



The Pant, Twyn-y-Sherriff, Raglan, Usk

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# A detached Grade II listed, 16th century house situated in an idyllic setting, within a gentle valley surrounded by unspoilt countryside in 4.17 acres.

## Description

The Pant is a rare opportunity to purchase a house that has not been on the market since 1969. It is situated in a glorious, secluded and very peaceful setting, facing south and overlooking its lovely gardens and grounds. It has views to adjoining farmland and hills beyond. It is believed to date from 1450/1500 and was constructed as a wood cruck truss house. It was purchased by the present owner in 1969 when in a derelict condition. It has since been most sympathetically and completely renovated, carefully restoring all details and features of the period. In the 1970s, the house was extended, which included a two room studio/home office/bedroom 4 on the first floor, of which one room looks to the north over the 3.06 acre field across the lane.

The interior of The Pant is charming and has a warm and friendly atmosphere. The reception hall has a wood panelled wall. The sitting room is a particularly attractive well-proportioned room with beamed ceiling. There is an impressive stone inglenook fireplace, with former bread oven, that is fitted with a log burning stove. At one side there are the remains of the original stone turning staircase.

The kitchen/ breakfast room has a beamed ceiling and one wall partly wood panelled. It has a large open fireplace fitted with a log burning stove. The large utility room gives access to the garage, and a ladder staircase leads to two studio rooms/home offices/ bedroom. The first floor is accessed from the main staircase and rises to the spacious landing. The principal bedroom includes a vaulted ceiling and exposed roof trusses. It has a lovely outlook to the west to the stone and tile outbuildings. There are two further double bedrooms, both facing south, overlooking the gardens and grounds and with views beyond to rolling countryside. There is a family bathroom.

NOTE: Property purchased as seen.



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## Distances

Reglan 2 miles, Chepstow 13 miles, Monmouth 9 miles, Abergaveney 7.5 miles, Usk 5 miles, Newport 14 miles, Cardiff 24 miles, Bristol 25 miles (all distances approximate).

## Outside

It is approached over an in and out driveway with a large curved raised stone edged lawn, with central stone steps neighbouring it. There are tall mature trees interspersed in the lawn, including a weeping beech. The drive leads to the front of the house and the integral garage.

The gardens are a delight. The immediate walled gardens in front of the house were designed as a classic English country garden with many traditional plants, shrubs, climbing shrubs such as clematis, and roses. There are stone pathways, and stone paved sitting areas built to take advantage of the view. Although a little overgrown, the garden design could easily be reinstated. To the east, the walled garden continues and is planned in compartments with a green house, stone edged pond, trellis work, a glazed and tiled garden room and an open fronted tiled gazebo. Beyond the immediate gardens is a large uncultivated grassed mown area with many mature trees including a magnificent Weeping Willow and a productive plum tree. This area surrounds a large naturally fed pond with two timber bridges over, which will require some attention to re-establish. In total this area measures 1.1 acres.

Across the lane is a field of about 3.06 acres. It is situated immediately opposite the entrance to The Pant, across the single-track lane to the north, with vehicular access to the lane.

## Outbuilding

The drive continues to the west of the house, through a timber vehicular gate to an enclosed grassed area. The area has an L-shape range of brick, render and tile outbuildings including two large stables with store, and four bay open parking/stores on oak supports. There are also the remains of a large two storey detached barn.

## Property information

**Services:** Mains water and electricity connected to the property. Modern thermostatically controlled electric central heating. Private drainage.

**Local authority:** Monmouthshire Council : 01633 644644

## Directions (Postcode NP15 2HT)

From the A449 north take the Raglan turning and follow the A40 to the Raglan roundabout. Take the second exit joining the Usk road. Ignore the first signpost to Twyn-y-Sherriff on the left and proceed to the next left exit. Follow the narrow lane down to the crossroads and take a sharp left turn. The Pant is the first building on the right hand side.

