



RAGLAN

Guide price £400,000



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3 HIGH STREET

Raglan, Monmouthshire NP15 2DY



Period cottage with three double bedrooms
Three reception rooms and spacious kitchen
Courtyard garden and useful outbuilding

This charming 1825 terraced property sits in the heart of Raglan with three double bedrooms, three reception rooms and benefits from the addition of a useful, detached outbuilding found from the gardens. The property is deceptively spacious, with three generous bedrooms and three good sized reception rooms, along with a bright kitchen and dining room to the rear. The outbuilding accommodates further living space, with an open plan kitchen/living room, shower room and mezzanine floor.

Well-positioned within the delightful village of Raglan, the property is a stone's throw from the historic Raglan Castle, along with an array of pubs, restaurants, and local amenities. Raglan Primary School is at the end of the road, making this an ideal spot for a family, while The Beaufort Arms, a coaching inn is merely a stone's throw away. Between Monmouth and Abergavenny, Raglan is a pretty village steeped in history, offering easy commuting to neighbouring Towns with links to the A40 and A449. Both Monmouth and Abergavenny offer further amenities, with bespoke shops, cafes, and convenience stores, along with well-known retailers such as Marks & Spencer and Waitrose.

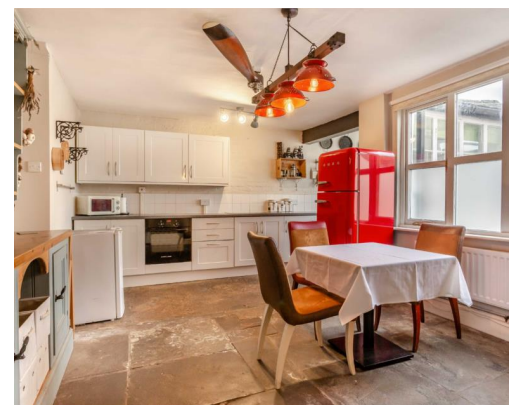


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KEY FEATURES

- Period property
- Three bedrooms
- Three reception rooms
- High street location
- Detached outbuilding
- No chain



STEP INSIDE



This Grade II character cottage dates back to 1825, and is steeped in history, formerly being an antiques shop and butchers, with the original meat hooks still displayed to the faade.

Entering straight into one of three reception spaces, the character of the property can instantly be enjoyed, with an open fireplace warmly welcoming us into the first sitting room with an exposed beam overhead.

To the left there is another reception space, which would make an ideal study for those working from home, with deep sill windows with internal shutters, overlooking the high street.

To the rear, there is a cosy snug, acting as another place to relax, with the spacious kitchen and dining room beyond. The kitchen has traditional flag stone flooring and benefits from bright wall and base units with integrated appliances to include an oven, induction hob and further space for free-standing appliances and household utilities.

Approximate Gross Internal Area
 Main House = 126 Sq M/1356 Sq Ft
 Annexe = 29 Sq M/312 Sq Ft
 Outbuilding = 4 Sq M/43 Sq Ft
 Total = 159 Sq M/1711 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To the first floor there are three bedrooms, all of which are double with the second enjoying fitted wardrobes. All bedrooms have characterful exposed floorboards and two of the bedrooms boast original fireplaces, while the principal also has a vaulted, beamed ceiling.

The family bathroom can be found from the landing with a panel-enclosed bath suite and separate double shower unit. The bathroom has a window and velux skylight, along with two heated towel rails and pedestal sink.

STEP OUTSIDE



The property has a attractive frontage with white paint work and grey shutters. There is a charming overhead light and cast-iron bell, along with the original meat hooks residing above the front door, dating back to when the property was a Butchers. A low maintenance, courtyard garden is accessed directly from the kitchen, with a gravelled area for al fresco dining and entertaining. The addition of a useful detached outbuilding makes this property extremely unique, currently providing further living accommodation. This triple aspect space was previously used as an artist studio, and would make a wonderful home office, enjoying exposed vaulted ceiling beams and a log burning fire. The outbuilding currently has an open plan kitchen and living room, with the kitchen benefiting from integrated appliances to include an oven and four-ring hob with an overhead extractor. There is a shower room to the ground floor and a mezzanine level providing further space. A timber framed shed to the garden provides further storage, with private rear access from Usk Road.

INFORMATION

Postcode: NP15 2DY

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

Raglan Village lies between Usk and Monmouth and the property can be encountered on entering the village from the Gwehelog end and the property will be found on the right hand side, opposite the old petrol station.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		87
B		
C		65
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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