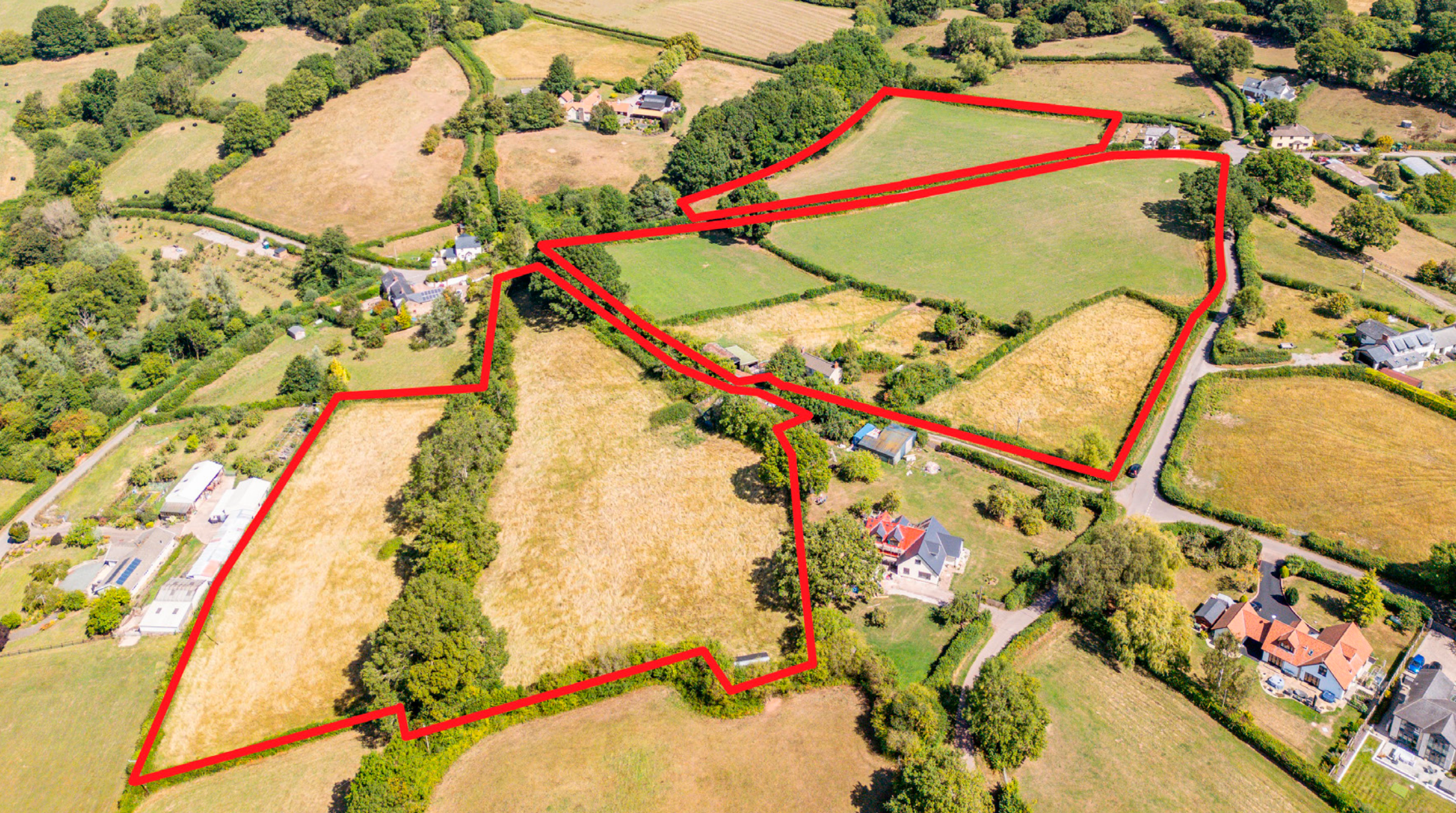




CHAPEL FARM

BANK ROAD | GWEHELOG | USK | MONMOUTHSHIRE



CHAPEL FARM

BANK ROAD | GWEHELOG | USK | NP15 1RT

CHAPEL FARM OFFERS AN APPEALING SMALLHOLDING PROPERTY PACKAGE WITH A DETACHED THREE-BEDROOM FARMHOUSE IN NEED OF RENOVATION, A USEFUL COLLECTION OF OUTBUILDINGS AND THREE RINGFENCED COMPARTMENTS OF PASTURELAND EXTENDING TO 13.09 ACRES (5.30 HA) IN A DESIRABLE ACCESSIBLE LOCATION.

