



# CROSS FARM

TINTERN | CHEPSTOW | NP16 6TP











## CROSS FARM

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CROSS FARM IS AN APPEALING RESIDENTIAL AND AGRICULTURAL PROPERTY PACKAGE WITH FOUR BEDROOM SEMI-DETACHED FARMHOUSE IN NEED OF MODERNISATION AND REFURBISHMENT, TRADITIONAL STONE GRANARY BARN WITH POTENTIAL FOR CONVERSION (SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENTS), A RANGE OF MODERN AGRICULTURAL BUILDINGS WITH USEFUL YARD AREA AND LAND EXTENDING TO APPROXIMATELY 8.14 ACRES BENEFITTING FROM A PRIVATE RURAL POSITION, WITHIN THE ATTRACTIVE LOWER WYE VALLEY REGION BETWEEN MONMOUTH AND CHEPSTOW, PROVIDING LINKS TO THE M48, M4 AND SOUTH WEST. CROSS FARM OFFERS AN EXCELLENT OPPORTUNITY FOR A BUYER WITH LIFESTYLE, OR RURAL BUSINESS INTERESTS. THE PROPERTY WOULD CERTAINLY APPEAL TO ANY RURAL ENTERPRISE OR ANY PURCHASER LOOKING FOR A PROJECT.

- The property provides an excellent project package for smallholding/ rural enterprise interests •
  - Semi-detached two storey farmhouse in need of modernisation and refurbishment •
    - Four bedrooms and a family bathroom •
- Traditional stone granary barn with potential for conversion to alternative uses (subject to obtaining the necessary planning consents) •
- Collection of modern agricultural buildings providing potential for a range of uses •
  - Ample off-road parking and storage •
  - Useful yard area adjacent to agricultural buildings •
- Pastureland featuring natural springs providing useful grazing for small scale livestock or equestrian interests •
  - Cross Farm is being sold with no onward chain •
- Tintern 1.8 miles • Trellech 3.2 miles • Chepstow 5 miles • Raglan 10.4 miles • Monmouth 10.5 miles • Usk 11.8 miles • Abergavenny 20 miles • Bristol 22.2 miles • Newport 23.1 miles • Cardiff 35.3 miles • London 129 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

Cross Farm is situated in open countryside in a secluded and quiet position in a wooded valley within the lower Wye Valley region, a short distance west of the historic riverside village of Tintern and between the popular Welsh border towns of Chepstow and Monmouth. The property has good accessibility adjacent to the local country lane network to both the A466 at Tintern and B4293 at Devauden.

The immediate local amenities comprise the Fountain Inn just a short ten minute walk from the property as well as a local fishery catering for angling interests.

Chepstow is a thriving historic town with an abundance of amenities including a good range of primary and secondary schools, everyday services such as banks, post offices and grocery stores, three distinct shopping areas and a good selection of restaurants and bars. The town also features the picturesque Chepstow Castle dating back to the 11th century as well as Chepstow Racecourse, a thoroughbred horse racing course and home to the Welsh Grand National.

Tintern Abbey (positioned approximately 1.8 miles east of the property) is known as one of the most impressive monastic ruins of Wales, located on the banks of the River Wye in the spectacular Wye Valley countryside adjacent to the local village of Tintern, which features local hotels, guest houses and public houses.

Monmouth is just 10.5 miles away, which boasts excellent schools, especially Haberdashers Private School for Boys and Girls, and an up-market traditional shopping street, along with boutique shops, Waitrose supermarket, M&S Food Store and an extensive range of recreational and leisure facilities/clubs.







## THE PROPERTY

Cross Farmhouse is a traditional semi-detached stone farmhouse in need of refurbishment and modernisation which has historically formed the centre of the holding known as Cross Farm. The house features rendered elevations under a concrete tiled roof with uPVC double glazed windows throughout and is set across two floors.

The farmhouse is separated by a garden area from a traditional old barn, farm buildings and yard area with a private position in the open countryside. The traditional stone barn with planning potential and useful collection of modern buildings provide for a wide range of uses and small-scale development project for any purchaser.

Cross Farmhouse is entered from a timber framed front door on the northern side of the property opening into the entrance hall with tiled floor, doors leading off to the ground floor rooms and stairs up to the first floor.

The sitting room is the first room located off the entrance hall featuring an open fireplace with stone surround and hearth and a window with view over one of the agricultural buildings and the River Angidy.

Next is the 'old dairy' pantry/utility room with tiled floor and window with views of the yard and land to the west. The room provides a useful utility space for appliances and storage.

At the end of the hall is the kitchen/living area featuring a window and door on the western elevation, carpeted floor, traditional overhead beams, base kitchen unit, Belfast sink and traditional solid fuel range which heats the hot water. The door on the western elevation provides a useful alternative entrance to the property.

A wooden carpeted staircase from the entrance hall with useful under stair storage cupboard leads up to the first floor landing featuring traditional timber overhead beam, providing access to the bedrooms and family bathroom.

