



ALISIER LODGE

KEMEYS ROAD | CHAINBRIDGE | USK





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ALISIER LODGE OFFERS A PREMIUM LEISURE PROPERTY OFFERING A DESIRABLE FISHING LODGE WITH PRIVATE GROUNDS AND OVER 0.5 MILES OF PRIME SINGLE BANK FISHING, LOCATED BETWEEN THE TOWNS OF USK AND ABERGAVENNY IN THE BEAUTIFUL RURAL HAMLET OF CHAINBRIDGE, WITHIN THE HEART OF THE MONMOUTHSHIRE COUNTRYSIDE WITH GOOD ACCESS TO THE MAIN ROAD NETWORKS. THE PROPERTY OFFERS A VERSATILE ONE/TWO-BEDROOM FISHING LODGE WITH POTENTIAL (STP) SET OVER TWO FLOORS, WITH FISHING HUT AND GROUNDS EXTENDING TO APPROXIMATELY 4.28 ACRES (1.74HA) AND 3.49 ACRES (1.41 HA) OF RIVER. THE PROPERTY BENEFITS FROM BEAUTIFUL EASTERLY COUNTRYSIDE VIEWS, PROVIDING A PEACEFUL OUTLOOK IN A BEAUTIFUL SETTING.

- Superb accessible location & position adjacent to the River Usk •
 - Fantastic location off the Kemeys Road between Abergavenny and Usk •
- Colt designed one/two-bedroom Fishing Lodge with potential (STP) •
 - Detached fishing hut with two rooms •
 - Gated entrance and ample off-road parking •
 - Ringfenced grounds and paddock •
- Over 0.5 miles of uninterrupted single bank fishing with four pools •
- Offering lifestyle, leisure, sporting, commercial and development interest •
 - Lodge and grounds extending to 4.28 acres (1.74ha) •
 - River Usk extending to 3.49 acres (1.41 ha) •
 - In all approximately 7.77 acres (3.15 ha) •

Nant y derry 1.4 miles • Usk 4.1 miles • Raglan 6.6 miles • Pontypool 7.3 miles • Abergavenny 7.4 miles • Monmouth 13.9 miles • Chepstow 18.8 miles • Cardiff 29.6 miles • Bristol 39.5 miles • London 140 miles
Abergavenny Train Station 6.4 miles • Chepstow Train Station 18.8 miles • Bristol Parkway Station 35 miles • Cardiff Airport 40.4 miles
Bristol Airport 44 miles • London Heathrow Airport 131 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Alisier Lodge enjoys a desirable and accessible private position within the Lower Usk Valley within the popular hamlet of Chainbridge enjoying spectacular countryside views and 0.5 miles of river. Positioned a short distance from the eastern side of the Kemeys Road B4598, the closest public house is the Chainbridge Riverside Inn a short distance from the property as well as the popular Fox Hunter Inn at Nant y derry within walking distance, just 1.4 miles away.

The property is just 4.1 miles from the picturesque town of Usk, offering a traditional shopping street with boutique shops, a range of hotels, restaurants and public houses, local primary school, rugby club, doctors surgery and vets. The romantic, ruined Usk Castle is located near to the town centre with the renowned Cwrt Bleddyn Hotel and Spa located on the outskirts of the town.

Raglan is positioned less than 7 miles to the north which offers excellent amenities, including a primary school, village shop, butchers, doctors surgery, pharmacy, Post Office, public houses, the highly regarded Beaufort Hotel & Brasserie and Ragland Castle. There are good connections to the main road network via the A40 and A449.

Alisier Lodge is located just 7.4 miles from Abergavenny, a town known as the gateway to Wales and is within easy access of the main road links to the A465, A40, A449 and on to the M4/M5 and M50 motorway networks. Connections to main line trains, reaching London Paddington in under 3 hours, can be found at the railway station in Abergavenny. The town is just 6 miles from the border with England and has high street boutique shops and still hosts a weekly indoor market in the town centre. The Angel Hotel in the centre of Abergavenny, just a stone's throw from Abergavenny Castle offers award winning afternoon teas. The town also has a Waitrose, Morrisons and fantastic primary and secondary schools. Wernddu Golf Club, a scenic undulating parkland course overlooking Abergavenny, is just a short drive away.

Monmouth, located just 13.9 miles from Alisier Lodge and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.



