



# BLAENGAWNEY FARM

MYNYDD MAEN | HAFODRYNYS | CRUMLIN | CAERPHILLY







## BLAENGAWNEY FARM

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NP11 5AY

BLAENGAWNEY FARM IS SITUATED ON THE SIDE OF MYNYDD MAEN IN AN ELEVATED POSITION ADJACENT TO THE HOME OF HALLETS CIDER, A SHORT DISTANCE FROM THE VILLAGE OF HAFODYRYNYS WITH VIEWS OVER CRUMLIN TO THE WEST. THE PROPERTY BENEFITS FROM BEING IN AN OPEN COUNTRYSIDE POSITION WITH BEAUTIFUL VIEWS CLOSE TO THE TOWNS OF NEWBRIDGE, CRUMLIN AND PONTYPOOL.

*Blaengawney Farm offers a fantastic opportunity to acquire an agricultural smallholding with potential in a rural location but offering excellent accessibility to the major road networks of the A472, A4042, A467, M4 & M48.*

- Superb location between the towns of Newbridge, Crumlin and Pontypool •
- Great accessibility to South Wales / West Wales / South West •
  - Private position on the side of Mynydd Maen •
- Spacious, modern, and immaculately presented three-bedroom Farmhouse •
  - Traditional barn with potential for a range of uses (STP) •
    - Office with kitchenette and wc •
    - Formal split level pond garden •
- Land including a cider orchard and three enclosures of productive permanent pasture •

Crumlin 2 miles • Newbridge 2.3 miles • Pontypool 4 miles  
Cwmbran 9.9 miles • Caerphilly 11 miles • Usk 12 miles  
Newport 14 miles • Abergavenny 16 miles • Cardiff 20 miles  
Bristol 41 miles • London 140 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

Blaengawney Farm enjoys an excellent location positioned on the side of Mynydd Maen which is the mountain that runs between the town of Newbridge and village of Hafodyrnyys, close to the towns of Crumlin and Pontypool, benefiting from a rural location with private feel and boasting excellent views.

Positioned at the end of a third-party owned shared farm drive and surrounded by Natural Resources Wales Woodland, the property is accessed via a gated entrance into the yard area with ample parking directly adjacent to the Farmhouse and outbuildings.

Blaengawney Farm has a semi-private position yet there are excellent connections to the main road network, with easy access to the A472, A4042 and A467 as well as the M4 and M48 at Newport. The towns of Newbridge, Crumlin and Pontypool are only two and four miles away respectively, offering a full range of amenities with an excellent range of schools, busy town centres, and extensive range of recreational and leisure facilities/clubs.

Further recreational facilities can be found at Newport, with all the benefits a city has to offer, such as Friars Walk Shopping Centre, a railway station offering direct trains to Cardiff, Bristol and London, bus station, cafes, restaurants, excellent schools and sports venues.





## THE FARMHOUSE

The Farmhouse is accessed from the third-party owned farm drive. The property benefits from an excellent hardstanding yard and parking area to the front of the house providing parking for a number of cars. A formal levelled pond garden is positioned opposite the house on the far side of the yard with a lawned and paved walled garden to the immediate front of the house with paved terrace to the rear. The traditional barn and office are located the other side of the access track on the western side of the yard area from the farmhouse and provide an excellent opportunity for a range of possible uses (subject to obtaining the necessary planning consents).

The main entrance to the property is through a large door to the front. This elevation opens directly into a spacious utility room with tiled floor, worktop, and Belfast sink. Directly beyond this is a wet room equipped with walk-in shower, wc, and wash basin. From the side of the utility a step leads up to the kitchen with stone tiled floor and fitted with original wooden wall and base units, ceramic sink, a five-ring gas hob, an oil fired aga and a standalone electric oven and hob. The kitchen has a light and airy feel with windows to the front and rear and external door to the rear.

Beyond the kitchen is the sitting room with windows to the front and rear and fireplace with log burning stove. A central hallway provides access to the dining room with boarded oak floor, fireplace and window to the front providing views of the yard and pond garden beyond. The room is light and modern whilst showcasing the original features of the Farmhouse. A door on the rear of the dining room provides access to a room currently used as an additional office space, which houses the boiler and has an external door to the rear terrace.