The property benefits from two reasonably sized single bedrooms and two good sized double bedrooms. The first of the single and double bedrooms feature windows with views over the River Angidy to the north. The second of the single and double bedrooms feature windows to the west with views over the yard, buildings and land. The second of the double bedrooms also features a fitted airing cupboard with hot & cold water tanks.

The family bathroom with traditional timber overhead beam and window to the west features a white timber cladded suite comprising bath with overhead shower, wash basin with cupboard, and w.c.



## OUTSIDE

Directly outside the property to the front and western elevation is the garden featuring a small lawned area, borders and natural water feature in the form of a stream which flows into the River Angidy.

From the entrance to Cross Farm there is a hardcore stone track that passes the northern side of the farmhouse providing vehicular access to the yard area and buildings. There is ample parking directly north of the farmhouse and to the west, adjacent to the outbuildings.

The land at Cross Farm extends predominantly to the south in a triangular shape comprising permanent pastureland with some additional pastureland to the west. The land is gently sloping, featuring several natural springs providing useful grazing land for livestock or equestrian purposes. A public footpath crosses the land from the entrance of the property exiting to the west. The permanent pastureland at Cross Farm extends to approximately 7.5 acres.

The property, outbuildings and land offer a multitude of potential uses that could suite many different purchasers (subject to planning). The pastureland, yard area and modern agricultural buildings are suitable for livestock and equestrian use, with the potential possibility of conversion of the traditional stone barn (subject to gaining the necessary planning consents).

## TRADITIONAL STONE BARN

Situated to the west of the farmhouse and garden area is the former traditional granary stone barn with timber framed clay tiled roof and rear lean-to. The barn has potential for conversion to alternative uses (subject to obtaining the necessary planning consents) providing an exciting development project for any purchaser. A mains water supply has been laid adjacent to the barn to provide for any future requirement.

## MODERN AGRICULTURAL BUILDINGS

Positioned to the north-west of the farmhouse in a compact block along the edge of the Andigy River is a range of modern agricultural buildings featuring:

Implement Shed – a two bay open fronted steel framed building with hardcore floor, profile sheeted sides and fibre cement roof.

Three bay fully enclosed livestock building with concrete block walls and fibre cement roof.

Two conjoined three bay part concrete block /part timber spaced board cladded buildings.

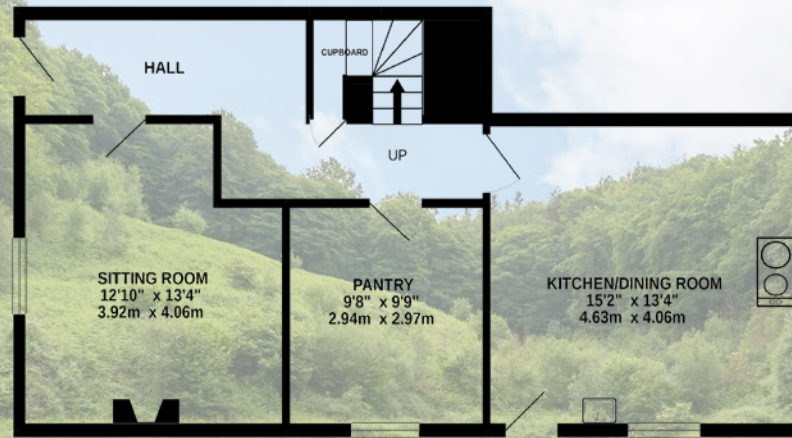
Detached four bay general purpose building with concrete floor and fibre cement roof.



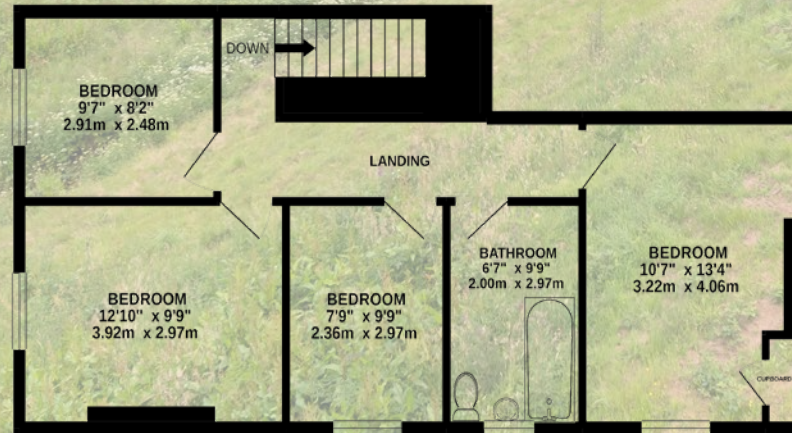


# FLOORPLAN

## GROUND FLOOR 587 sq.ft. (54.5 sq.m.) approx.



## 1ST FLOOR 576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1162 sq ft (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, the sole remedy of fabric, workmanship, and any other details are given without liability as taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee can be given for their operability or efficiency can be given.  
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## KEY INFORMATION

**Agents Note:** There is a public footpath within the grounds of Cross Farm.

**Services:** Cross Farmhouse benefits from mains water & mains electricity. Drainage is via a shared septic tank with the attached property known as The Stables. The property has been plumbed for central heating but it is up to any purchaser to install a new boiler to service the existing system.

