



BEWITCHING WIND FARM

MAMHILAD | PONTYPOOL





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MAMHILAD | PONTYPOOL | NP4 8QZ

BEWITCHING WIND FARM IS A VERY APPEALING AGRICULTURAL/EQUESTRIAN SMALLHOLDING PROPERTY PACKAGE WITH PRIVATE FEEL AND VIEWS, CLOSE TO MAMHILAD AND THE MONMOUTHSHIRE TO BRECON CANAL, WITHIN THE BRECON BEACONS NATIONAL PARK, OFFERING A THREE-BEDROOM BUNGALOW (SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION), A USEFUL STEEL FRAMED AGRICULTURAL BUILDING WITH LEAN-TO AND RINGFENCED PERMANENT PASTURE EXTENDING TO APPROXIMATELY 31 ACRES.



- The property provides an excellent smallholding package for equestrian or rural enterprise interests •
- Detached spacious and well-presented three-bedroom bungalow with potential •
- Useful steel portal framed general purpose agricultural building with lean-to and additional block-built storage buildings •
 - Ring-fenced level pastureland featuring five stockproof fenced paddocks with mains water providing useful grazing for small scale livestock or equestrian interests •
- Excellent accessible location close to the A4042 providing access to the A40 & M4 •
 - Freehold with vacant possession •
- Mamhilad 0.9 miles • Goytre 1.6 miles • Pontypool 5.2 miles •
- Abergavenny 6 miles • Usk 6.6 miles • Cwmbran 8.2 miles •
- Raglan 8.8 miles • Newport 10 miles • Monmouth 16.5 miles •
- Cardiff 25 miles • Bristol 39 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

The overall location of Bewitching Wind Farm is excellent, directly accessed on the north side of Croes Y Pant Lane, a short section of farm track leads to the yard area and buildings. The property is surrounded by ring-fenced pasture and is not overlooked, benefiting from a good level of privacy and countryside views.

Situated in an accessible location the property is well positioned a short distance north of Mamhilad and west of Penperlleni on the Croes Y Pant Lane which connects to the A4042 Usk Road to the east and the key road connections of the A40 to the north and M4 to the south, which provides direct access to Cardiff, Newport and the south-west. The property sits within the Brecon Beacons National Park Area of Outstanding Natural Beauty (AONB).

Local amenities include The Horseshoe Inn & Country Kitchen pub and restaurant, only a five-minute walk away and The Star Inn. Abergavenny being just circa 6 miles north, is a thriving historic town which hosts the renowned Annual Food Festival as well as an indoor weekly market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets, excellent primary and secondary schools and many high street and boutique shops. There are further excellent schools and amenities in the centres of Newport and Monmouth.

An abundance of tourism and recreational activities exist within Abergavenny and the wider region, especially within the beautiful Usk Valley which is only a stone's throw away. The property is within the highly desirable Brecon Beacons National Park, offering spectacular walking and outward bounds activities. Tintern Abbey, Raglan Castle, Chepstow Castle and the Monmouthshire to Brecon Canal are all easily accessible providing an abundance of walking for those who enjoy the great outdoors.





THE PROPERTY

Bewitching Wind Farm offers a prime smallholding appealing to agricultural, equestrian and lifestyle purchasers with an extensive, spacious and light detached residence including a yard area, useful collection of outbuildings and land extending to approximately 31 acres. The property is well laid out and benefits from a private rural feel. The land surrounds the buildings and bungalow in a ring fence. The steel portal framed building and block buildings and stables would accommodate for a home-based business subject to obtaining the necessary planning consents.

The residential property comprises a detached three-bedroom bungalow. The property is well insulated and benefits from uPVC double glazing, oil-fired central heating with additional woodburning stove and open fire in the sitting room with radiators throughout. The residence is spacious with views over the buildings and land providing a well laid out bungalow with potential.

The bungalow is entered from the front door on the western elevation of the property opening into an entrance porch which houses the boiler.

Through the porch is the kitchen/diner comprising traditional timber finished base and wall units, stainless steel sink, fireplace with woodburning stove, rear window with views over the land and space for a large dining table.

From the kitchen is the corridor that leads to a spacious entrance hall with double doors to the front of the property.

The sitting room is located off the front hall featuring triple aspect windows to the front and sides with views over the formal garden area and land to the front of the property. The windows to the sides provide views of the buildings and land. An open fireplace with brick surround is positioned on the rear wall.

Accessed off the rear side of the hall is the family bathroom, equipped with WC, bath and washbasin and window to the rear.

The property benefits from three reasonably sized double bedrooms. The first of the double bedrooms is located on the rear side of the hallway between the kitchen and the bathroom with window to the rear. The second and third bedrooms are positioned on the eastern side of the hall and are extensive both featuring dual aspect windows to side and rear and side and front respectively.

The bungalow is both spacious and well laid out with views of the surrounding land providing a delightful home with a private feel for any potential purchaser.



OUTSIDE

Directly outside the bungalow there is a parking area with formal lawned area to the front of the property.