ALISIER LODGE

Positioned at the end of the third-party access track which connects directly to the B4598 Kemeys Road, a gated entrance opens onto a tree lined drive and an extensive parking area adjacent to the Lodge.

The lodge features painted timber boarded elevations under a pitched slate roof and is of an attractive Colt House design. Steps lead up to a decked veranda which continues round three sides of the lodge, providing access to the glazed studio space, fitted with base units and metal sink. The Studio could be incorporated into the primary accommodation of the lodge and enables any purchaser to increase the living accommodation (subject to planning).

Adjacent to the studio, the front door opens into a central hallway. From here is the open plan kitchen and breakfast area, fitted with composite base units with integrated Smeg appliances including a Smeg oven with hob, composite worktops and metal sink with drainage board. The kitchen window offers views over the paddock and river.

Also accessed from the hall is a rear hallway which provides access to the principal bedroom, a large double with recessed alcove storage space, floor to ceiling cupboard and window to the rear with views of the countryside and river. Adjacent to the bedroom is the shower room with tiled walls and floor and fitted with a cubicle shower, wc and wash basin.

Across the hallway opposite the kitchen is the open plan sitting/ dining room with sprung cork tiled floor and raised stone fireplace with jet master firebox with timber mantel above. Adjacent to the fireplace is a corner window seat ensuring the views from the windows directly above can be enjoyed. Front, side and rear windows and glazed double doors to the veranda provide a light and spacious living space with spectacular views of the river and land. The sitting room layout is such that it could be partitioned to provide two separate spaces.

Stairs from the sitting room lead down to the lower ground floor utility room with pine clad walls and tiled floor. The room features a wc and wash basin in one corner and would have ample space for appliances but could also be used as an office.

Adjacent to the utility room and accessed from it is the morning room which also doubles as a second bedroom featuring pine clad walls, tiled floor and windowed doors to the front and side providing access to the outside and a view of the paddock to the front.

Previously a Holiday Let, the property now has a Certificate of Lawful Use and Development (CLEUD) confirming its full residential status, providing scope for any purchaser to either extend the existing property or apply for a replacement dwelling (subject to planning). A Copy of the 2023 CLEUD Decision Notice is available from Powells on request.



OUTSIDE

Positioned to the side of Alisier Lodge and connected to it by the overhead veranda is the fishing hut which is of timber clad construction with a mono pitched corrugated roof. The fishing hut provides two rooms with an additional storage area and features two windows and a door that overlook the river. As the hut can be independently accessed from the property it provides a useful space for anyone with commercial fishing interests but could also be incorporated into the dwelling to provide additional accommodation.

A covered patio area extends from the front of the property with a raised deck above, adjacent to the fishing hut and overlooking the river and paddock, providing two lovely spaces for alfresco dining.

The residential curtilage of Alisier Lodge extends to the front and rear with a lawned grounds and garden area to the rear and rectangular level paddock to the front which extends to a tree lined southern border. A strip of treelined land adjacent to the riverbank extends 0.5 miles to the north and south of the property forming the extent of the land.

In all the property extends to approximately 7.77 acres (3.15 ha) (Grounds and land extend to 4.28 acres (1.74ha) with the river extending to 3.49 acres (1.41 ha).

FISHING

Alisier Lodge offers some of the best fishing in Monmouthshire offering over 0.5 miles of private and secluded, uninterrupted single bank fishing on the renowned River Usk. The Usk, a premier Welsh salmon river, is acclaimed as one of the best wild trout rivers in the UK, capable of producing brown trout up to five pounds in weight with the average fish being around a pound. The River Usk (Lower Usk) is designated as a Sight of Special Scientific Interest (SSSI) ensuring the quality and variety of habitats are protected all year round.

The Lower Usk specifically, is known as a fine British Limestone River, providing good fly life with the fishing at Alisier Lodge offering four key pools known as Beech Pool, Hut Pool, Black Pool and Green Pool, with reports of browns and grilse over the summer, sea trout in August and a steady catch of salmon. The wild brown trout fishing in this part of the Usk is excellent with good numbers and average size.

