



# GELLI FARM

LLANVETHERINE | ABERGAVENNY | MONMOUTHSHIRE





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GELLI FARM IS AN OUTSTANDING GRADE II\* LISTED RESIDENCE WITH 360 DEGREE PANORAMIC VIEWS. THIS HISTORICAL, RURAL RESIDENCE COMPRISES OF THE MAIN HOUSE, WEST WING AND A RANGE OF FARM BUILDINGS WRAPPED AROUND A CENTRAL COURTYARD AND COTTAGE GARDEN. THE PROPERTY DATES BACK TO THE 16TH AND 17TH CENTURY AND IS OF HISTORICAL IMPORTANCE. SURROUNDING THE HOUSE AND OUTBUILDINGS ARE 4.76 ACRES OF WELL-MANICURED GARDENS THAT INCLUDE A FRUIT ORCHARD, A WALNUT TREE ORCHARD AND A LAKE. IN ADDITION COACH HOUSE BARN IS INCLUDED WITH 15.13 ACRES OF PASTURE LAND BORDERED BY A STREAM.

- Grade II\* Listed Tudor and Stuart farmhouse steeped in history •
  - Five bedrooms, two attic rooms, three receptions rooms •
- Superb rural, yet accessible location with 360 degree panoramic views •
- Potential to separate the main farmhouse and west wing into two separate dwellings •
  - Potential to create holiday accommodation (STP) •
  - Potential to create a rural enterprise business (STP) •
- Three storey cider house, stone dairy, stone and timber barn, cattle shed and workshop •
- Coach House Barn with planning consent to convert into a separate dwelling •

## Distances from Gelli Farm

Abergavenny 5.2 miles • Crickhowell 10.9 miles • Monmouth 11.8 miles • Hereford 21.6 miles • Newport 23.7 miles  
Cardiff 43.5 miles • Bristol 53.4 miles • London 160.2 miles  
Abergavenny Train Station 5.6 miles • Hereford Train Station 22.1 miles • Newport Train Station 23.4 miles • Bristol Airport 58.2 miles • Cardiff Airport 58.6 miles  
Birmingham Airport 84.8 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.



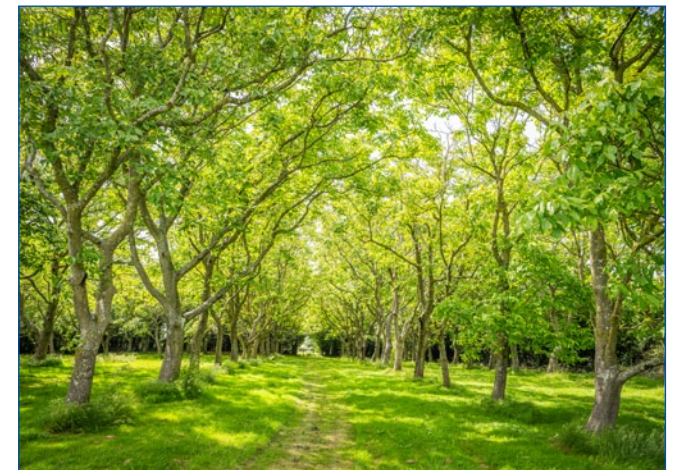
## LOCATION & SITUATION

Gelli Farm is surrounded by glorious Monmouthshire countryside not far from the village of Cross Ash. Cross Ash has a popular primary school, a village hall and Restaurant 1861, offers a 'fabulous fine dining experience'. The nearest public house to Gelli Farm would be The Hogs Head offering beverages, function rooms and a childrens play area. The Walnut Tree offering 'proper dining in an informal setting' is just a 1.9 mile drive from Gelli Farm. For wine lovers, White Castle Vineyard is a must. Award winning wines can be purchased from the Cellar Door and tours of the vineyards and wine tasting sessions can be arranged.

Gelli Farm is located just 5.2 miles from Abergavenny, a town known as the gateway to Wales and within easy access of the main road links to the A465, A40, A449 and on to the M4/M5 and M50 motorway networks. The cities of Cardiff, Bristol and Hereford are all within an hour's drive and connections to main line trains, reaching London Paddington in under 3 hours, can be found at the railway station in Abergavenny just 5.6 miles from the property. Surrounding the town is stunning countryside and there are beautiful walks through the Brecon Beacons National Park and the nearby Monmouthshire and Brecon Canal.