Chapel Farm is positioned either side of an unadopted highway that connects directly to Bank Road & Llancayo Road within the settlement of Gwehelog close to the popular town of Usk and village of Raglan.

- Superb location within the popular settlement of Gwehelog •
- Excellent connectivity to the town of Usk, village of Raglan and the A40 and A449 •
- Detached three-bedroom farmhouse in need of full modernisation •
 - Range of outbuildings and yards •
- Three ringfenced compartments of level to gently sloping pastureland set over three distinct Lots •
 - Appealing to lifestyle, development, equestrian, agricultural and rural enterprise purchasers •
 - Available as a Whole and in Three Lots •
- Lot 1 – Farmhouse, garage, outbuildings and pastureland – 6.70 acres (2.71 ha) •
- Lot 2 – Outbuildings and pastureland – 3.88 acres (1.57 ha) •
- Lot 3 – Pastureland – 2.51 acres (1.01 ha) •
- Extending as a whole to approximately 13.09 acres (5.30 ha) •

DISTANCES FROM CHAPEL FARM

Usk 3.1 miles • Raglan 3.2 miles • Monmouth 10.5 miles
Abergavenny 12.3 miles • Newport 17 miles • Cardiff 27.9 miles
Hereford 30.8 miles • Bristol 37.7 miles • London 144 miles
Abergavenny Train Station 11.3 miles • Newport Train Station 16.7 miles
Bristol Parkway Station 28.3 miles
Bristol Airport 42.4 miles • Birmingham Airport 91.3 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

Chapel Farm is well located within the rural settlement of Gwehelog, within central Monmouthshire accessed directly from an unadopted highway leading from Wainfield Lane to the south.

Chapel Farm Farmhouse is located just over 3 miles from the picturesque town of Usk, renowned for its floral displays and a regular winner of Wales in Bloom. Usk is located in the heart of the beautiful Monmouthshire countryside but conveniently situated only 10 miles from the M4.

The streets of Usk are steeped in history with many charming old buildings, a wonderful romantic ruined castle and a Town Trail which includes 28 sites of historic interest, each with a Blue Plaque.

Usk town centre offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors' surgery and vets. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk.

In the opposite direction, Raglan is just over 3 miles away from Chapel Farm. Raglan offers a number of local amenities, including Tesco Express, butchers, doctors' surgery, pharmacy, the recently reopened Raglan Golf Club and two public houses, the highly regarded Beaufort pub, hotel and restaurant and The Ship Inn. Raglan also boasts a primary school and private nursery.

Monmouth, located just 10.5 miles from the property, boasts excellent schools including Haberdashers' School Monmouth, 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.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



THE FARMHOUSE

The property is accessed from a short section of unnamed public highway which connects directly to Wainfield Lane and Bank Road at the junction to the south. Accessed off the eastern side of the lane is the primary compartment with entrance gates opening into the garage, yard area and parking for Chapel Farmhouse. Chapel Farmhouse is a traditional farmhouse with rendered elevations under a pitched concrete tile roof. The property has been extended in the past with a modest single brick utility to the rear of the property.

The front door opens directly into an extensive sitting room with dual aspect windows to the front and rear, carpeted floor and feature fireplace with wood burning stove.

An internal corridor which features the stairs links the sitting room to the kitchen.

The kitchen is fitted with base and wall timber units with a wooden worktop, metal sink and laminate floor with window to the front. The connections for the AGA oven are installed but the AGA has been disconnected and will need replacing.

To the rear of the kitchen, within the single brick extension is a second reception room with corner stove, dual aspect windows to the side and rear and external rear door. Off the side is a utility and storage room with window to the side. Externally, attached to the rear is a cloakroom with wc, and storage.

Stairs lead up to the landing providing access to three double bedrooms, all with boarded floors and windows to the front, a family bathroom fitted with bath with overhead shower, wash basin and a wc.

The property benefits from mains water and electricity with the wood burner and disconnected AGA providing the heating for the water with radiators throughout the property. Foul drainage is to a septic tank.