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

**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.

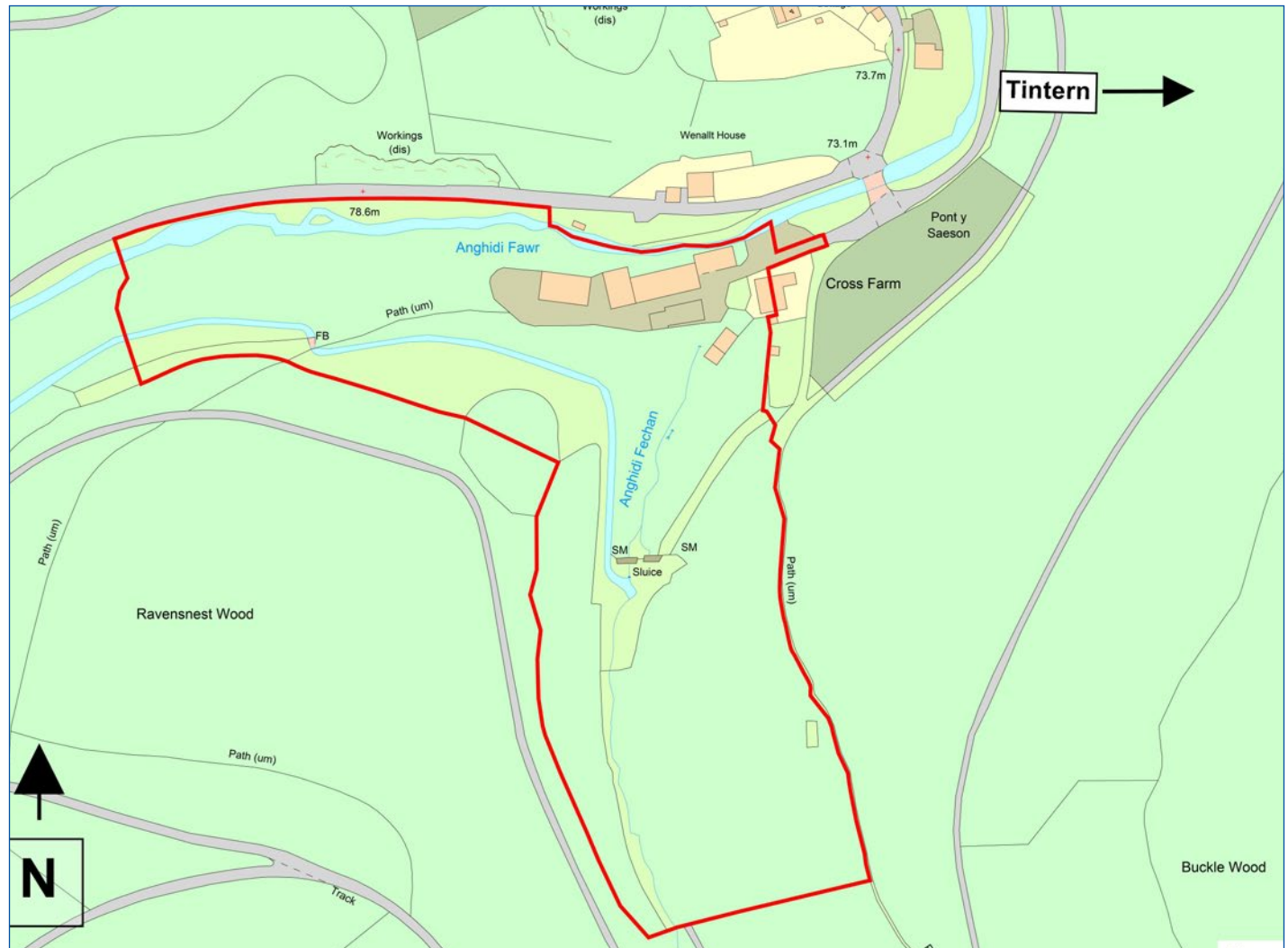
**Council Tax Band:** G

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

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

**Directions:** From Tintern take the turning for Forge Road which is adjacent to the Best Western The Royal George Hotel. Stay on this lane running parallel with the River Angidy, passing the Old Ironworks Site & Public Carpark on the right. After approximately 1.4 miles from Tintern take the left turn directly before the bridge. Continue on the lane with the river on your right-hand side for approximately 0.2 miles. Cross Farm will appear in front of you directly before the next bridge. A For Sale Board has been erected on the gate.

**Post Code:** NP16 6TP



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## 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 July 2020.

