



CHERRY ORCHARD FARM

CHAPEL ROAD | EARLSWOOD | CHEPSTOW | MONMOUTHSHIRE





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CHERRY ORCHARD FARM OFFERS A UNIQUE OPPORTUNITY FOR THE RENOVATION OR REPLACEMENT (STPP) OF THE EXISTING FARMSTEAD. CENTRALLY LOCATED WITHIN ITS OWN, RING FENCED LAND OF APPROXIMATELY 23.24 ACRES THE PROPERTY OFFERS A PEACEFUL AND PRIVATE SITUATION, YET WITHIN EASY REACH OF MAJOR SETTLEMENTS AND TRANSPORT ROUTES.

CHERRY ORCHARD FARM PROVIDES EXCEPTIONAL APPEAL TO PURCHASERS LOOKING TO REJUVENATE THE FARM AND ENJOY ITS UNIQUE SITUATION WITHIN THE MONMOUTHSHIRE COUNTRYSIDE AND BENEFITING FROM A STRIKING SITUATION AND POSITION OVERLOOKING THE PROMINENT WENTWOOD FOREST.

Cherry Orchard Farm is extremely well located in South Monmouthshire, just outside the hamlet of Earlswood in a tranquil situation, and just over 7 miles west of Chepstow. The property is situated above a quiet country lane that easily connects to the B4245, Chepstow to Usk Road.

FOR SALE AS A WHOLE

- Superb location in South Monmouthshire close to the village of Shirenewton & Border Town of Chepstow •
- Good accessibility via A48 connecting directly to M4 (J. 24) & M48 (J.2) at Chepstow •
- Private position with far reaching views over Wentwood Forest •
 - A three-bedroomed dwelling in need of modernisation •
 - A range of agricultural buildings •
- Beautiful setting with woodland pockets, wildflower meadows and pasture paddocks well suited to a range of uses •
 - In all approximately 23.23 acres (9.41 hectares) •
 - Offered For Sale by Private Treaty •

DISTANCES FROM CHERRY ORCHARD FARM

Earlswood Village Hall 1.8 miles • Shirenewton 3.0 miles • Chepstow 7.25 miles
Usk 7.25 miles • M48 (J.2) 9 miles • Newport/M4 (J.24) via A48 10 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 rural hamlet of Earlswood, a short distance from Cherry Orchard Farm, is situated approximately 7 miles west of the Welsh Border town of Chepstow, only a couple of miles from the main village of Shirenewton. The settlement of Earlswood has a thriving village hall (www.earlswoodvillagehall.org.uk) which forms the epicentre of community engagement.

