



Kingcoed House
Kingcoed | Usk | Monmouthshire | NP15 1DS



Step inside

Kingcoed House

Offers in excess of £800,000

Set in beautiful Monmouthshire countryside and yet only a short drive from Raglan, Monmouth or Abergavenny is Kingcoed House, a four bedroomed detached house that was built in the early 1990's and has since been sympathetically updated and improved by the current owner. Set on an excellent size plot of approximately 0.58 acres, with beautiful mature gardens, this home benefits from stunning views to the rear. The internal flexible accommodation, a mix of contemporary design yet maintaining a touch of rustic charm, comprises entrance hall, sitting room and dining area, kitchen, side conservatory/breakfast room/utility, ground floor bedroom/office and cloakroom. To the first floor there are three double bedrooms, the master having an en-suite, and a family bathroom. The home benefits from oil fired central heating and UPVC double glazing and 1mb fibre broadband.

Kingcoed is a small hamlet situated close to the village of Raglan in Monmouthshire, South East Wales. It is located some 9 miles South West of Monmouth, midway between Monmouth and Abergavenny on the A40 road very near to the junction with the A449 road. The village has a new Primary School, small supermarket and two excellent butchers, hairdressers, chemist, post office and a number of pubs offering good food.

Kingcoed itself is a haven for wildflowers being the home of the Kingcoed Reserve managed by Monmouthshire Meadows. Two meadows that were originally 'species poor' have been semi-managed and, as a result, Spotted Orchids, Southern Marsh Orchids, Knapweed, Common Cat's Ear, Rough Hawkbit, Bird's-foot Trefoil, Tufted Vetch and many other plants have colonised and spread. In wet areas a diversity of rushes and sedges have appeared, and even Adder's-Tongue Fern.

The accommodation comprises:-

PORCH

A covered front entrance porch with composite door allowing access to:-

ENTRANCE HALL

Parquet flooring, staircase to first floor with storage beneath, radiator, ceiling coving, control panel for burglar alarm. Access off hallway to:-

SITTING ROOM

5.98m x 5.45m (19'7" x 17'11")
Fitted carpet, rear facing double glazed patio doors and window, side facing double glazed window, two radiators, fireplace with stone hearth and inset gold coloured log burner. Feature archway allows access to:-



DINING ROOM

4.68m x 3.37m (15'4" x 11'1")
Fitted carpet, ceiling coving, two radiators, side and rear facing double glazed windows.

KITCHEN

4.73m x 2.97m (15'6" x 9'9")
A cream fitted kitchen with wall and base units topped with quartz work surface. There is an integrated drainer and Belfast sink with mixer tap over. Integrated dishwasher, fridge/freezer, electric Bosch oven, hob and extractor fan, washing machine/dryer. Breakfast bar at one end with radiator beneath and wine rack, tiling to splashbacks, Italian flooring. Cupboard housing the free standing oil fired boiler, extractor fan. Front facing double glazed window, side facing wooden double glazed window. Half glazed stable door adjoins:-

SIDE CONSERVATORY / BREAKFAST ROOM / UTILITY

5.57m x 2.20m (18'3" x 7'3")
A good size with UPVC double glazing and new self-cleaning double glazed roof, ceramic tiled floor, front facing double glazed door. Belfast sink to one side with tap over and cupboard below.

Archway off HALLWAY to:-

GROUND FLOOR BEDROOM FOUR / OFFICE

3.31m x 2.99m (10'10" x 9'10")
A double room with fitted carpet. Radiator. Front facing double glazed window. Ceiling downlighters.

CLOAKROOM

Thermoplastic floor tiles, classic wash hand basin, wc, tiling to splashbacks, plumbing for a shower, side facing double glazed window, radiator, ceiling downlighters.





Stairs to FIRST FLOOR and GALLERIED LANDING
With fitted carpet, radiator, front facing double glazed window and access to the substantial boarded loft with attic trusses ready for future conversion, subject to the relevant consents.
Access off to:-

MASTER BEDROOM

5.10m x 3.97m (16'9" x 13'0")

A good size double room with rear and side facing double glazed windows, radiator, ceiling coving and fitted carpet.