**Approximate Gross Internal Floor Area**

Main House = 222 sq m/2,389 sq ft

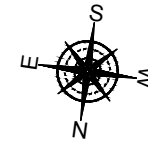
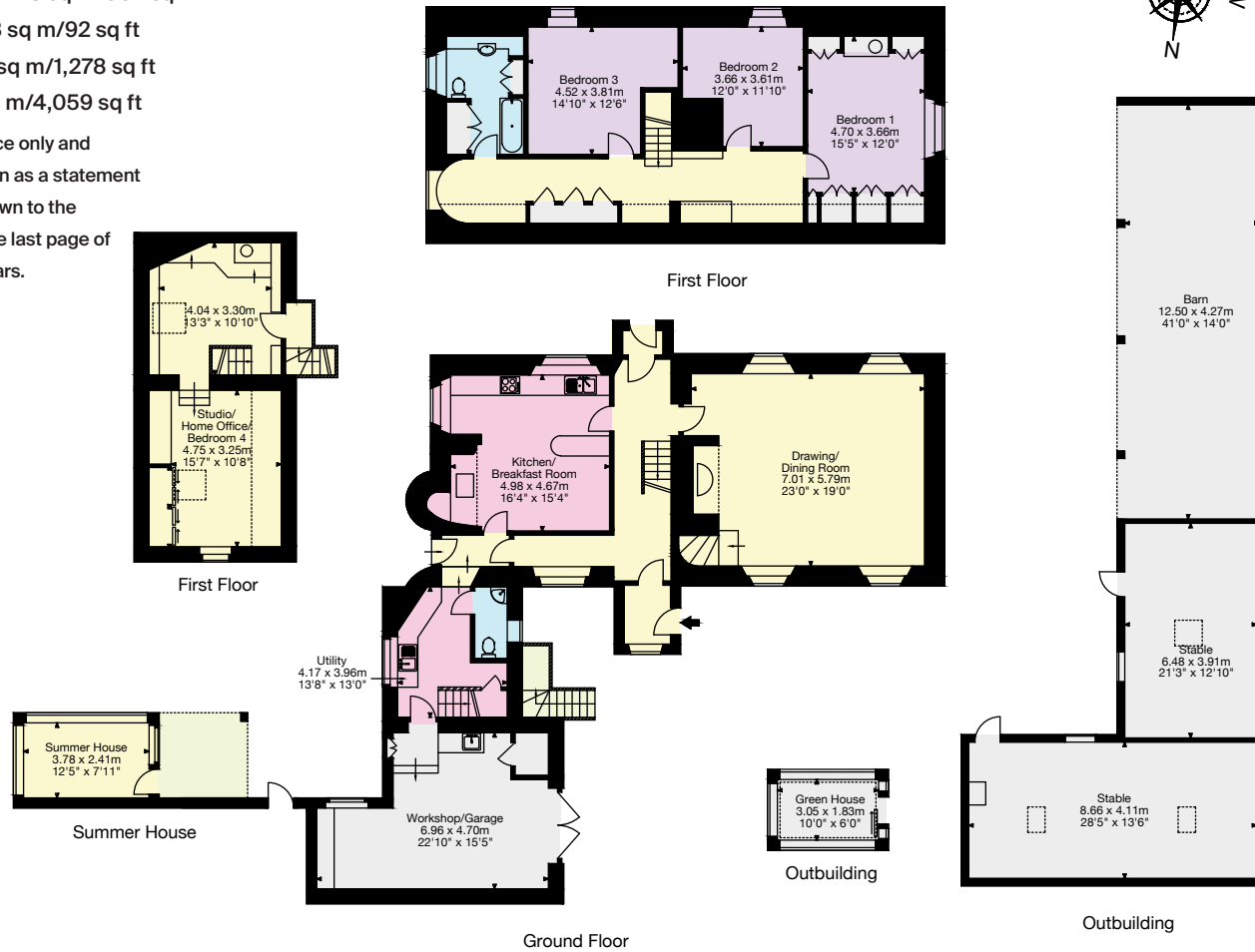
Workshop/Garage = 28 sq m/302 sq ft

Summer House = 8 sq m/92 sq ft

Outbuildings = 118 sq m/1,278 sq ft

Total Area = 376 sq m/4,059 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Knight Frank Bristol  
Regent House  
27A Regent Street  
Clifton  
BS8 4HR  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
**Freddie Wright**  
0117 317 1997  
[freddie.wright@knightfrank.com](mailto:freddie.wright@knightfrank.com)

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Particulars dated June 2022. Photographs and videos dated June 2022.

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