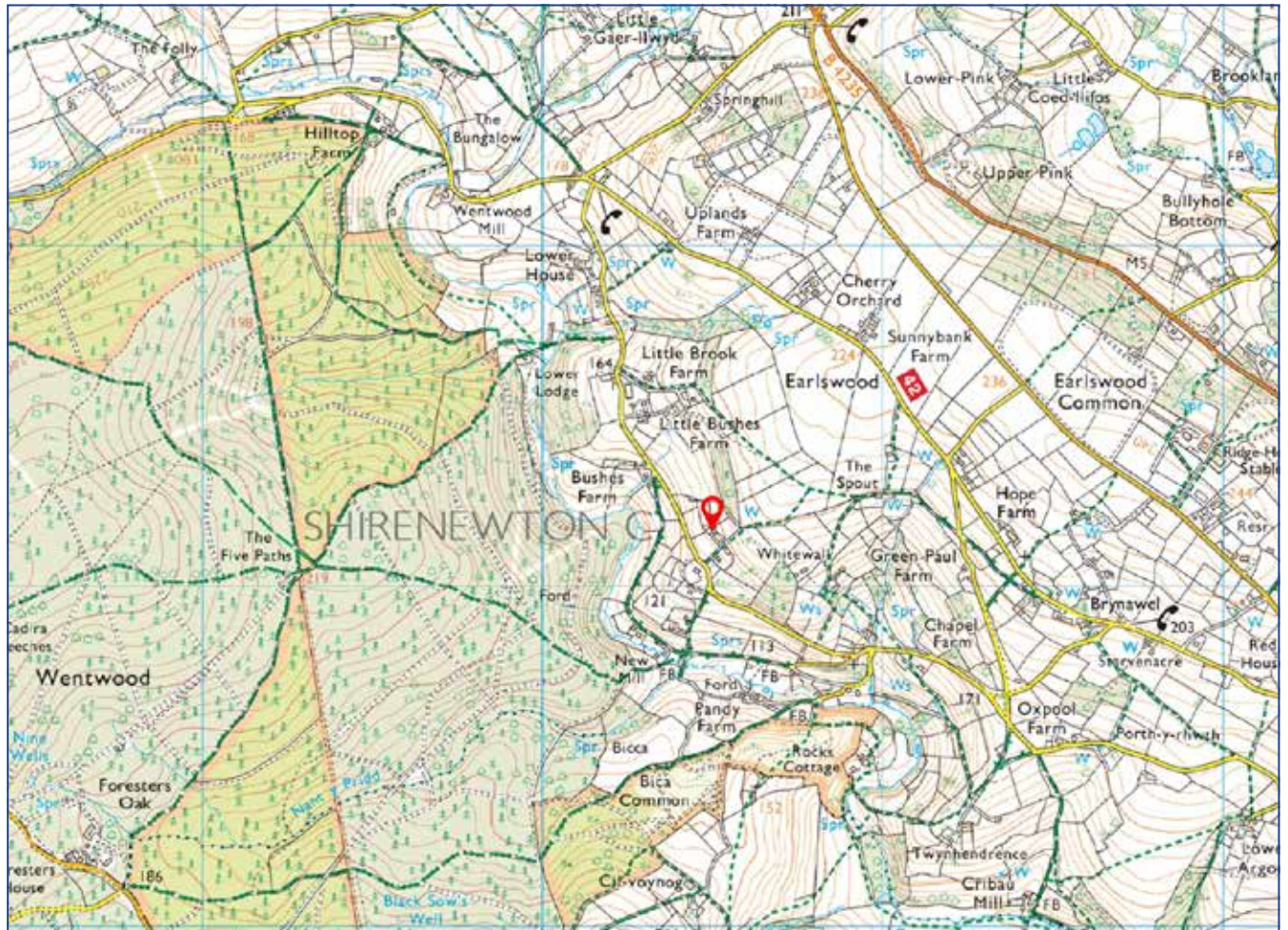
Shirenewton is a highly regarded village with basic amenities such as Public House, Recreation Ground, Church and Primary School (www.shirenewton.org). St Pierre Marriot Hotel and Country Club at Chepstow is located nearby, with the Celtic Manor Leisure Resort situated a little further away at Newport providing a extensive range of leisure and recreational facilities. Horse Racing, including jump & flat racing, along with music & leisure events also are hosted at the renowned Chepstow Racecourse.

Usk offers a beautiful riverside town, with the river being named after the town and the River Usk being arguably one of the jewels in the crown of Welsh river valleys. The town has a traditional shopping street with boutique shops, a range of hotels and restaurants, local Primary School, doctors surgery and vets and Usk Castle to explore.

Chepstow is a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain. Chepstow has both independent (St. John's on-the-Hill which is a co-educational day and boarding preparatory school with all year-round Day Nurseries) and state secondary education.

Cherry Orchard Farm benefits from a private and secluded situation & position adjacent to Chapel Road, a country lane that loops to the west of Earlswood. The property enjoys a tranquil setting and with stunning views over the adjoining Wentwood Forest, which is part of the largest block of ancient woodland within Wales with a recorded history spanning over 1000 years.

An abundance of tourism and recreational activities exist within Wentwood Forest and the wider region, especially the beautiful Wye & Usk Valleys, and slightly further afield the Brecon Beacons National Park located to the north of Abergavenny. Tintern Abbey along with impressive Castles, at Chepstow, Caldicot and Raglan provide historic jewels for visitors to the region.





CHERRY ORCHARD FARMHOUSE

Cherry Orchard Farmhouse is a traditionally constructed farmhouse sat in an elevated position with excellent views towards the edge of Wentwood forest on the opposite side of the Castrogi Brook.

Internally the dwelling comprises a useful entrance porch/lean to leading into the kitchen with fitted units providing an excellent living space commensurate with the size of the dwelling. From the kitchen there is a recently refurbished bathroom/wet room with WC, basin and shower. From the kitchen a step-up leads into the living room. The living room, with exposed beams and a wood burner providing a large living space and a cosy room to relax and enjoy. The large dining room benefits from views across the valley and with fireplace provides an appealing living space. There are also stairs to the first floor as well as a door to the rear of the dwelling with a small uPVC porch providing access to the rear garden.