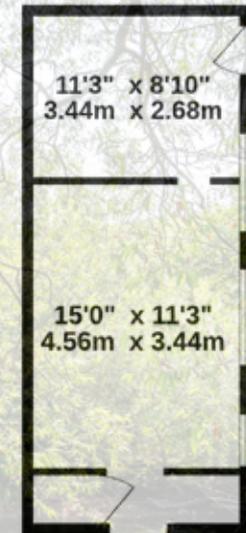
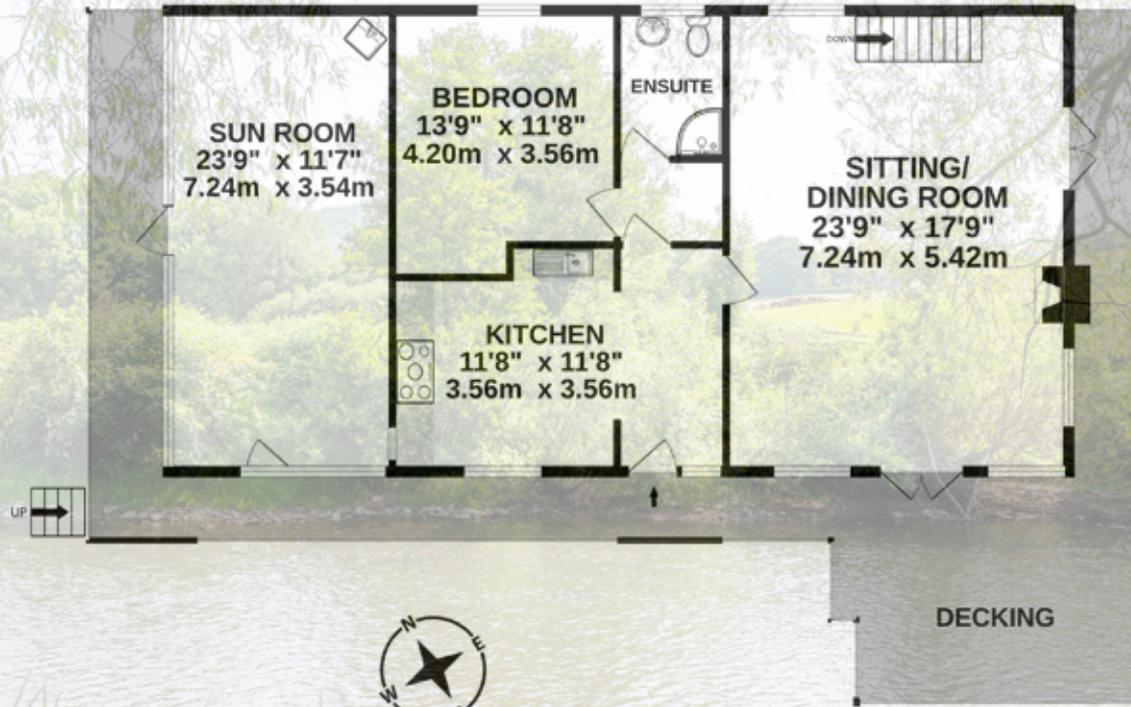
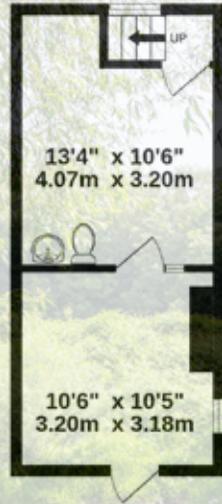
The setting of the property and the uninterrupted fishing in such a beautiful uninterrupted spot, equipped with four excellent pools, will appeal to anyone with private or commercial sporting and fishing interests.



FLOORPLANS

LOWER GROUND
244 sq.ft. (22.7 sq.m.) approx.

GROUND FLOOR
1407 sq.ft. (130.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1652 sq.ft. (153.4 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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KEY INFORMATION

Sale Terms: Freehold

Tenure: Offered with vacant possession upon completion.

Services: Mains electricity and water connected. Private drainage to a septic tank. Storage heating.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements and all private and public rights of way, and other such rights, whether these are specially referred to in these Particulars or not. The property benefits from a right of way over the third-party access track (hatched in blue on the sale plan) which connects to the B4598. We would advise that the sale plan is for identification purposes only and that prospective purchasers should make and rely upon their own enquiries to confirm the boundaries in order to be satisfied.

Fixtures & Fittings: Only those items specifically mentioned in these Particulars will be included in the sale, the remainder are excluded from the sale, however may be available by separate negotiation.

Council Tax Band: County Council Band 'D'.

Local Authority: Monmouthshire County Council. Telephone: 01633 644644.

Viewings: Strictly by appointment with the selling agents.

