

# The Old School House Penrhos, Raglan



**ROSCOE ROGERS KNIGHT**  
*Town and country properties*



# The Old School House

## Penrhos, Raglan

Originally built in the early 20th century as the village schoolhouse is this beautifully presented and generously proportioned country residence with versatile open plan accommodation and four double bedrooms with elevated views of surrounding Welsh countryside. A quiet location overlooking The Church of St Cadoc with approximately 3.5 acres of landscaped gardens and enclosed pastureland. Private swimming pool with large, detached pool house, carport and parking for several vehicles.

Brick built with a part painted rendered rear extension, double glazed windows and wood/part glazed doors set under pitched tiled roofs. The interior includes a wood burning stove, exposed original brickwork, wooden panelled doors, sectional radiators, low voltage downlighters and a combination of slate and wooden flooring. An oil-fired central heating system provides hot water and heating to radiators throughout.

**The house has a gravelled driveway/turning area. Porch with a part glazed wooden door into:**

**ENTRANCE LOBBY: 3.44m x 3.80m extending to 5.65m (11'3" x 12'6" extending to 18'6")**

Window to front overlooking The Church of St Cadoc. Turning Oak staircase with squared newel posts and coloured balustrading to first floor landing. Doors into:



**LIBRARY: 4.18m x 3.40m (13'9" x 11'2")**

Dual aspect windows to front and side. A range of bespoke fitted full height bookshelves along two walls with storage cabinets set under.



**DINING ROOM: 5.53m x 5.31m (18'2" x 17'5")**

A bright and spacious room with glazed French doors out to sun terrace with garden views. Openings into:



**SITTING ROOM: 3.63m x 6.11m (11'11" x 20'1")**

Window and secondary door to rear gardens. Feature fireplace with woodburning stove set on a stone hearth with wooden surround and mantel.



**PANTRY: 2.16m x 1.67m (7'1" x 5'6")**

Window to front. Full height shelving and space for fridge/freezer. Power and light. Quarry tile flooring.

**UTILITY/CLOAKROOM: 4.02m x 3.64m (13'2" x 11'11")**

Window to the front. Low level W.C and pedestal wash basin with tiled splashback. Space and plumbing for washing machine/tumble dryer. Wall mounted Worcester oil central heating boiler.

**From entrance lobby opening into:**



**KITCHEN: 3.47m x 3.45m (11'5" x 11'4")**

Dual aspect windows to side and garden. L-shaped butcher's block work surface with inset stainless-steel sink and side drainer. Gas five ring Leisure cooking range with double oven, decorative tiled splashback and stainless-steel circulating hood over. A range of cupboards and drawers set under with space for fridge and dishwasher. Display and full height shelving.



**From entrance lobby up turning staircase to:**

**FIRST FLOOR LANDING:**

Window to front. Airing cupboard with full height shelving and water cylinder. Power and light. Roof access hatch. Doors into the following:



**BEDROOM THREE: 3.67m x 3.37m (12'0" x 11'1")**

Window to front with views towards the church. Integrated storage cupboard with wooden slatted shelving.



**BEDROOM TWO: 4.98m x 3.79m (16'4" x 12'5")**

Window to the back with views of the surrounding countryside. Roof access hatch.

**BEDROOM FOUR: 3.78m x 2.98m (12'5" x 9'9")**

Window to the back views of the surrounding countryside.



**BEDROOM ONE: 3.37m x 7.76m (11'1" x 25'6")**

Triple aspect windows to front, back with views of the church and garden. Door into:



**FAMILY BATHROOM:**

Frosted window to back. White suite comprising a low-level W.C, pedestal wash basin and bath with tiled splashback, mixer valve and shower head over.



### EN-SUITE SHOWER ROOM:

Suite comprising a low-level W.C, vanity unit with inset wash basin and tiled shower enclosure with mixer valve, rain shower head and separate handheld attachment. Chrome ladder style radiator. Extraction fan at high level.

