the grass triangle in the middle of the road, please turn left. Shortly after this, take the right hand turning on to a lane which is signposted Byways. The property will be your first property on your right hand side.

**Postcode:** NP15 2DF



### Powells Chartered Surveyors Land & Estate Agents

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## IMPORTANT NOTICE

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