



Dan y Deri
Raglan | Usk | Monmouthshire | NP15 2LD

FINE & COUNTRY

Dan y Deri

A beautiful contemporary country home, set behind high wooden gates, located on the outskirts of Raglan with stunning views of the surrounding countryside.

- Individually designed contemporary country home
- High specification and attention to detail throughout
- Versatile and spacious accommodation
- Double garage, outbuildings and annexe
- Land circa 1.66 acres
- EPC Rating C

STEP INSIDE

Dan y Deri, named after a magnificent oak tree located to the front of the house, offers an opportunity to enjoy country living in a semi rural location with excellent access to major road links and the historic village of Raglan. An immaculately presented and substantial contemporary country house built in 2010, it has been substantially upgraded by the present owners to provide a light, welcoming and stylish home. Key features include the two bay fronted wings with balconies at first floor level taking advantage of the outstanding views.

Enter to a beautiful reception hall with high ceilings and oak staircase with ornate balustrade and galleried landing. From the entrance hall doors lead to the principal rooms. At one end is a generous sized drawing room with doors opening onto the terrace, showcasing spectacular views across the surrounding countryside.

To the left of the entrance hall is the stunning open plan kitchen with a range of contemporary kitchen cupboards and worksurfaces, walk-in pantry and utility boot room with WC. A further downstairs cloakroom is located off the entrance hall. The kitchen is open plan to the dining room with its magnificent bay and doors opening onto the terrace, bordered by a glass balustrade. A cosy family room is flooded with light from the glazed doors leading on to the terrace and is complemented by the brick fireplace housing a wood burning stove. A further reception room / ground floor bedroom is a versatile room with gym (this was originally an en-suite which could be re-instated). The ground floor accommodation extends to c.190sqm/2000sq ft and flows seamlessly to the rear aspect, taking in the predominately south facing views.









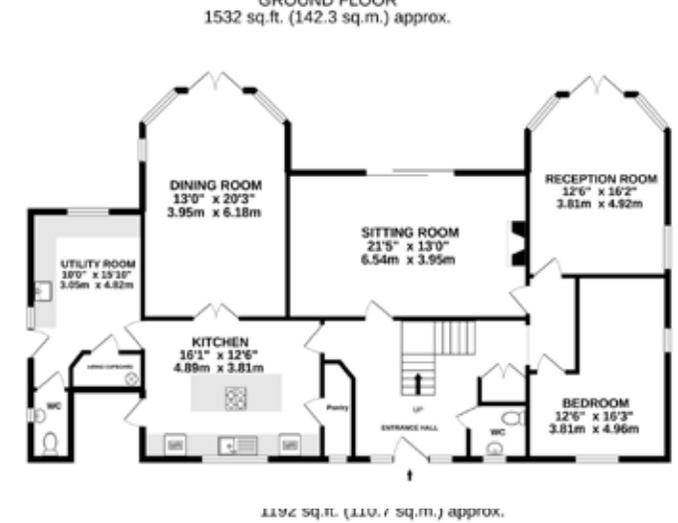
To the first floor is an impressive galleried landing providing access to four extremely generous bedrooms. The principal bedroom has a dressing room and en-suite with fitted wardrobes and doors opening onto a balcony with glass balustrade, perfect for enjoying a morning coffee. The guest bedroom is also en-suite, again with doors opening onto a balcony.

A third bedroom has an en-suite shower room and the fourth bedroom has use of the family bathroom. All the bathrooms and en-suites are tastefully fitted out with contemporary suites and flooring.

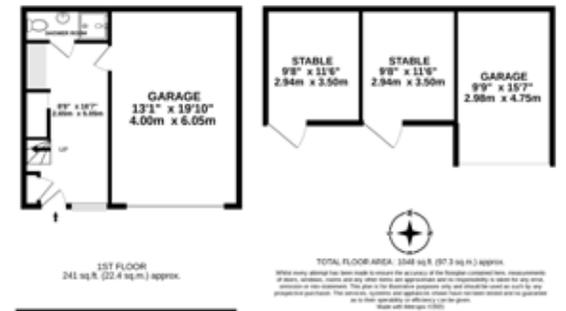
STEP OUTSIDE

Wooden electrically operated double gates lead to a paved driveway and parking area and access to the double garage. The front of the property offers extensive parking bordered by a lawn and the magnificent oak tree. The front is bordered from the lane by an attractive brick wall. Adjoining the garage is a door to an annexe with first floor room, ideal as ancillary accommodation or an office. To one side is a wooden pergola over a stone terrace providing a private and sheltered area for alfresco dining and entertaining.

Continue to the rear to enjoy the beautiful stone terrace with glass balustrade which complements the contemporary interior. The terrace has been designed to enjoy the wonderful views. Beyond the terrace are fields, which continue in a U-shape behind the neighbouring property and lead to wooden stables and tack room. The fields and stables can be accessed via metal five bar gates from both the bottom adjoining Groesenon Road, and a further gate via Warrage Road.



TOTAL FLOOR AREA: 2724 sq.ft. (253.1 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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 807 sq.ft. (75.0 sq.m.) approx.





LOCATION

The property is situated on the outskirts of the historic village of Raglan which is one of the few in the area that offers a wide range of excellent amenities including a post office, hairdressers, butchers, public houses, petrol station, fish and chip shop, pharmacy, general store, primary school, doctor's surgery and golf club. On the edge of the village is convenient access to the A40 linking the A449 / A465 and in turn, the M4 / M5 / M50 motorway networks. The picturesque town of Usk is approximately seven miles from the property and the larger towns of Abergavenny and Monmouth are around ten miles and eight miles respectively. Abergavenny has a main line railway station.

DIRECTIONS

At the main roundabout at Raglan on the A40, take the exit signposted Monmouth / Newport. Continue along the A40 for just over half a mile and take the first exit signposted Raglan / Mitchel Troy and continue bearing left. After a short distance, before the Frank Sutton garage, take the left turning onto Warrage Road. Dan y Deri is a short way up on the right hand side by the oak tree.

SERVICES

Mains water and electricity, private drainage. Air source heating. Underfloor heating throughout.

TENURE

Freehold.

AGENT'S NOTES

There is right of way from the neighbouring property to access their oil tank.

FIXTURES AND FITTINGS

Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.



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