The first floor comprises three, linked bedrooms. The first providing a double bedroom, the second accessed through the first, again is a double, with a view over the land to the rear and towards Cherry Orchards' woodland. Finally, the third bedroom, which benefits from a doorway leading to the original staircase, which is now not used, provides a useful living or home working space.

Generally, the dwelling would benefit from internal and external modernisation however the situation of Cherry Orchard Farm house is something not often seen in the market and could be rejuvenated to become the most appealing of small holdings.

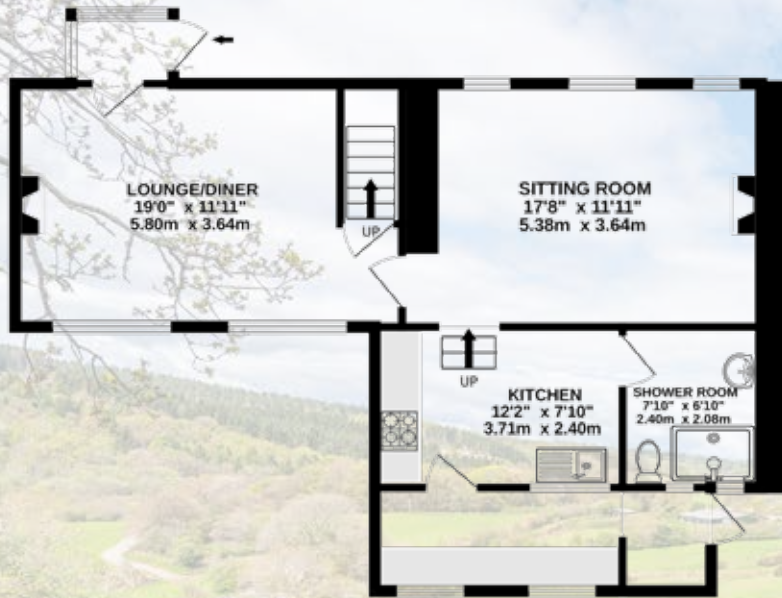
Externally the Property has a private stone driveway with ample turning and parking space for vehicles with excellent access to the two main buildings.

The lawned garden, mainly to the front, but does surround the Property, provides a lovely space to enjoy the situation and views that are on offer. With a southerly aspect Cherry Orchard Farm is a real sun trap and could provide a lovely family home.



CHERRY ORCHARD FARM

GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.

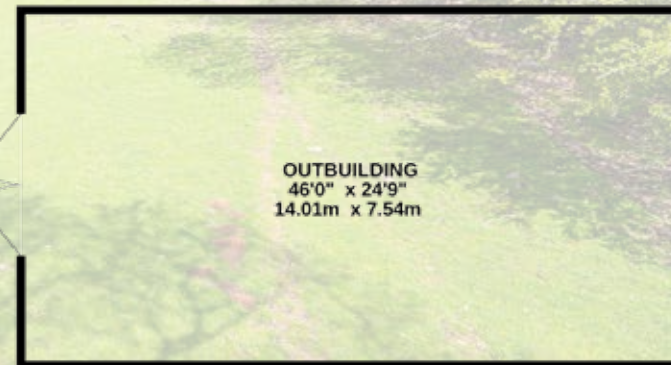
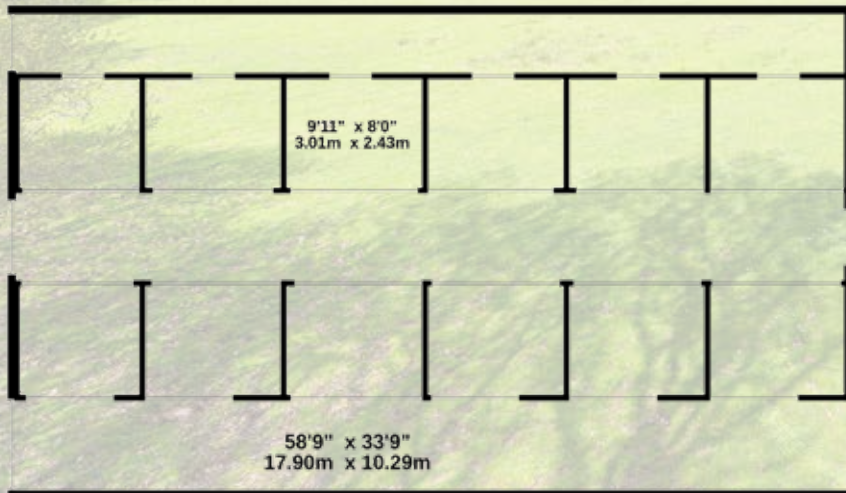


CHERRY ORCHARD FARM, EARLSWOOD, NP16 6RF

TOTAL FLOOR AREA : 1107 sq.ft. (102.8 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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BUILDINGS



CHERRY ORCHARD OUTBUILDINGS

TOTAL FLOOR AREA : 3107 sq.ft. (288.6 sq.m.) approx.