OUTBUILDINGS

To the west of the bungalow is the yard area and farm buildings comprising a four-bay steel portal framed building with block and feather boarded walls and sheeted roof with additional timber framed lean-to. Attached to the steel portal framed building to the side is a block-built workshop building. To the rear are two block-built stables providing useful storage with metal sheeted roof. The buildings have potential for a range of possible uses.

LAND

The land at Bewitching Wind Farm surrounds the property comprising a ring-fenced compartment containing five field enclosures of well-maintained productive permanent pasture all capable of being grazed or mown for fodder with mains water connected. All the land contained within the property is level.

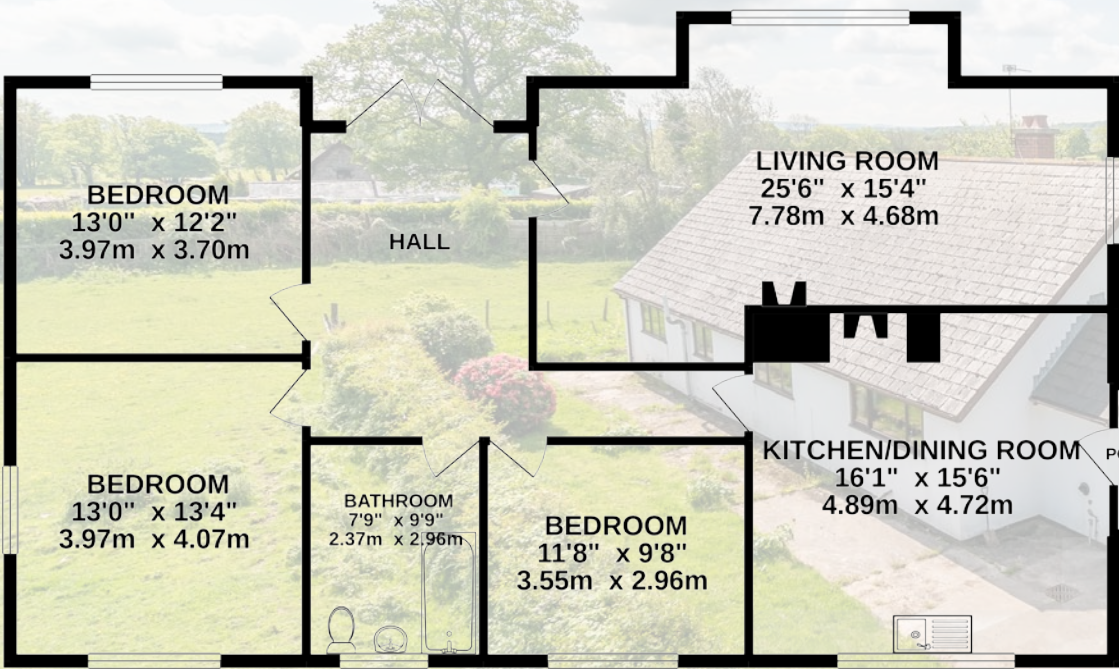
The property, outbuildings and land offer a multitude of potential uses that could suit many different purchasers (subject to planning). The level ring-fenced pastureland, yard area and buildings are ideal for supporting livestock and equestrian enterprises.

The property extends in total to approximately 31 acres (12.5 ha)



FLOORPLAN

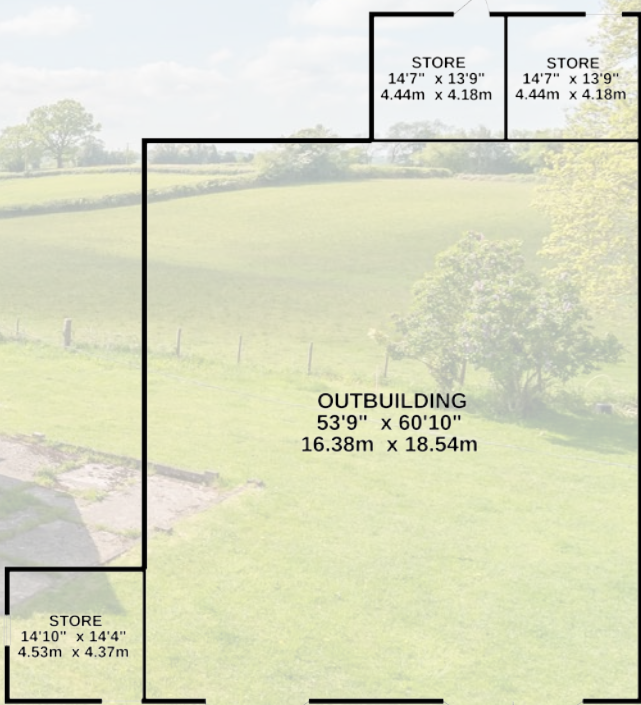
GROUND FLOOR
1263 sq.ft. (117.4 sq.m.) approx.



TOTAL FLOOR AREA: 1263 sq ft (117.4 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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GROUND FLOOR
3882 sq.ft. (360.7 sq.m.) approx.



TOTAL FLOOR AREA: 3882 sq ft (360.7 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

Services: Bewitching Wind Farm benefits from mains water & mains electricity. Private drainage is by way of a septic tank. Central heating is by way of an oil-fired boiler with radiators in all rooms.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and any other such rights, whether these are specifically referred to in these particulars or not. A Public Right of Way exists over the property.