From the central hallway stairs, with under stair cupboard, lead up to the first floor with three spacious double bedrooms and two modern family bathrooms featuring a free-standing bath, wc and wash basin in the first and a walk-in shower, bath, wc and wash basin in the second. Historically one of the bathrooms used to be a bedroom providing scope for any purchaser to convert back to a bedroom if required.

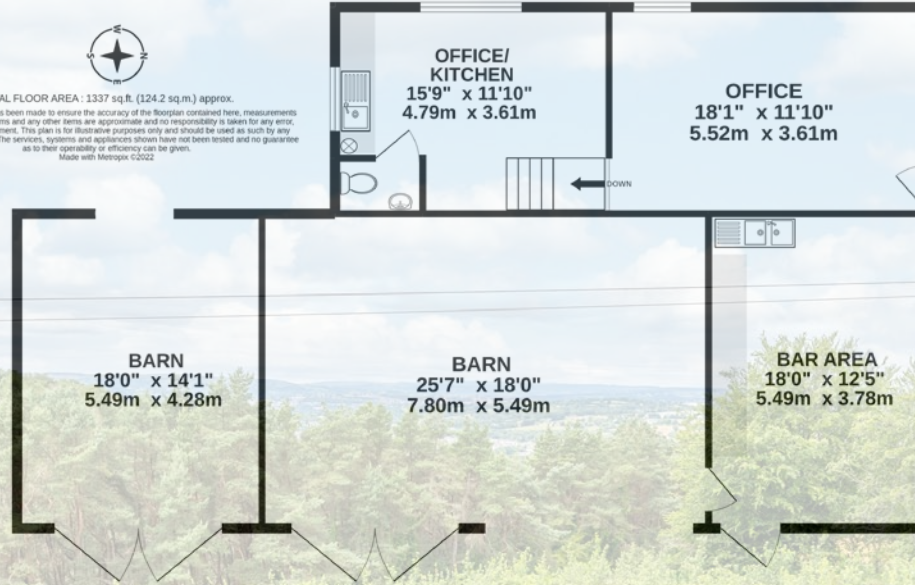
The overall accommodation is modern, bright, spacious, and well thought out with many of the Farmhouse's traditional features and beams featuring throughout the property.

Externally, to the rear of the property is a terraced area which catches the morning sun. To the front of the property is a walled formal lawned garden area with patio for alfresco dining and outlook over the yard and beyond.

