



PENYCLAWDD

Guide price **£550,000**



WILLOW TREE LODGE

Penyclawdd, Monmouth, Monmouthshire NP25 4BW



Three-bedroom barn conversion
Beautifully presented throughout
Rural village location yet close to neighbouring towns

Pen-y-clawdd is a village in Monmouthshire, south east Wales, situated between Raglan and Monmouth. The village is the site of a medieval fortification and there is a historic church with an ancient cross in the churchyard which is a scheduled monument. The village located just under 5 miles away from the market town of Monmouth. The charming market town of Monmouth is steeped in history, with well-regarded schooling, bespoke shops, cafes, and restaurants as well as retailers such as Marks & Spencer and Waitrose.

Well-connected to the A40, the property allows for easy commuting with fantastic road links, yet is perfectly situated for rural living, with picturesque countryside surrounding and scenic walks.



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£550,000



KEY FEATURES

- Beautiful barn conversion
- Three bedrooms
- Set in a generous plot
- Immaculately presented throughout
- Private countryside location
- Ample parking for several vehicles



STEP INSIDE



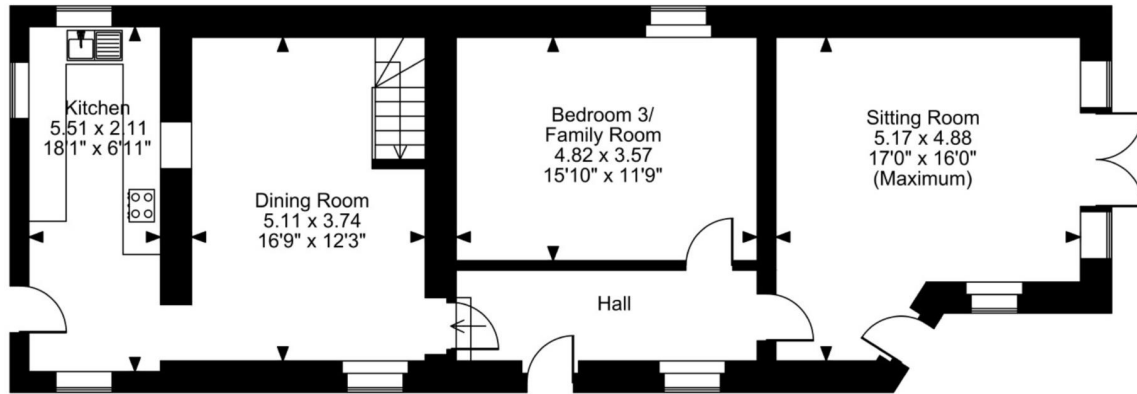
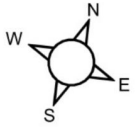
As you step into this stunning home, you are welcomed by a bright and inviting entrance hallway, which provides access to all the ground floor accommodations. The design exudes warmth and functionality, making it an ideal space for family living or entertaining.

The sitting room is exceptionally spacious, featuring French doors that open out onto the patio area. These doors not only provide seamless indoor-outdoor living but also flood the room with natural light, creating a bright and airy atmosphere. It's a perfect spot to relax or host gatherings while enjoying views of the garden.

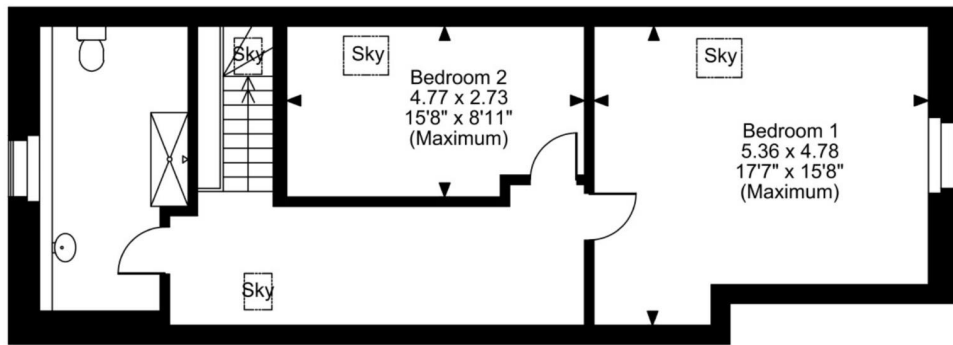
The second reception room offers incredible versatility. Currently utilised by the vendors as a games room and study, it could effortlessly serve as a third double bedroom, depending on your needs. Its adaptability ensures it can cater to a variety of lifestyles, whether you need additional living space or a dedicated home office.

The dining room radiates charm and character, boasting hardwood floors that add a touch of elegance. This room also provides access to the staircase leading to the first floor and features an open archway that seamlessly connects it to the kitchen. The flow between these spaces enhances the home's social aspect, making it perfect for both everyday living and entertaining.

Willow Tree Lodge, Penclawdd, Monmouth
Approximate Gross Internal Area
1585 Sq Ft/147 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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The kitchen is thoughtfully designed, fitted with a comprehensive range of modern wall and base units. It offers ample storage and workspace, alongside sufficient room for appliances such as a washing machine, fridge, freezer, and cooker. A convenient door leads directly to the outside, ensuring easy access to the garden.

Moving to the first floor, a generously sized landing leads to the various accommodations. The family shower room is beautifully designed, featuring modern and stylish tiles alongside high-quality fixtures and fittings.

Bedroom two is a spacious double room, illuminated by a Velux window that adds charm and natural light. It offers ample room for furniture and creates a cosy atmosphere.

The principal bedroom is truly a standout feature of the home. Impressively large, it boasts a Velux window as well as an additional window overlooking picturesque fields, offering a serene and scenic outlook. This bedroom provides a tranquil retreat, blending functionality with aesthetic appeal.

STEP OUTSIDE



The property is accessed via a private gated driveway, offering a sense of seclusion and security. The driveway provides ample parking for multiple vehicles, making it ideal for family living or entertaining guests.

Set in a tranquil rural location, the property sits on a generous plot of just under half an acre, surrounded by picturesque countryside views. The grounds feature flat lawned areas, perfect for outdoor activities or simply enjoying the peaceful surroundings. Additionally, there is a well-designed patio area, providing an ideal spot for alfresco dining, relaxation, or entertaining in complete privacy. This serene setting combines rural charm with the convenience of well maintained outdoor spaces.

AGENT'S NOTE:

There is a sewerage treatment plan that is shared with a neighbouring property and the cost of emptying this every 16 months is split between the 2 properties (approx £160 in total, therefore approx £80 per household).

INFORMATION

Postcode: NP25 4BW

Tenure: Freehold

Tax Band: C

Heating: Gas LPG

Drainage: Private

EPC: C





DIRECTIONS

From Monmouth take the old Raglan road towards Raglan, continue on this road through Mitchel Troy. Pass the Somerset Arms Public House on your left and continue up the road. Turn left where the sign post is for Pen-Y-Clawdd and red sign for Trefaldu Coarse Fishery is. Continue up the hill past the Church on your right. Veer left and continue up the road. Turn right down the lane where our directional board is and follow the road around to the right where Willow Tree Lodge can be found ahead.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92-100)	A		
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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