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BUILDINGS

The agricultural buildings comprise a range of useful buildings but some are in need of repair or replacement however the buildings offer tremendous potential to be brought back into utilisation to assist any farming or equestrian enterprise which maybe established at the property or, subject to gaining the necessary planning consents, the buildings do offer potential for changes of use to a wide range of potentially diversified uses in line with a purchasers aims and objectives.

Coupled with a small range of useful buildings, a Nissen-Hut, timber constructed buildings and old railway carriages, the two main agricultural buildings provide ample opportunity to be utilised within a farming or equestrian enterprise.

The first building, access directly off the drive on the approach to the house is an excellent building of a steel portal 'frame' from construction and is used currently for machinery storage but, with a concrete floor, lends itself well to a range of other uses including livestock housing or equestrian stabling.

The second large building, is an older cubicle shed, again of a steel portal frame construction over a concrete floor and lends itself well to agricultural or equestrian uses.



LAND

The land which is spilt into a number of manageable enclosures, provides some good grazing paddocks which could be utilised for livestock or equestrian grazing, especially those in front of the house.

There is a larger parcel to the west of the house which provides livestock grazing but is full of an array of native flowers and grasses providing an excellent habitat for local wildlife. With an area of mature woodland at the top of the bank which provides great shelter, privacy and biodiversity appeal.

The top field, accessed via a stone track provides the most wonderful views across the property and over to Wentwood. Sat on a small plateau this parcel offers the most peaceful position to enjoy the local flora and fauna as well as being a useful level, grazing paddock.

The land is mostly stock proof fenced or hedged but would benefit from some improvements to the boundaries. Much of the land is gently sloping with some steeper areas but proved a mix of useful grazing paddocks and areas with biodiversity and amenity appeal.

It is understood that all timber, mineral and sporting rights are included within the freehold.

The soil is classified as freely draining slightly acid loamy soil and is well suited to its current use as permanent pasture.

In all the total freehold interest comprising Cherry Orchard Farm extends in total to 23.23 acres (9.41 hectares).







KEY INFORMATION

Services: Cherry Orchard Farm is connected to mains water, electricity, and private drainage by way of a septic tank. Heating is by way of an electric boiler accompanied by a wood burner and storage heaters. Broadband is believed to almost be available in the area with the potential to be connected soon.

Interested parties should satisfy themselves upon the availability and connection of all services and utilities and rely upon their own enquiries.

Council Tax Band: G

Sale Method: Private Treaty

Basic Payment Scheme: The Basic Payment Scheme Entitlements are not included within the sale.

Local Authority: Monmouthshire County Council. Telephone: 01633 644 644.

VAT: It is understood that VAT will not be chargeable on the sale price.

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

A single footpath crosses the property, leading up the farm drive to the eastern boundary.

Directions: From the Gaerllwyd crossroads on the B4235 enter the Earlswood Road (leading to Shirenewton) and immediately take the lane on the right in front of the telephone box & post box. Follow this lane a short distance and take the next lane on the left. Take the next lane immediately on the right which is Chapel Road. Follow Chapel Road for approximately 1 mile and the driveway to Cherry Orchard Farm will be found on the left-hand side.

A For Sale board will be located at the entrance to the property. Continue up the gravel driveway and you will arrive at yard and farmhouse.

Viewings: Strictly by appointment with the selling agents. As the property comprises of traditional buildings, applicants viewing must exercise extreme care. All parties view at their own risk and no liability is accepted by the vendor or selling agents who have acted reasonably in seeking to clear the buildings, provide safe access and ensure viewings are as safe as possible.

Further Information: For further information please contact Edward Fletcher BSc (Hons) MSc MRICS FAAV or David Powell BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk.

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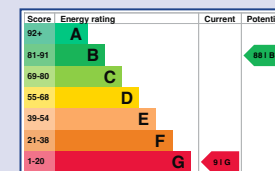


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