### OUTSIDE:

The property is approached via a quiet country lane accessing a gravelled parking/turning area with space for multiple vehicles. In and out gravelled driveway with bespoke built car port to the side reflecting the style of lychgate for the adjoining church. A paved pathway wraps around two sides of the house leading to the rear gardens and elevated sun terrace. Steps to the gardens with a useful outbuilding to the side, ideal for storage and garden utensils. The primary lawn area has an array of interspaced mature trees and shrubs with a curved and richly stocked border.



**Asking price of £850,000**

Set behind is a flat lawned area enclosed by hedges. A wooden gate to the paddock which totals approximately 2.5 acres and currently used for livestock. In a secluded corner of the garden, a lined chlorine swimming pool (6m x 12m approx.) with air source heating system and pool house (comprising a kitchen, seating area and shower enclosure).

### SERVICES:

Mains electric and water. Oil fired central heating system and private drainage. Council Tax Band G and EPC Rating D.

### DIRECTIONS:

From Monmouth take the A449 towards Newport and turn left after approximately 7 miles signposted "Abergavenny & Raglan." Take the first right across the dual carriageway towards Dingestow then take an immediate left onto "Warrage Road." Continue for a mile to a T-junction then turn left. Continue straight on this road for half a mile and take the first right (After the church). Follow the road then turn right towards Penrhos. After about 400 yards The Old School House can be found on the left opposite the Church of St Cadoc.

### Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
  - We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
  - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

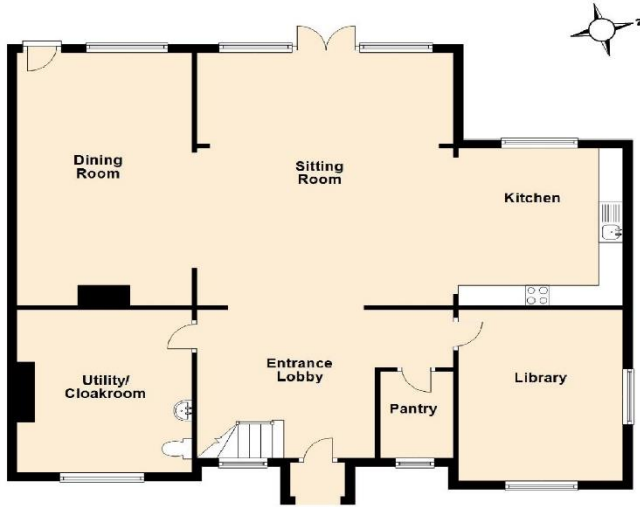
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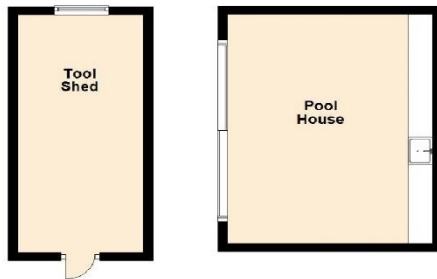
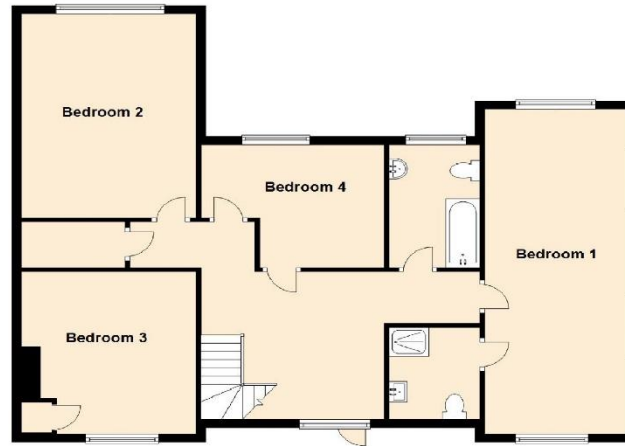
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**Ground Floor**  
Approx. 172.6 sq. metres (1859.5 sq. feet)



**First Floor**  
Approx. 100.6 sq. metres (1082.8 sq. feet)



Total area: approx. 273.3 sq. metres (2942.3 sq. feet)

