



Maes-y-Res
Elms Road | Raglan | Monmouthshire | NP15 2EY

FINE & COUNTRY



Step inside

Maes-y-Res

Nestled within an acre of glorious land, surrounded by mesmerising panoramic views that roll across the breathtaking landscape to the horizon in all directions, Maes-Y-Res is a substantial, handsome home that dates back to around 1900.

Outside the garden is perfect for parties and alfresco dining with family and friends and a safe playground for children and dogs. But there are areas to seek out to find tranquillity and feel truly immersed in nature.

Practical additions at this much-loved home include a triple garage with rooms above, carports, stables and a paddock, and the main house has efficient oil-fired heating supplemented by double glazing, ensuring minimal heating costs.

Inside, the substantial home is bursting with light and space, plus character from slate floors to ceiling beams, fireplaces and log burners to stripped wood floors and doors. Sprawling across a layout that offers over 2,400 square feet, this impressive home boasts a kitchen/diner, shower room, utility and laundry rooms and four reception rooms on the ground floor.

The dining room is a good size ideal for large family dinners, the study is the perfect spot for home working, and the two lounges offer a winter snug and a summer social hub.

Upstairs there is a family bathroom plus four double bedrooms, with the delightful principal suite that offers a walk-in-wardrobe, ensuite bathroom, plus a private balcony with incredible views.

Located near the historic town of Raglan and on the doorstep of the Wye Valley Area of Outstanding Natural Beauty, the house can enjoy facilities and amenities nearby in one direction and an array of exciting outdoor activities to enjoy in the other direction.

Raglan offers a range of local shops including an independent butcher, pubs and a garden centre, as well as a primary school and sports club. The easily accessed main road takes you north from the house to the market town of Monmouth for more choice of social, sport and everyday facilities including a number of highly rated schools. To get further afield, keep driving to get to Birmingham and The Midlands.

Turn south instead of north for a direct route to the M4, Cardiff, Newport and Bristol or to jump on a train at any one of these destinations to access the UK's train network.

Maybe one of the most unique aspects of this handsome and versatile home is its close neighbour, Raglan Castle. It's one of Wales' most atmospheric and majestic castles that dates back to the 15th century, but it's Maes-Y-Res that anyone would be overjoyed to call their home that is their modern-day castle.

STEP INSIDE:

Step inside this handsome home that dates back to around 1900 via the front porch and you instantly experience a warm welcome through a blend of light and space, character and charm by stepping into the main lounge.

However, if you enter at the rear of this sprawling abode as most country people do, especially with muddy dogs and wellies, the first delightful room to explore from the hall is a formal dining room. This delightful space embraces diners with an inviting ambience, a breathtaking view at the window, and a pretty period fireplace.

The room oozes character, boasting a slate floor below and stunning sandblasted ceiling beams above. It's a versatile space that is one of four social reception rooms but is versatile too, as it can offer its services as a ground floor bedroom, snug or playroom.

Wander into the adjacent study and the stunning ceiling beams follow you inside, joined by a wooden floor and another framed view at the window. It's a calm and restful space that is easily a perfect setting for studying and working from home away from the busier, larger rooms further down the hallway.

Getting to the social section of the house means meandering under a charming archway and past the practical zone of the ground floor - a trio of spaces that keep the house running smoothly - a utility room, a laundry and a handy shower room that is key to this house accommodating multi-generational living.



These spaces might be functional but they can boast character too, from wood panelled doors to more slate floors and ceiling beams, plus pretty period tiles in the shower room.

The character goes up a level in the kitchen diner at the end of the hall. The slate floor and beams flow into this social space too but are joined by a wonderful vertical beam and a classic country-style created by a combination of handmade bespoke wooden units, Belfast sink and Aga nestled into a chimney breast.

The well-equipped room is visually warm, tactile and inviting whatever time of the day or night you visit to sit at the table to chat, eat, or prepare a feast for the family.

From the kitchen/diner a duo of sitting rooms awaits to be discovered and they do not disappoint on character, features, welcoming space and oodles of light. The first lounge can boast another archway as its appealing entrance and, once inside, a comfy armchair or sofa by the fire is impossible to resist.

The room is not only a dual aspect space, boasting a view of the front and back garden, it also welcomes visitors from the ample parking area via the porch and what a stunning first impression greets them.

It's another social hub that easily persuades you to linger, especially on a cold winter evening, but there's another option for relaxing with family and friends to chat and watch a movie. Keep exploring and you discover the second living room, which can also boast its own log burner but also French doors out to the garden - it is truly a room for all seasons.

Back into the lounge to access the stairs to explore the sprawling first floor that's home to a traditional family bathroom cloaked in wood panelling, ceiling beams and a fabulous dual garden aspect. There are four double bedrooms where no-one in the family loses out on space and an incredible rural view at the window.