Fixtures and 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: The bungalow is registered as Band G.

Planning: Bewitching Wind Farm is subject to an Agricultural Occupancy Condition (AOC).

Local Planning Authority: Brecon Beacons National Park (BBNP). Telephone: 07973 781 479.

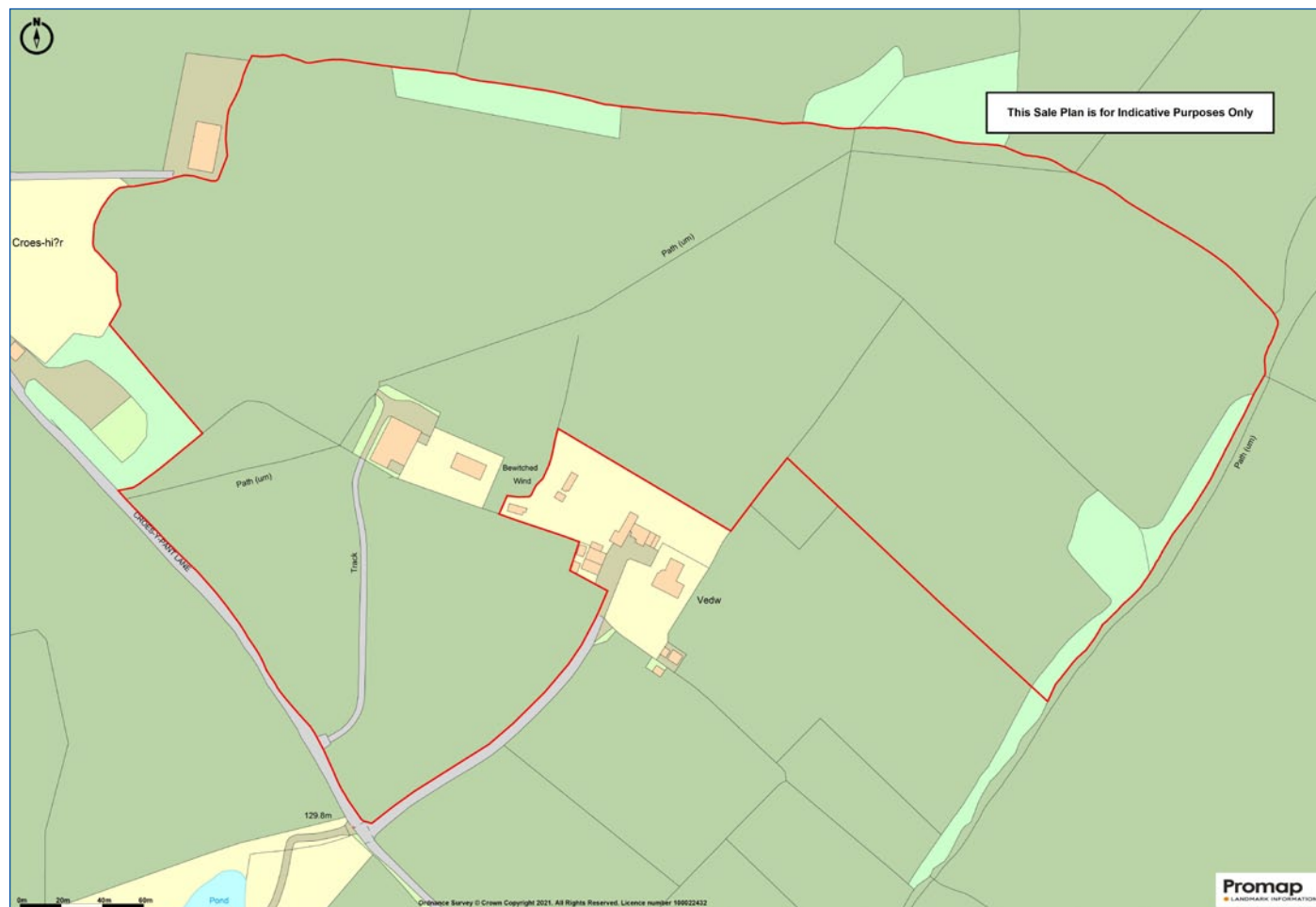
Viewings: Strictly by appointment with the selling agents.

Directions: From the A465 and A40 at the Hardwick Gyratory (Abergavenny) take the A4042 south in the direction of Newport. After 3.4 miles at Llanover take the right hand turn onto the Old Abergavenny Road. Continue for 2.2 miles, take the left hand turn just before the Horseshoe Inn onto Croes Y Pant Lane. After 0.2 miles the entrance to Bewitching Wind Farm will be on your left.

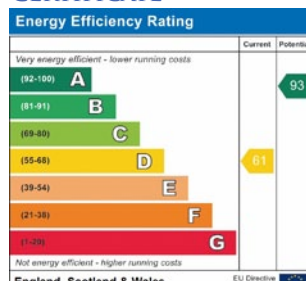
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ENERGY PERFORMANCE CERTIFICATE



IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared October 2021.