EN-SUITE BATHROOM

Fitted carpet, double shower enclosure with rain and mixer showers over, ceramic wall tiling, panelled bath with mixer tap and shower fitting, tiled to splashbacks. Radiator, wc, classic wash hand basin with mirror and light over, rear facing double glazed window, ceiling downlighters.

BEDROOM TWO

5.08m x 2.99m (16'8" x 9'10")

A double room with fitted carpet, front facing double glazed window, ceiling coving, built in wardrobe.



BEDROOM THREE

4.32m x 3.37m (14'2" x 11'1")

Another double room with fitted carpet, rear facing double glazed window with beautiful views, side facing double glazed window, radiator, built in walk-in wardrobe.

FAMILY BATHROOM

Thermoplastic flooring, classic wash hand basin with louvred vanity unit and tiled surround, bath with mixer tap and shower attachment, side screen, wc, tiling to splashbacks, chrome towel radiator, separate radiator, front facing double glazed window, ceiling downlighters, door to large airing cupboard and housing for large hot water tank.



DIRECTIONS

Leaving the A449 at Raglan take the first turning right (through the central reservation) signposted Mitchel Troy. Continue along this road taking the first turning right signposted Kingcoed. Remain on this road for approximately 2 miles and as you enter Kingcoed the entrance to the property can be found on the left, over the cattlegrid.