However, it's the principal bedroom that is the gem on this level, boasting not only ceiling beams and built-in storage but a separate dressing room, stylish bathroom with gorgeous roll-top bath, and access to the balcony offering a private oasis to enjoy from dawn to dusk and way into a star-filled night.





VENDOR INSIGHT:

"For the past 23 years, Maes-y-Res has been our cherished home. We lovingly renamed the property and its meaning is very special to us as it includes all of our initials as a family.

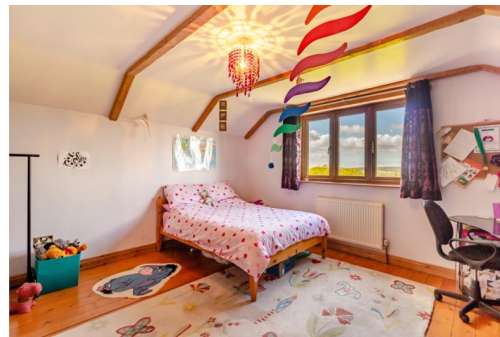
Originally a rustic farmers cottage, it captured our hearts with its timeless charm and curb appeal. Nestled in an elevated position, it offers breath-taking views of Raglan Castle, The Sugar Loaf mountain, The Blorange and Brecon Beacons beyond with endless fields stretching into the distance, yet remains conveniently connected for commuting a harmonious blend of seclusion and accessibility.



Recently, we have undertaken enhancements, including new windows, septic tank, and drainage improvements, though bidding farewell to our beloved AGA stove will be difficult as it's been a great source of comfort and warmth on winter evenings.

The kitchen serves as the heart of our home, while the cosy TV room, complete with a Wood burner, provides another inviting retreat. Exuding character with its beamed ceilings, the house radiates warmth despite its modest proportions.

Perfect for hosting gatherings, the spacious dining room has been a place for memorable dinner parties, particularly during the festive season.



Wildlife flourishes here, with frequent visits from pheasants and rabbits, while the views of sheep and cows evoke a sense of calm. Views from the kitchen sink offers views of Raglan Castle, which is just so special. With its north/south orientation, the house boasts a terrace bathed in sunlight until late evening during summer, perfect for leisurely BBQs and evenings spent savouring music and conversation.

Surrounded by pasture land, our neighbours, though not in close proximity, have become a reassuring presence, looking out for us in our absence.

Within walking distance, the quaint village of Raglan offers charming amenities, including the Beaufort Arms, shop and post office. The Cripple Creek Inn which is a firm favourite within close proximity. We are also fond of the nearby Clytha Arms and the delightful Sugar Loaf Café which can be found within Raglan garden centre. A nearby primary school and convenient school bus pickup further enhance the appeal of the location.



As we embark on the next chapter of our lives to be closer to our family, we bid farewell to the unparalleled beauty, serenity, and convenience that Maes-y-Res has offered us. Its a safe haven, a cherished family home with multi-generational potential, eagerly awaiting a new family to cherish it as we have."



Step outside

Maes-y-Res

Step outside into the idyllic 1.04 acres of land to feel truly immersed within the glorious Monmouthshire countryside. Sweeping, panoramic views to the distant horizon envelope the house and have the ability to mesmerise you in every direction.

The wide, gated entrance with automatic lighting is an impressive welcome to this handsome home that can boast a triple garage with first floor rooms, carports, and ample parking for multiple vehicles and visitors' cars. The majority of the garden is lawn so surely this happy home gives you the excuse you need for a ride-on mower to tend to it, plus the space to store it.

The immaculate lawn cocoons the house, offering a vast playground for dogs, children and the exciting hide and seek games, plus the opportunity to host the best parties and summer BBQs. If required the carport can be turned into a home for a hot tub, as it once was, to add an extra socialising spot for party guests and the garden is flat so adding a swimming pool to the site, subject to planning, could also be an option.

But the sociable garden can also provide a tranquil place to relax on a lounger in the sun or find shade under one of the mature trees to enjoy the peace, serenaded by birdsong. The garden rolls across the landscape towards a block of three stables and into a paddock, creating the happiest of homes for horses at the site as well as humans.

The first floor balcony, accessed from the principal bedroom, is a special spot to embrace the far-reaching, breathtaking views, accompanied by a morning coffee, lazy Sunday brunch, or an evening drink while star-gazing into the night.

DIRECTIONS

What3words: ///cars.polices.helps



Approximate Gross Internal Area
 Main House = 225 Sq M/2422 Sq Ft
 Garage/Outbuildings = 146 Sq M/1571 Sq Ft
 Total = 371 Sq M/3993 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.

Postcode: NP15 2EY | Tenure: Freehold | Tax Band: I | Authority: Monmouthshire | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
 All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright© 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(85-100)	B		
(65-84)	C		
(50-64)	D		
(35-49)	E		
(21-34)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		88	55
EU Directive 2002/91/EC			



Fine & Country
Tel: 01600 775930
monmouth@fineandcountry.com
2 Agincourt Square, Monmouth, NP25 3BT