Abergavenny is just 6 miles from the border with England and is a thriving market town with many high street boutique shops and still hosting a weekly indoor market in the town centre. The Angel Hotel in the centre of Abergavenny, just a stone's throw from Abergavenny Castle offers award winning afternoon teas. The town also has a Waitrose and fantastic primary and secondary schools. Wernddu Golf Club, a scenic undulating parkland course overlooking Abergavenny, is just a short drive away.

Monmouth is located just 11.8 miles from the property and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and the recently rebuilt state of the art Monmouth Comprehensive School. 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 facilities. An abundance of tourism and recreational activities exist within Monmouth and the wider region.



## GELLI FARM

Gelli Farm is a Grade II\* Listed residence dating back principally to the 16th and 17th century, with evidence of a dwelling on this site since the 14th century. The property was believed to have been built by James Hughes. His descendant, also James Hughes, sheriff of Monmouthshire, likely made the 18th century additions. The house and west wing were originally two residences, and to this day they still have separate electrical supplies, heating systems and drainage, so could be utilised again separately for dual family living. The current owners utilise it as one magnificent historical family home. The interior is exceptionally well preserved and contains important decorative features, hence the reason for the Grade II\* listing.

It was the history and potential that drew the current owners to the property approximately 12 years ago, they stated 'it felt uniquely special'. They fell in love with the location of Gelli Farm and the way it is surrounded by its own land with 360 degree panoramic views. They embraced and enhanced the property and outbuildings stating, 'we wanted to create a wonderful family home, for future generations to enjoy for years to come'. Thereafter they set upon restoring and enhancing the property creating the magnificent home it is today. A key feature of Gelli Farm is the original 16th century layout which is still there and original features include mullion windows, stunning fireplaces, wall panelling, and exquisite historical markings.

Step inside Gelli Farm and into the main entrance hall which has a wonderfully high ceiling and a hardwood staircase at the far end leading up to the first floor. Next to the entrance hall is the sitting room which also has a high ceiling with ancient beams that have been polished and treated. The main focal point in this room is an inglenook fireplace with stone surround, the stone is thought to have come from neighbouring White Castle. Standing proudly in the fireplace is a Jotul multi fuel stove. A sash window, a feature found throughout much of the property encapsulates a view of the cottage garden and courtyard. A door next to the fireplace opens to reveal a former stairwell, now a lobby allowing access from the main house into The Dairy.

At the rear of the main sitting room are steps leading up to a small kitchen. It comprises of a range of base and wall units and a stainless steel one and a half sink and drainer, space for an undercounter fridge, cooker and a breakfast table. French doors open out to the rear garden and a delightful view of the Walnut Tree orchard can be appreciated. Planning permission was passed in 2009 to demolish the kitchen and replace with a garden room. We understand the planning permission remains valid.

Across from the main entrance hall is the formal dining room with space for comfortable seating around the inglenook fireplace with stone also believed to have come from White Castle. Within the fireplace is a multi-fuel stove. A sash window overlooks the front garden and a double



glazed oak mullion window with iron bars overlooks the rear garden. Next to the fireplace is a latch door revealing what would have previously been a stone stairwell leading up to the first floor. This room is a superb space for entertaining friends and family.

A door at the rear of the dining room leads into the study which has an original window with iron bars and shutters.

The main house is connected to the west wing via a timber-framed lobby with remarkable historical portrait paintings of two faces with decorative embellishments either side. They are thought to date back to the 18th century at the time Anna Marie Hughes lived at the property. This could indicate that they are connected to Catholicism however the faces remain a mystery and many who have graced this room have their own opinion of what they could mean and why they are there.

The vendors spend a lot of time in the kitchen which spans across much of the west wing. Step down into the bespoke oak kitchen, hand crafted by Penyard Kitchens. Granite worksurfaces with a 'pop up' electrical supply compliment the oak as does the bespoke tiled mural above the Stoves range created by a Welsh artist. There is an integral Bosch dishwasher. On either side of the kitchen is a fireplace, one Victorian with its own bread oven and the other much older and capped off but still makes a wonderful focal point. A glazed door at the rear of the kitchen beautifully frames a view of The Skirrid, and a stable door allows for a pleasant view of the cottage garden at the front aspect. In addition, there is a door connecting the kitchen to The Cider House. Mandarin Stone limestone flooring in the kitchen continues through into the utility room and snug.

The utility room has a range of base units with solid wood work surfaces, a stainless steel one and a half sink and drainer and space for a washing machine. At the rear of the utility room is a cloakroom.

Glazed French doors divide the kitchen from the snug. The snug gives away the fact you are in the oldest part of the property. It has flagstone flooring and triple aspect views through an original window with iron bars to the front aspect and a wooden mullion window overlooking the courtyard and a further historical window with shutters. The ceiling beams are thought to have come from a sea vessel due to the curvature of the wood, although there is no evidence to support this. French doors open out to the cottage garden at the rear.