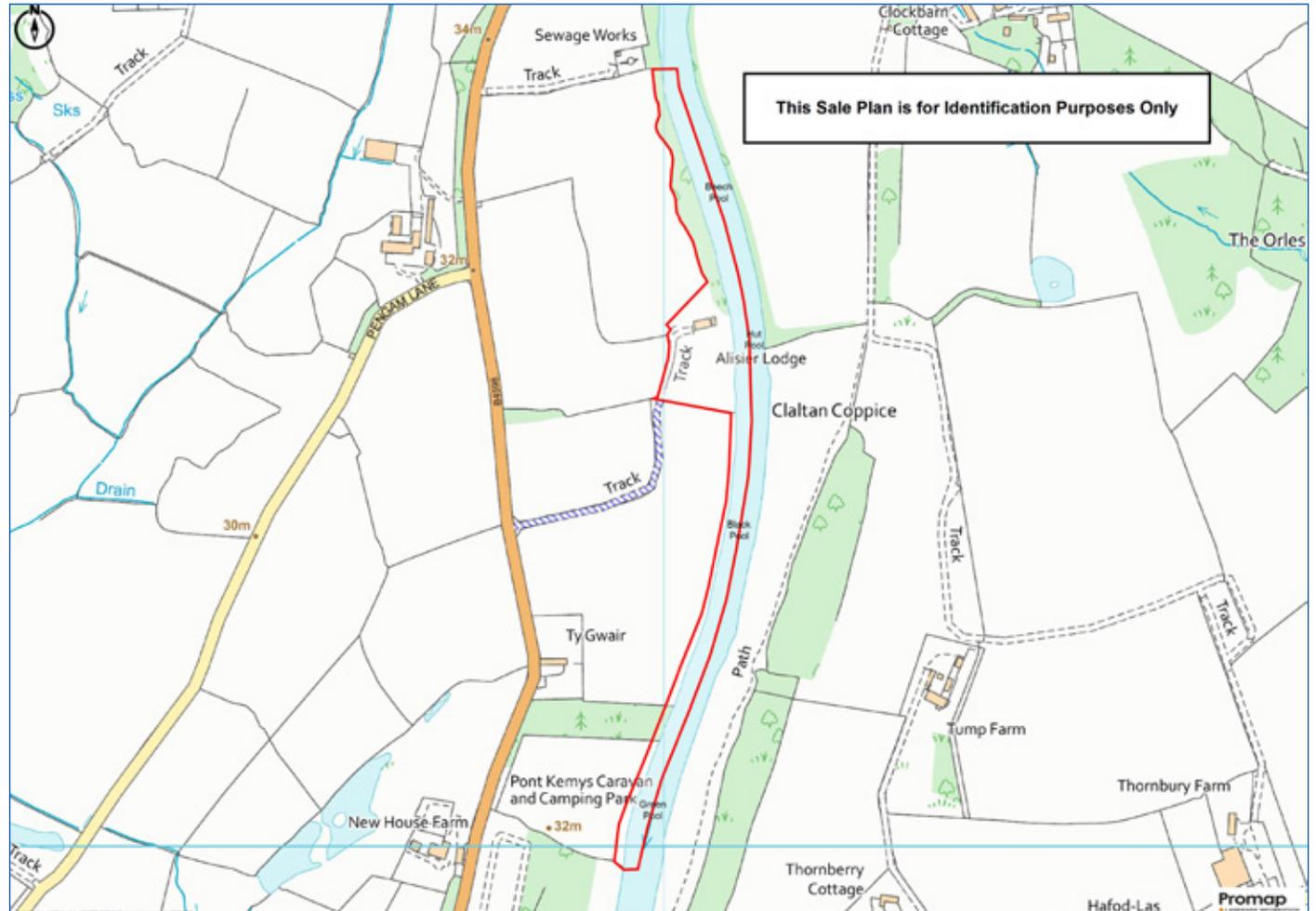
Directions: From the town of Usk proceed north on the B4598 Abergavenny Road turn right for Abergavenny on the B4598. Continue for approximately 3.6 miles until you reach Chainbridge. Cross over Chainbridge and continue on the B4598 for approximately half a mile. The third-party access to the property will be on your right-hand side. Proceed to the end of the track and the gate to the property will appear in front of you.

Post Code: NP7 9DS

/// //hockey.touched.graceful

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-101)	B		BB
(81-90)	C		
(61-80)	D		
(41-60)	E		
(21-40)	F		34
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC
www.epc4u.com



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