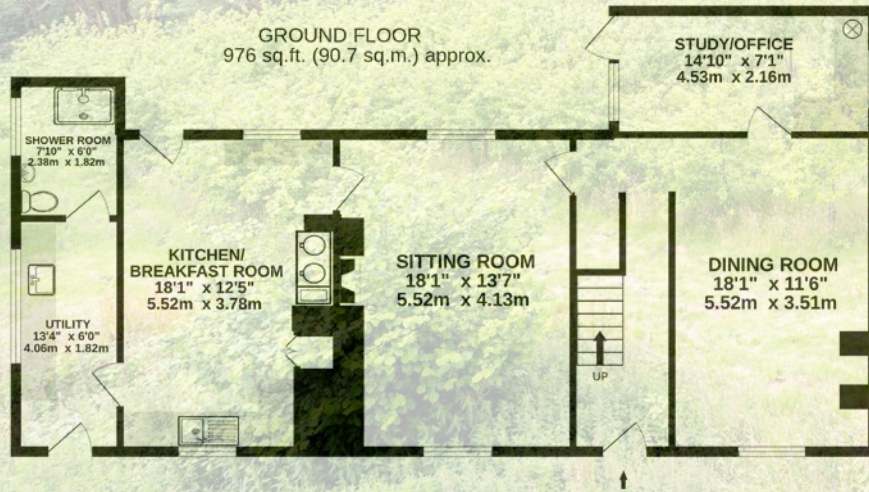
# FLOORPLANS

## GROUND FLOOR 1337 sq.ft. (124.2 sq.m.) approx.

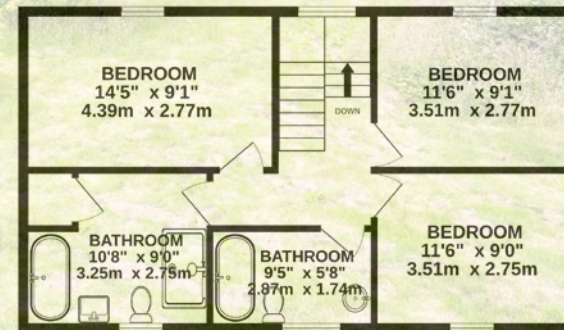
  
 TOTAL FLOOR AREA : 1337 sq.ft. (124.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 976 sq.ft. (90.7 sq.m.) approx.



## 1ST FLOOR 572 sq.ft. (53.2 sq.m.) approx.



## TOTAL FLOOR AREA : 1549 sq.ft. (143.9 sq.m.) approx.

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## OUTBUILDINGS AND LAND

Directly north-west of the Farmhouse is the traditional four bay barn with block walls and fibre cement roof. Three bays are fully enclosed. Due to the size and condition of the barn it certainly has potential for a range of possible uses subject to gaining the necessary planning consents. Attached to the southern elevation of the barn is the kennel block with five kennels.

A lean-to, extending off the rear of the barn, has been sensitively converted into an office, providing a light open working area with windows to the front and side. Steps then lead down to a communal kitchenette/dining area with worktop, metal sink, boarded floor and windows to the side and rear. A downstairs cloakroom is accessed off the kitchenette with wc and wash basin.

To the south of the yard is the pond garden with formal walled path with split level circular patio areas and walkways surrounding two wildlife ponds with walkway and recycled plastic deck area. Having been relined approximately ten years ago the ponds themselves are teeming with life and have an array of beautiful plants including an abundance of waterlilies providing a place of peaceful relaxation and connection to the natural environment.

The land at Blaengawney Farm is set over four main compartments positioned to the north-east of the yard and buildings comprising an orchard and three field enclosures of permanent pasture.

The orchard extends to approximately 1.2 acres and is stocked with approximately 120 cider apple trees including Ellis Bitter, Harry Masters Jersey and Dabinett varieties and has been established for twelve years. It is understood that the crop is sold every year.

Beyond the orchard to the north is the principal field enclosure extending to approximately 4.12 acres. The land is accessed independently from the farm track to the east and also via the orchard from the south and features a water trough on the southern fence line. North-east of the principal enclosure are two rectangular field enclosures extending to 2.42 acres and 1.76 acres respectively.

The land is all gently sloping improved permanent pasture which has been well maintained through grazing with cattle and sheep, mown for hay/silage and is in very good heart. The internal fences and boundaries are in good condition, with stock proof fencing and hedging throughout.

In all Blaengawney Farm extends to approximately 10.82 acres (4.38 hectares)

## KEY INFORMATION

**Services:** Mains electricity, shared spring fed private water supply, bottled gas for the gas hobs. Foul drainage is to a shared cesspit. The property benefits from oil fired central heating and double glazing throughout.

**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. A permanent right of way for all times and all purposes will be provided to the vendor across the yard to access their existing property. A Public Right of Way follows the track and runs along the northern boundary of the property. An additional Public Right of Way crosses the yard in front of the house.