Staircases lead from the entrance hall in the main house and from the rear hallway in the west wing up to the first floor. There are five bedrooms in total on the first floor, three bath / shower rooms and two attic rooms.

What is striking about the landing in the west wing is how bright and airy it is, this continues into the principal bedroom. The principal



bedroom is an extraordinary room with a magnificent, vaulted ceiling and exposed A frame. The window was replaced in 2019 and a deep, hard wood windowsill added, so that it was in keeping with the other windows already in situ. A Jack and Jill shower room with exposed late 18th century brickwork can be accessed from the principal bedroom and the landing.

The west wing has two double bedrooms in total, a library / study area and a family bathroom. A doorway in the second bedroom can link through into the first floor of The Cider House but is currently blocked off and used as a storage cupboard.

There are three bedrooms on the first floor of the main house all having many original features such as wall panelling, evidence of late 16th century doorways that would have once connected all of the rooms, wig cupboard with double C markings, fireplaces and original ornate doorframes. They all have individual features with each one being slightly different to the other but all are exceptionally special. The principal bedroom within the main house has many of the features listed above as well as feature-stained glass windows and a low window sill used as a window seat that was thought to have been hand crafted from a fallen tree within the grounds. A cupboard within this room was once the stairwell that would have led down to the lobby between the sitting room and The Dairy. This side of the house also benefits from having a family bathroom.

Walk past an original, untouched mullion window with beautiful ornate shutters and 18th century shelves to reach the spiral staircase leading up to the attic rooms. Displayed on the shelving are relics of the days gone by to include Victorian shoes, belt buckles and trinkets all found within the walls and floors of the property. These objects will stay with the house as our vendors strongly believe that they belong with the house and should stay within the property forever more.

The door that opens to reveal spiral stairs leading up to the attic rooms has an original cat flap. It was thought to have been put in place to encourage the house cat in Victorian times to go into the roof space to deter mice. The attic space now has two spacious rooms one accessed via the other. Planning permission was previously passed to create a bedroom with a bathroom, together with permission to install two dormer windows. We are told this planning consent remains valid. A 'secret' hatch within one of the roof spaces swings back to reveal a loft space ideal for storage.

Whoever goes on to purchase this property will become custodian of a truly remarkable home and will own a true slice of Monmouthshire history.



## OUTSIDE

Gelli Farm main house and west wing are set at right angles with The Cider House being attached to the main house to the west and The Dairy being attached to the main house to the east. There is ample off-road parking in front of the walled courtyard garden and a carport for two vehicles. Parking is available inside the courtyard, along with a plethora of colourful, cottage garden plants for the bees to enjoy. An old well and pump are now a feature in the courtyard garden.

Approximately 4.76 acres of gardens wrap around to the rear of the property and include a productive orchard with a variety of fruiting trees to include pear, plum, cooking and eating apples and damsons. An unspoilt view of The Skirrid forms the backdrop to the orchard. In addition to the fruit orchard is a walnut tree orchard, the walnut trees are planted in rows and are a magnificent sight to behold.

The rest of the gardens are laid to lawn with a small lake and island to enjoy. Wonderful 360 degree panoramic views including White Castle can be enjoyed from the house and garden.

### The Cider House

The Cider House has its own gated entrance and courtyard area with a cottage garden at the front. Inside it has three storeys although the second floor has limited head height so is ideal for storage only. The ground floor has its original stone floor but is missing the cider press that would once have been in situ. It does retain a red brick fireplace with bread oven and the copper laundry tub is also still in situ. A door leads to the cider store that has a door connecting this room with the main kitchen in the west wing of the main house. The first floor has triple aspect windows.

Electricity is available at The Cider House but is not yet connected. The Cider House would make a wonderful holiday let subject to gaining any necessary planning consents.

### The Dairy

The Dairy is connected to the sitting room of the main house via a connecting lobby. It has been used as an entertaining space by the current owners but we understand it has been used as a dog grooming parlour in the past. It could have a range of uses and offers much potential but there is some restricted head height. It has the original cobbled floor and does still have an original drive shaft and Chaff cutter in situ. The first floor is accessed via steps outside.





### Main Barn

Thought to date back to 1645. It has large barn doors to three sides, power and lighting.

In addition to the main barn are a collection of further outbuildings to include former cattle sheds with feeding troughs. They have large doors so could be used to store vehicles. This area has its own gated entrance so could form an additional parking area. There is also a stable that is currently utilised as a workshop.

