



CYLTHA FARM

BRYNGWYN | RAGLAN | USK | MONMOUTHSHIRE



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COMING TO THE MARKET FOR THE FIRST TIME IN 35 YEARS, CLYTHA FARM BOASTS A TREMENDOUS AMOUNT OF OPPORTUNITY AND CHARM. HAVING BEEN CAREFULLY RESTORED OVER MANY YEARS THE VENDORS HAVE ENSURED THE PROPERTY STILL OOZES PLENTY OF CHARACTER AND HISTORY. THE PROPERTY ALLOWS FOR ANY PURCHASER TO ENHANCE AND DEVELOP THE OPPORTUNITIES OFFERED AT CLYTHA FARM.

- A substantial, detached country residence being offered to the market with No Onward Chain •
- Large kitchen, with dining area and pantry •
- Four bedrooms all with pleasant views to either front and rear aspects •
 - Principal bedroom to include walk in wardrobe and en-suite shower room •
- Lawned front and rear gardens enclosed with fencing either side •
 - Off-road parking area at the front of the property •
- Outbuildings to include an open sided barn, stables and workshops •
 - A detached stone-built barn with first floor providing endless opportunities subject to planning•
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger cities of Cardiff / Bristol and London •

DISTANCES FROM CLYTHA FARM

Raglan 3.7 miles • Abergavenny 7.6 miles
Usk 8.3 miles • Monmouth 11 miles • Chepstow 17.3 miles
Newport 23 miles • Hereford 31.2 miles • Cardiff 33.6 miles
Bristol 43.5 miles • London 150.2 miles
Abergavenny Train Station 6.6 miles • Newport Train Station 22.8 miles
Bristol Parkway Station 38.8 miles • Bristol Airport 49.4 miles
Birmingham Airport 89.1 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

Clytha Farm enjoys a desirable position just under 4 miles from the village of Raglan, not far from Raglan Castle a late medieval castle just north of the village of Raglan. Raglan offers a number of local amenities, including Tesco Express, butchers, doctors surgery, pharmacy, post office, public houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a modern Primary School.

Abergavenny, a town known as the gateway to Wales is just 7.6 miles from Clytha Farm. 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, just a stone's throw from Abergavenny Castle offers award winning afternoon teas Abergavenny boasts a bustling Town Centre with many High Street and boutique shops, a train station, Nevill Hall Hospital and fantastic primary and secondary schools.

There are good connections to the main road network with the historic border town of Monmouth being just over 10 miles away. The town boasts excellent schools including Haberdashers Monmouth Schools, Llangattock School Monmouth with Montessori Nursery, and 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 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

Dating back to the 1600's Clytha Farm is an impressive 4 bedroom country residence boasting plenty of history. It is believed the original stonework of the property originated from Raglan Castle. The property has been modernised over the years, however lends itself to somebody wanting to add their own style and flair to the property.

Step into the large entrance hall, the perfect space for hanging coats and storing shoes.

The kitchen comprises of wooden wall and base units, with space for an oven, dishwasher and fridge / freezer. The kitchen benefits from a pantry. There is enough space to accommodate a large dining table.

Step down in to the living room, a delightful room with views of both the front and rear gardens. The living room comprises of wide oak panelling dating back to George III. The original inglenook fireplace, ceiling beams and structural beam certainly add to the ambiance at Clytha Farm. The front door opens into the living room however this is not used by the current vendor.

From the living room is a small room, nestled behind a curtain. This was once the library however this is now a blank canvas for any purchaser.

The original ceiling beams are carried through into the dining room, another pleasant room with a view of the front garden.

From the living room, a door reveals a split-level staircase. Upstairs, the principal bedroom benefits from 2 walk-in wardrobes and an ensuite shower room. Bedroom 2 is a double room with a view over the rear garden and paddocks. There is a storage cupboard housing the immersion tank.

The family bathroom includes a white suite with shower cubicle, bath and w.c.

Accessed via the split staircase, is bedroom 3, another double room with fitted wardrobes. Bedroom 4 is a large bedroom, mirroring the size of the principal bedroom.

OUTSIDE

The gardens at Clytha Farm are mostly laid to lawn, with mature shrubs and hedging borders. Established flower beds have been planted and will seasonally bloom.

At the side of the property, is the BBQ area with access on to a raised patio. Perfect for al-fresco dining during the summer evenings. A useful room is located via the side of the house and currently utilised as a utility room housing the washing machine and tumble dryer and sink.

Clytha Farm is situated amongst 5.7 acres of gardens and paddocks. The paddocks have been separated into three separate parcels ideal for equestrian use.