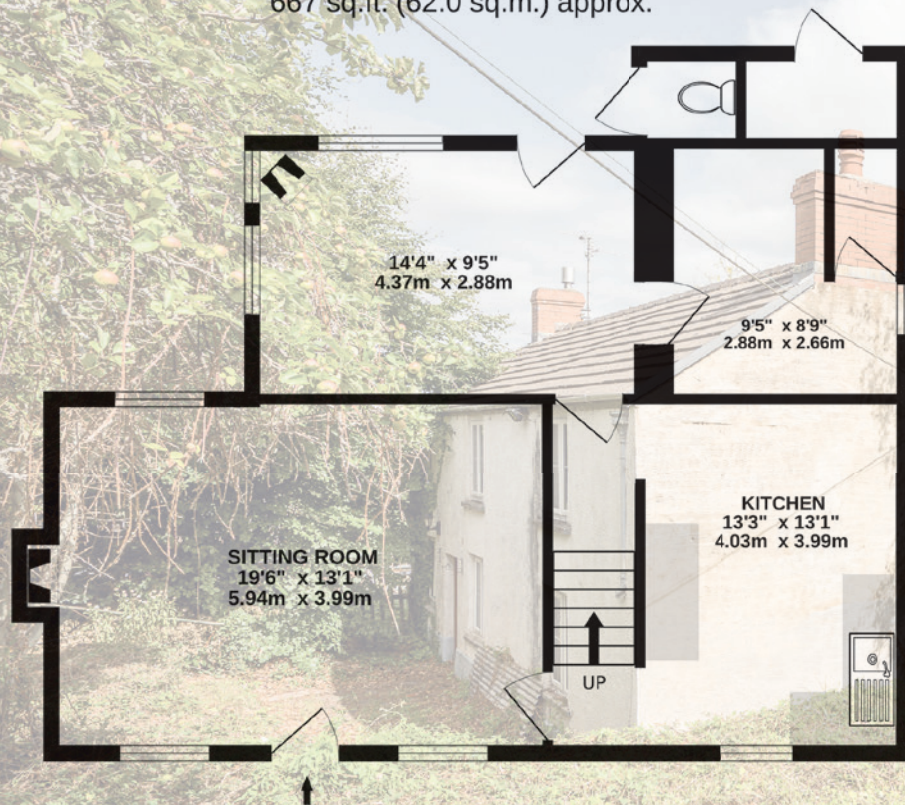
Externally the garden curtilage wraps round the farmhouse and is predominantly lawned garden with mature hedges and trees. There is a useful tin sheeted shed within the garden. The garden backs onto an orchard and the remainder of the land within Lot 1.

The farmhouse is in need of full modernization and refurbishment. However, the size and layout offers a prime dwelling in a fantastic location offering an exciting project for any purchaser.

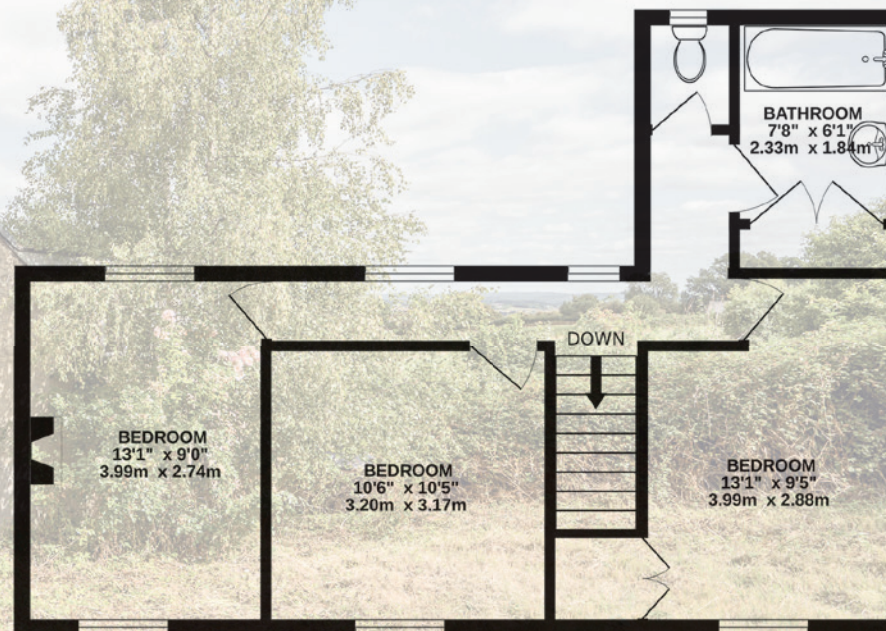


CHAPEL FARMHOUSE FLOOR PLANS

GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



CHAPEL FARM, GWEHELOG, USK, NP15 1RT

TOTAL FLOOR AREA : 1178 sq.ft. (109.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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OUTBUILDINGS