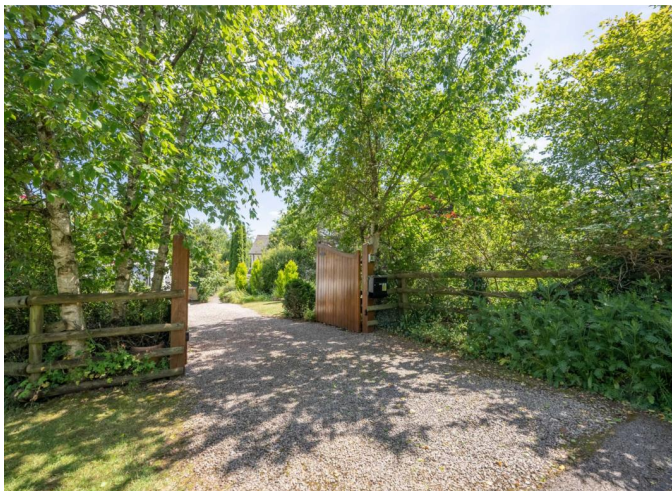


Step outside

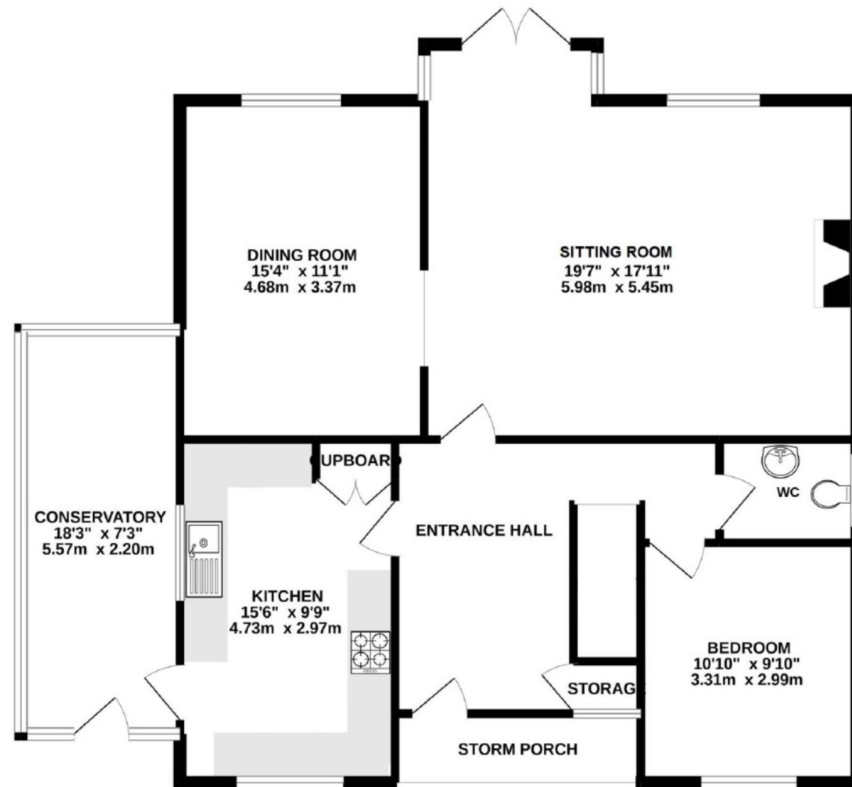
Kingcoed House

The main entrance to Kingcoed House is accessed over a cattlegrid leading to a part shared driveway with lawn and mature trees to either side. The private access is on your right via Cedar remote controlled double gates which allow access to a gravel driveway which in turn leads down to the house. On entering the drive, and set back behind you on the right, there is a substantial enclosed lawn area with mature hedgerow, trees and shrubs. To either side of the drive there are areas heavily planted with mature shrubs and trees. The gravelled forecourt has a log store to one side and a garden shed to the other, again surrounded by an abundance of ornamental shrubs and trees. The ample parking area can accommodate approximately five cars.

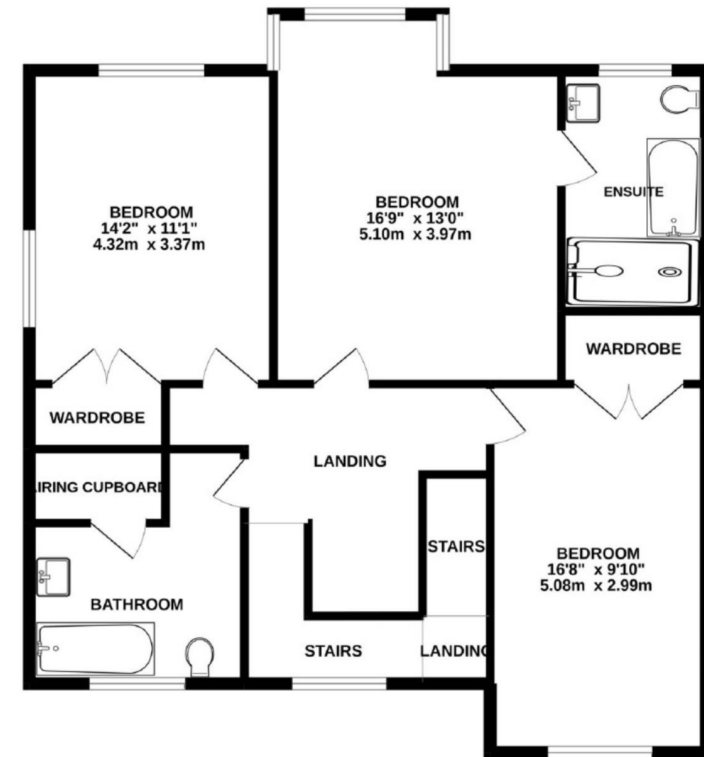
Wrought iron gates at one side lead to a superb tiered rear garden with large patio to the foreground, heavily planted to either side. Steps lead down to a further patio with a garden shed to the side, gardeners path, alongside an above ground swimming pool with a raised bed at one side and with seating area to the left. The pool is an Intex overground swimming pool and measures approximately 32' x 16' x 4'. Underneath the pool is a large paved patio area which measures 34'x18' and can be utilised as a paved sun terrace or entertaining space with beautiful views should the pool not be required. A Cotswold stone path with lawns to either side leads to a third patio with fruit trees, including 2 plum trees, 2 eating apple trees, 1 pear tree, and 1 cooking apple tree, as well as raspberry bushes and herb garden. The jaw dropping views from here are spectacular!



GROUND FLOOR
1092 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 1992 sq.ft. (185.1 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.

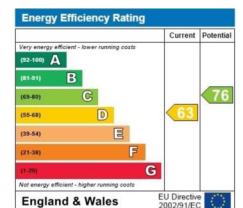
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Postcode: NP15 1DS | Tenure: Freehold | Tax Band: G | Authority: Monmouthshire | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline

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