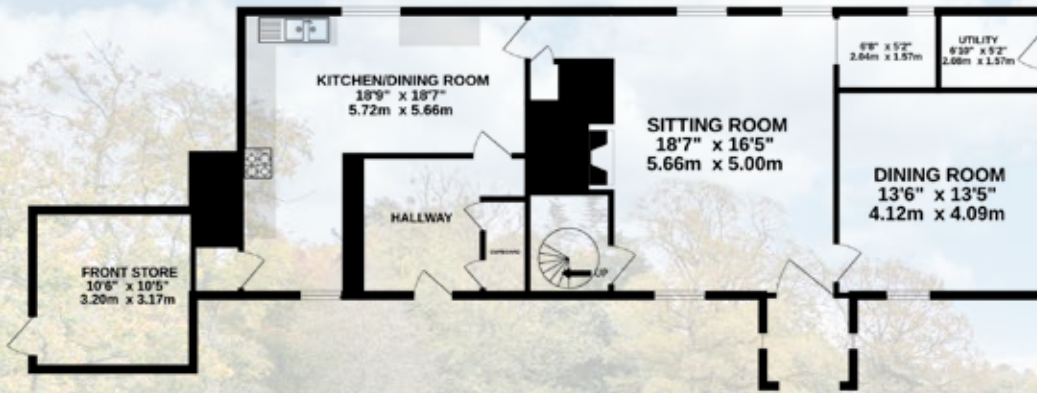
The courtyard of buildings includes two large stables, a tack room, workshop and further store room. There is an open sided barn which has been divided into two parts, shelter for the animals and further storage for machinery.

A detached stone-built barn is situated next to the main residence at Clytha Farm. The barn is unconverted and has two floors. This could make a wonderful annexe / airbnb for a potential purchaser to convert subject to any necessary planning consents.

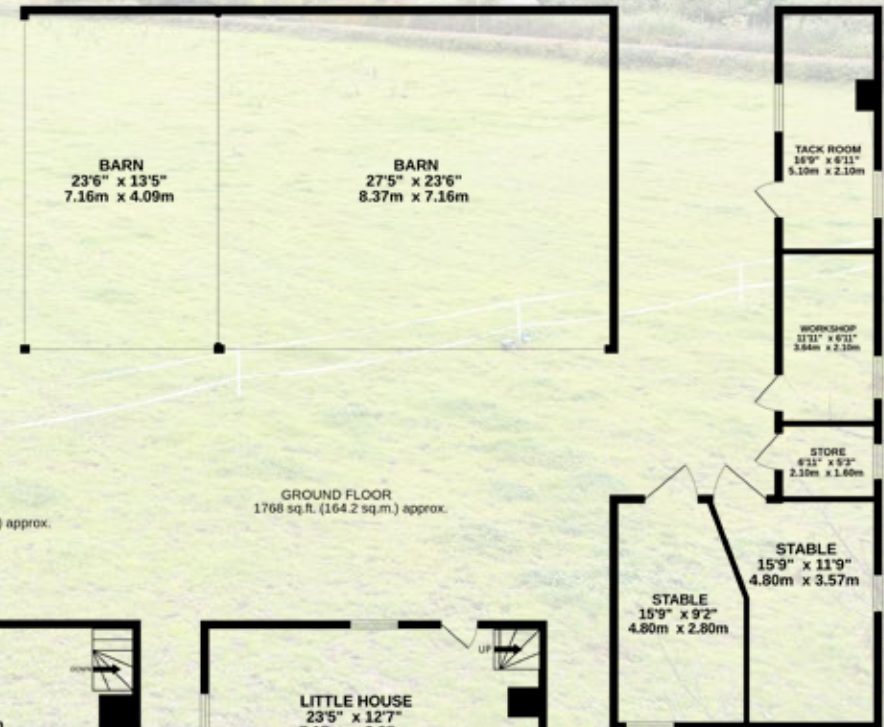
There is also a useful storage room, with a mezzanine floor accessed via the side of the house at Clytha Farm. Again, this is a blank canvas for any prospective buyer.



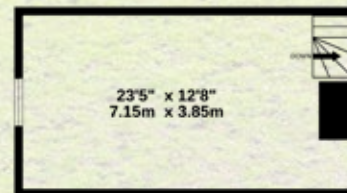
GROUND FLOOR
1088 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.5 sq.m.) approx.



GROUND FLOOR
1768 sq.ft. (164.2 sq.m.) approx.



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TOTAL FLOOR AREA : 2043 sq.ft. (189.8 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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KEY INFORMATION

Services: Mains electricity and mains water. The property benefits from private drainage (septic tank).

Agents Note: The driveway of Clytha Farm is owned by our vendor, but the neighbours have a Right of Access over it to their property.

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: G

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. Proceed along the road passing Raglan Garden Centre, after approximately 900 metres turn right. If you reach the Clytha Arms Public House you have gone too far. Proceed along the lane, until reaching a T Junction. Turn right and the property will be shortly found on your left, a Powells For Sale board will be at the entrance.

Postcode: NP15 2BN



ENERGY PERFORMANCE CERTIFICATE

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



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