**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 'G'.

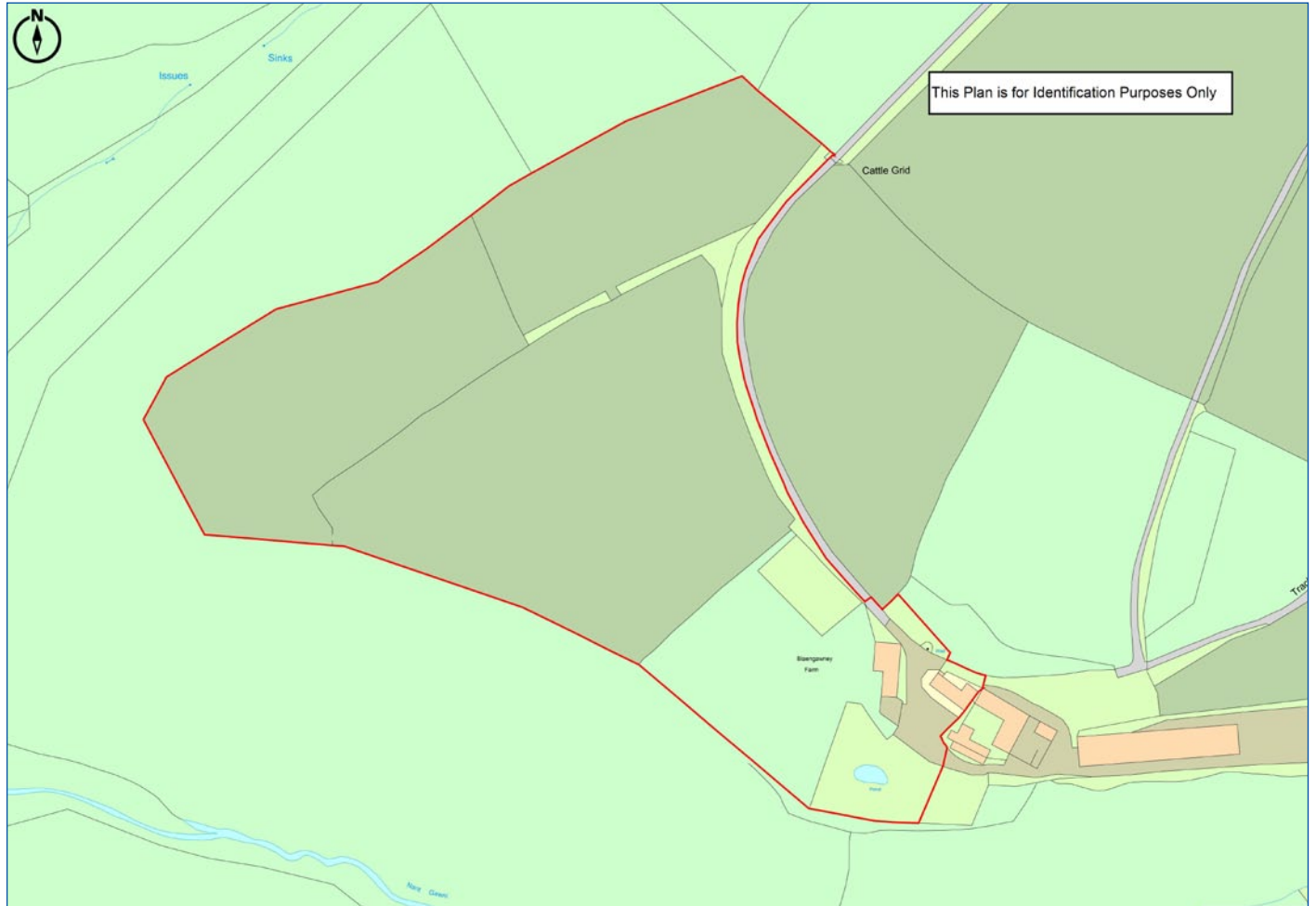
**Local Authority:** Caerphilly County Borough Council. 01443 815588.

**Viewings:** Strictly by appointment with the selling agents.

**Directions:** From Crumlin take the A472 Hafod-Yr-Ynys Road heading east. After 0.9 miles at Hafodyrnys take the right hand turn opposite Herbert Terrace. Proceed uphill for approximately 4 miles taking the first left-hand turn. Continue uphill for 0.3 miles then take the first track on your right-hand side. Proceed down the track for approximately half a mile and the property will be in front of you.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>		
(21-38) <b>F</b>	33	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Powells Chartered Surveyors Land & Estate Agents

Singleton Court Business Park  
Monmouth  
NP25 5JA

Telephone: 01600 714140  
Email: enquiries@powellsrural.co.uk  
www.powellsrural.co.uk

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