Positioned within Lot 1 and attached to the garage, within the yard area is a traditional stone stable building. Adjacent to this is the first of the agricultural buildings which is a two bay Dutch barn with two bay lean-to with block, Yorkshire boarded and tin sheeted elevations under tin sheeted roof with concrete floor.

On the opposite side of the lane within Lot 2 is an excellent fully enclosed three bay concrete portal framed building with timber space board cladding under a fibre cement roof with part concrete floor. The building features galvanised doors to the front with a rear block built extension. Internally the building benefits from a small workshop and a useful hay/storage loft above. Lot 2 also benefits from a two bay general purpose stone building positioned close to the southern boundary.

Positioned within Lot 3 is a stone built shelter with red clay tile roof.

All the outbuildings are in reasonable condition and could be used for a range of possible uses, subject to obtaining the necessary planning permission.

LAND

The land at Chapel Farm provides three extensive ring-fenced compartments surrounding the dwelling and buildings on either side of the unnamed lane and to the north side of Llancayo Road, set over three distinct Lots.

The land within Lot 1 is set over three regular sized paddocks of level to gently sloping permanent pasture with a fourth extensive field enclosure of permanent pasture, all capable of being grazed and mown for fodder. Lot 1 extends in total to 6.70 acres (2.71 hectares).

The land within Lot 2 is positioned on the opposite side of the lane to Lot 1 to the west comprising two extensive field enclosures of level to gently sloping permanent pasture all capable of being grazed or mown for fodder. As the extensive field enclosures are both predominantly rectangular in shape they could easily be subdivided further into paddocks. Lot 2 extends in total to 3.88 acres (1.57 hectares).

Lot 3 is positioned north of Lot 1, accessed from the north side of Llancayo Road. The land within Lot 3 comprises an extensive triangular field of level to gently sloping permanent pasture all capable of being grazed or mown for fodder. Lot 3 also features a traditional stone field shelter providing useful cover for stock. Lot 3 extends in total to 2.51 acres (1.01 hectares).

