



RAGLAN

Guide price **£850,000**



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# THE MOUNT

Castle Road, Raglan, Usk, Monmouthshire NP15 2JZ



Detached family home  
Flexible accommodation  
Approximately ½ acre plot

Welcome to this charming detached house nestled in the picturesque area of Raglan, offering tranquility and rural beauty. Situated on approximately half an acre of land, this property presents an excellent opportunity for multi-generational living or income potential.

Raglan boasts a vibrant community with a range of amenities, including quaint shops, local pubs, and scenic walking trails. Its proximity to larger towns such as Abergavenny, Monmouth, and Usk ensures convenient access to additional shopping, dining, and recreational options.

For commuters, this location provides excellent transport links to major cities like Newport, Cardiff, and Bristol, as well as The Midlands, making it an ideal choice for those seeking a balance between peaceful countryside living and easy access to urban centres. Whether you're drawn to Raglan's historic charm or its proximity to bustling towns and cities, this property offers the perfect blend of rural tranquility and modern convenience.



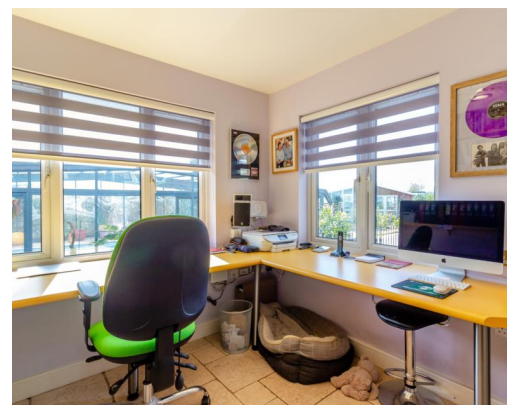


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### KEY FEATURES

- Detached family home
- Over 3500 square feet
- Potential for self-contained annexe
- Detached gym and conservatory
- Detached double garage and gated off road parking
- Approximately ½ acre plot





# STEP INSIDE



As you step into the main hallway of this stunning house, you're immediately greeted by an atmosphere of warmth and elegance. To your right, the entrance into the main living room beckons, offering a welcoming space filled with natural light streaming in through the window to the front.

A feature recessed fireplace stands as a focal point, exuding cosy charm, while a square arch leads seamlessly into the sunroom, where doors open to reveal the enchanting rear garden, inviting you to bask in its tranquility.

Adjacent to the living room, accessed through elegant double doors, lies the dining room, positioned at the heart of the home. Here, you can enjoy delightful views of the garden. Large, obscure glazed full-height windows allow light to filter through, giving a sense of spaciousness to the hallway and dining room.

Directly off the dining room is the kitchen, a culinary haven boasting an array of sleek units and tiled flooring. Windows to the front and rear flood the space with natural light, complemented by bi-folding doors that open out onto the rear garden, perfect for al fresco dining and entertaining.

A second inner hallway awaits exploration, leading to a ground floor bedroom with en-suite facilities, providing convenience and comfort for guests or multi-generational living arrangements.

Adjacent to this bedroom are a study and a versatile 5th bedroom, offering flexibility to suit your lifestyle needs. Completing the ground floor amenities is a utility room, plus a convenient shower room that could service the 5th bedroom if required.

Approximate Gross Internal Area  
 Main House = 225 Sq M/2421 Sq Ft  
 Double Garage = 32 Sq M/347 Sq Ft  
 Outbuildings = 81 Sq M/872 Sq Ft  
 Total = 338 Sq M/3640 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.

Venturing upstairs, you'll find the first-floor accommodation accessible via two staircases, each offering its own unique charm. One staircase opens up to a generous seating area flooded with natural light from skylights and Velux windows, creating an inviting space to relax and unwind.

Accessed from this lounge area are two double bedrooms, each offering comfort and tranquility, served by a well-appointed family bathroom.

The second staircase leads to a landing area primarily granting access to the principal suite, a luxurious retreat boasting a large bedroom with dual aspect windows, its own en-suite, and a generous dressing room, offering indulgent comfort and privacy.

Outside, adjacent to the wrought iron gates, lies a secondary accommodation area, comprising two distinct rooms alongside a shower room, perfect for use as a self-contained annex or a spacious workplace/studio, providing endless possibilities to suit your lifestyle needs.

Additionally, a detached gymnasium sits alongside a pleasant conservatory, offering garden views and opportunities for relaxation and fitness pursuits.



# STEP OUTSIDE



Step outside into the inviting outdoor space of this magnificent property, where every detail has been thoughtfully designed to enhance your enjoyment and relaxation. At the front, a charming low retaining walled garden welcomes you, leading to the front door, with a convenient brick-paved off-road parking area alongside for easy access.

Wrought iron gates beckon you to explore the rear, where a covered area opens up to reveal a spacious brick-paved driveway, providing ample parking for multiple vehicles and leading to a detached double garage. Throughout the garden, you'll discover multiple inviting seating areas, perfect for outdoor gatherings or moments of quiet reflection.

A large lawned area, adorned with a variety of mature shrubs and trees, creates a tranquil oasis, while a garden pond adds a touch of natural beauty. The highlight of the outdoor space is the covered swimming pool, ensuring year-round enjoyment, with plenty of seating areas alongside and undercover, promising endless opportunities for relaxation and recreation in every season.

## INFORMATION

Postcode: NP15 2JZ

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: B







## DIRECTIONS

Travelling North from Usk on the A449, leave the dual carriage way at the Raglan exit and join the A40 towards Abergavenny, immediately take the slip road towards Raglan Village. Take the first right into Castle Road and the property will be found a short distance along the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	89	91
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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