There is potential for this complex of barns to be used along with the main house and west wing to create a rural enterprise such as a wedding venue or a leisure business such as glamping, but buyers must make their own enquiries with regards to any necessary planning consents required.

The gardens and grounds attract an abundance of flora and fauna. The owners have enjoyed observing ducks, Moorhens, Canada Geese, Buzzards, Skylarks and Red Kites all within the grounds of Gelli Farm.

Divided from the main house and outbuildings is Coach House Barn and approximately 15.13 acres of land. The barn has planning permission granted to convert it into a two bedroom cottage. An area around the Coach House Barn has been fenced in to create a garden for the barn while the rest of the land is being used for grazing. The 15.13 acres are divided by a hedge with a copse and pond near the lower boundary that is planted with rows of daffodils. A stream also borders the lower boundary making it a useful natural water supply for animals.



Coach House Barn and land



Main Barn



Main Barn

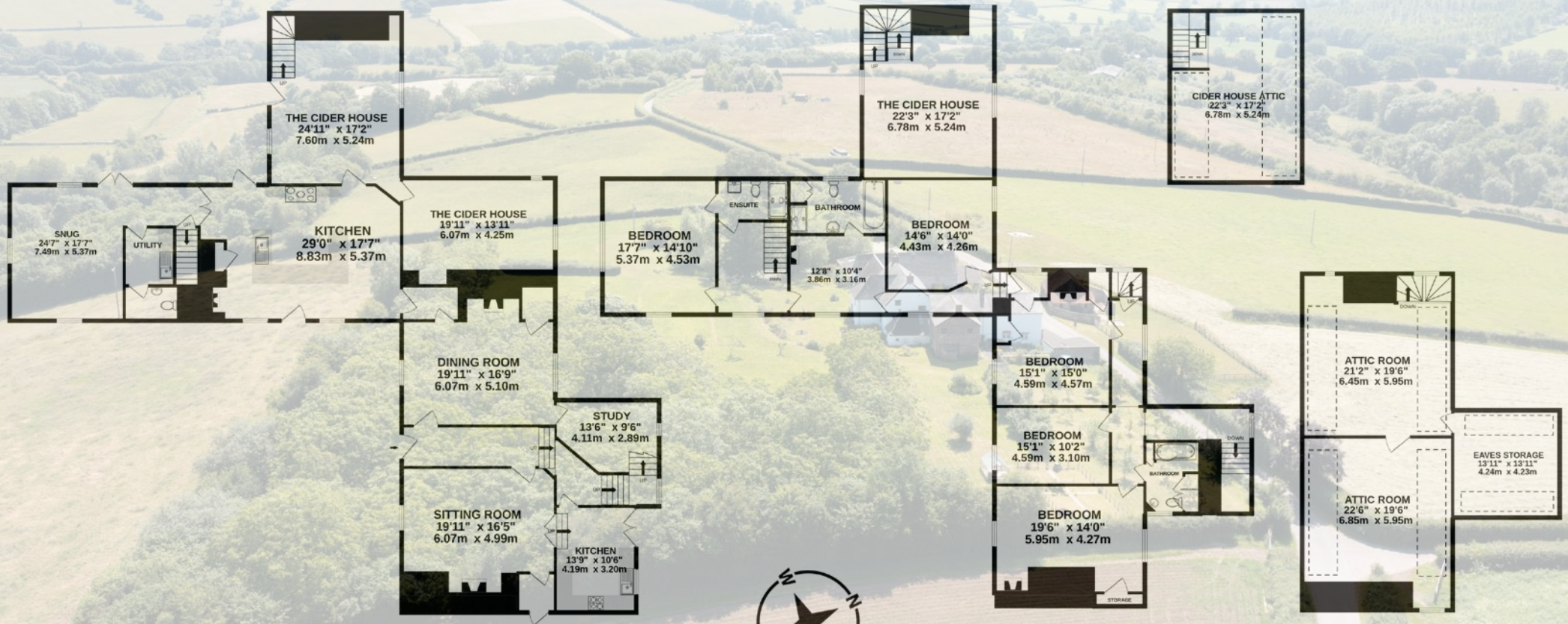