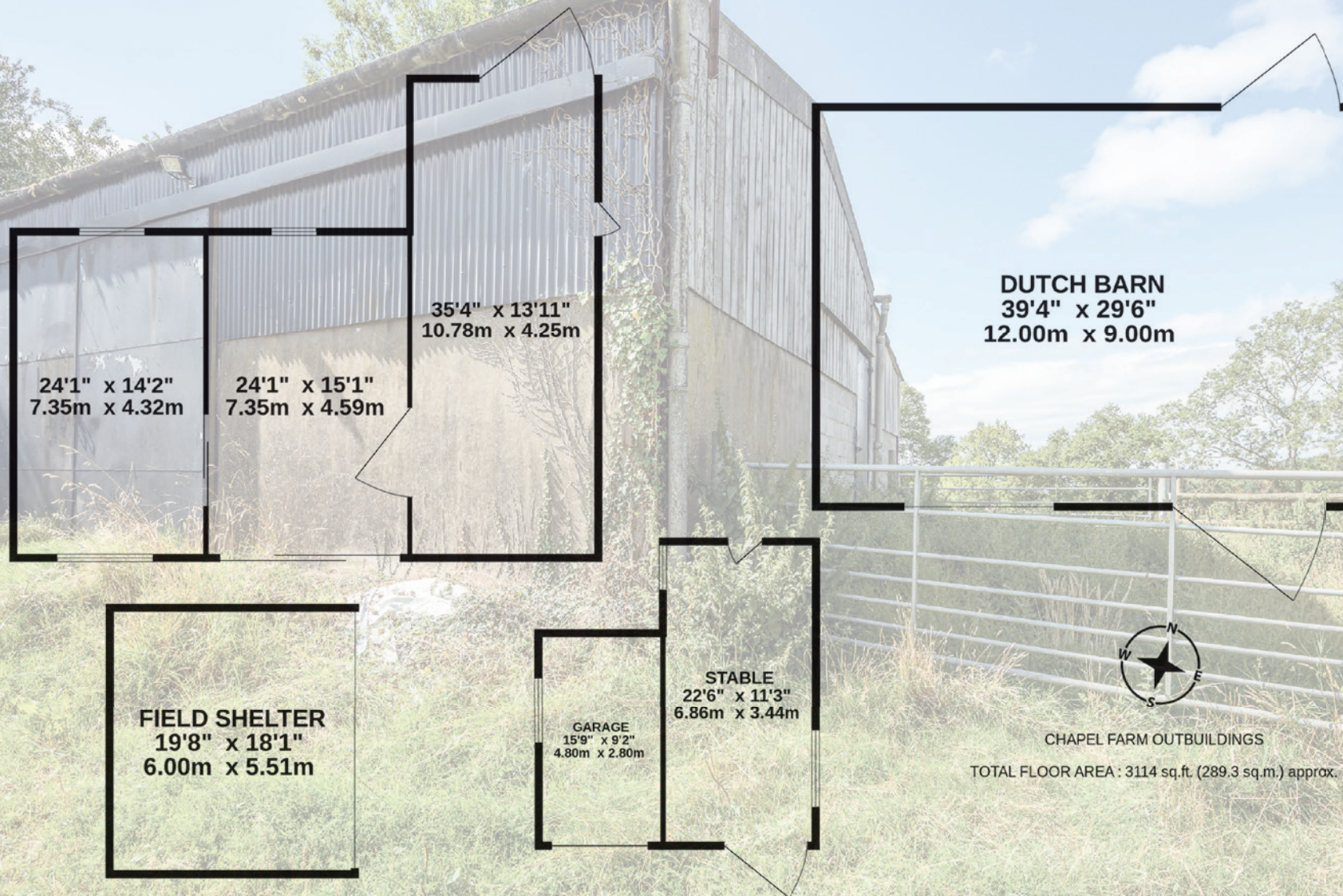
A Public Right of Way crosses over Lot 2.

All the land at Chapel Farm is stock proof fenced and has been well managed with the soil being productive freely draining slightly acid loamy soil and would provide the perfect grazing for a collection of ponies or pedigree livestock.

In total the land and property at Chapel Farm as a whole extends to approximately 13.09 acres (5.30 hectares).



OUTBUILDINGS FLOOR PLANS



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KEY INFORMATION

Services: Mains water and electricity are connected. Heating is by way of a solid fuel wood burning stove and an AGA which has been disconnected. Foul drainage is to a septic tank. Any interested parties are to make, and reply upon their own enquiries, regarding any utility or service connections to the site.

Wayleaves & Easements: The property is sold subject to all existing Wayleaves & Easements that may exist at the date of sale. Any interested parties are to make, and reply upon their own enquiries, regarding Wayleaves & Easements. It is understood the property benefits from an unincumbered right of access up the trackway shaded brown on the sale plan. A Public Right of Way crosses over Lot 2.

Sale Method: Chapel Farm is available For Sale by Private Treaty. The Vendor & Selling Agents reserve the right to conclude the sale by any alternative Sale Method.

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.

Basic Payment Scheme: The land is all registered for Basic Payment Scheme. The Basic Payment Scheme Entitlements are excluded from the sale.

Council Tax Band: Chapel Farm was last classified as Band F.

Local Planning Authority: Monmouthshire County Council.

Telephone: 01633 644644.

Viewings: Strictly by appointment with the selling agents.

Directions: From the town of Usk proceed north-east on the A472. After 0.4 miles turn left onto the Monmouth Road in the direction of Gwehelog. Continue on for 1.7 miles passing The Hall Inn Pub on your left-hand side. Take the next left after the pub onto Wainfield Lane. Continue on Wainfield Lane for approximately 0.6 miles until you reach a crossroads. Continue over and onto the unadopted public road. Continue for approximately 75 metres and the property will be on your left- and right-hand side.

WHAT3WORDS:

 bought.storybook.secondly

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		



Powells
Singleton Court Business Park
Wonastow Road
Monmouth NP25 5JA
T 01600 714140
E enquiries@powellsrural.co.uk
W www.powellsrural.co.uk

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