Cattle Sheds

**GROUND FLOOR**  
1954 sq.ft. (181.5 sq.m.) approx.

**1ST FLOOR**  
1842 sq.ft. (171.1 sq.m.) approx.

**2ND FLOOR**  
972 sq.ft. (90.3 sq.m.) approx.



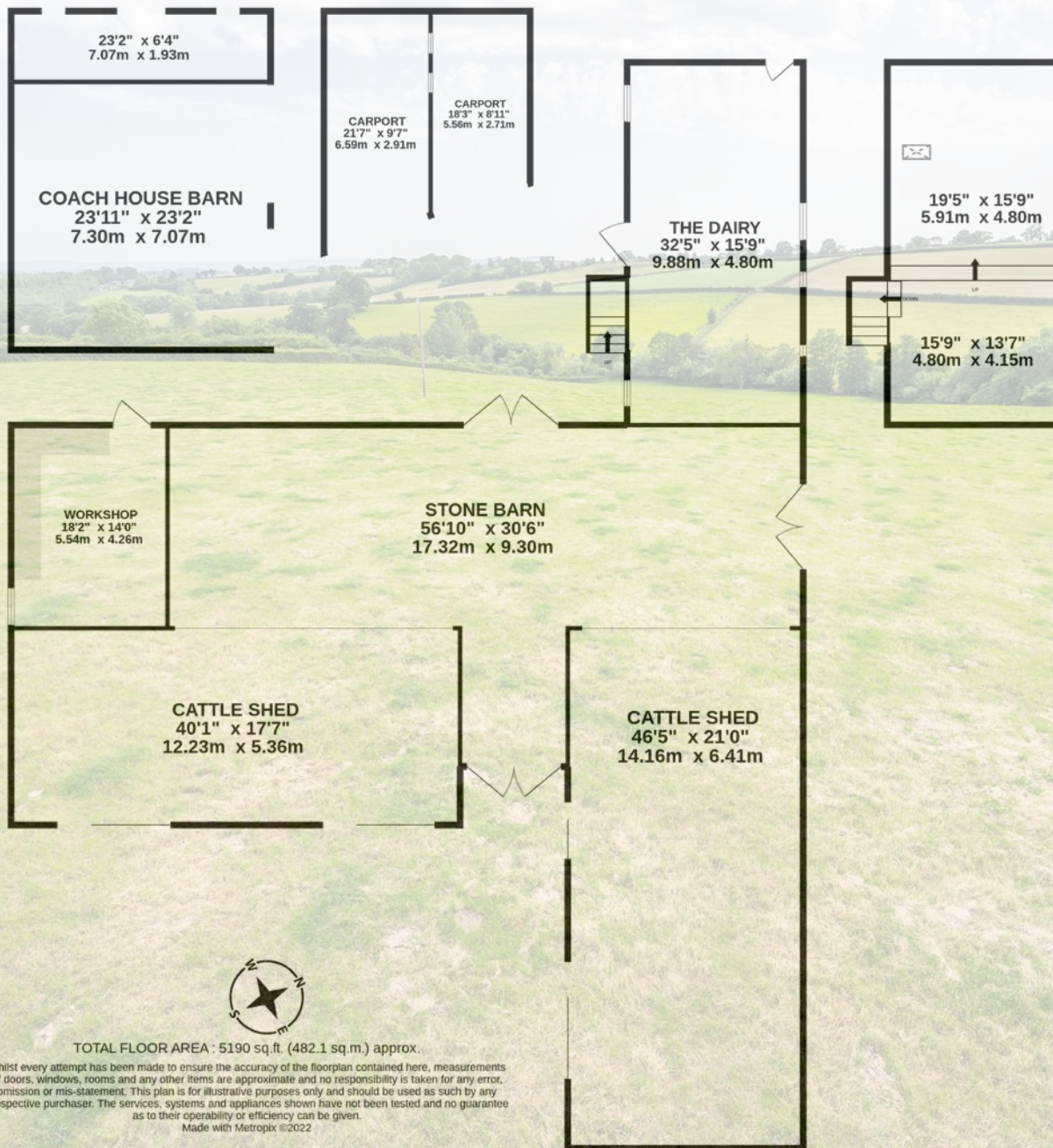
**TOTAL FLOOR AREA : 4767 sq.ft. (442.9 sq.m.) approx.**

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  
4661 sq.ft. (433.0 sq.m.) approx.

1ST FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



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## KEY INFORMATION

**Agents Note:** Planning permission was passed in 2009 to demolish the small kitchen and replace it with a garden room. We understand that this remains valid. DC/2009/00486.

**Agents Note:** Planning permission was passed in 2010 to convert Coach House Barn into a two bedroom dwelling. This planning permission is believed to have been implemented but buyers must satisfy their own enquiries. DC/2009/00894

**Tenure:** Freehold

**Services:** Mains water and electric, oil fired central heating and two forms of private drainage, a septic tank and a sewage treatment plant.

**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:** G

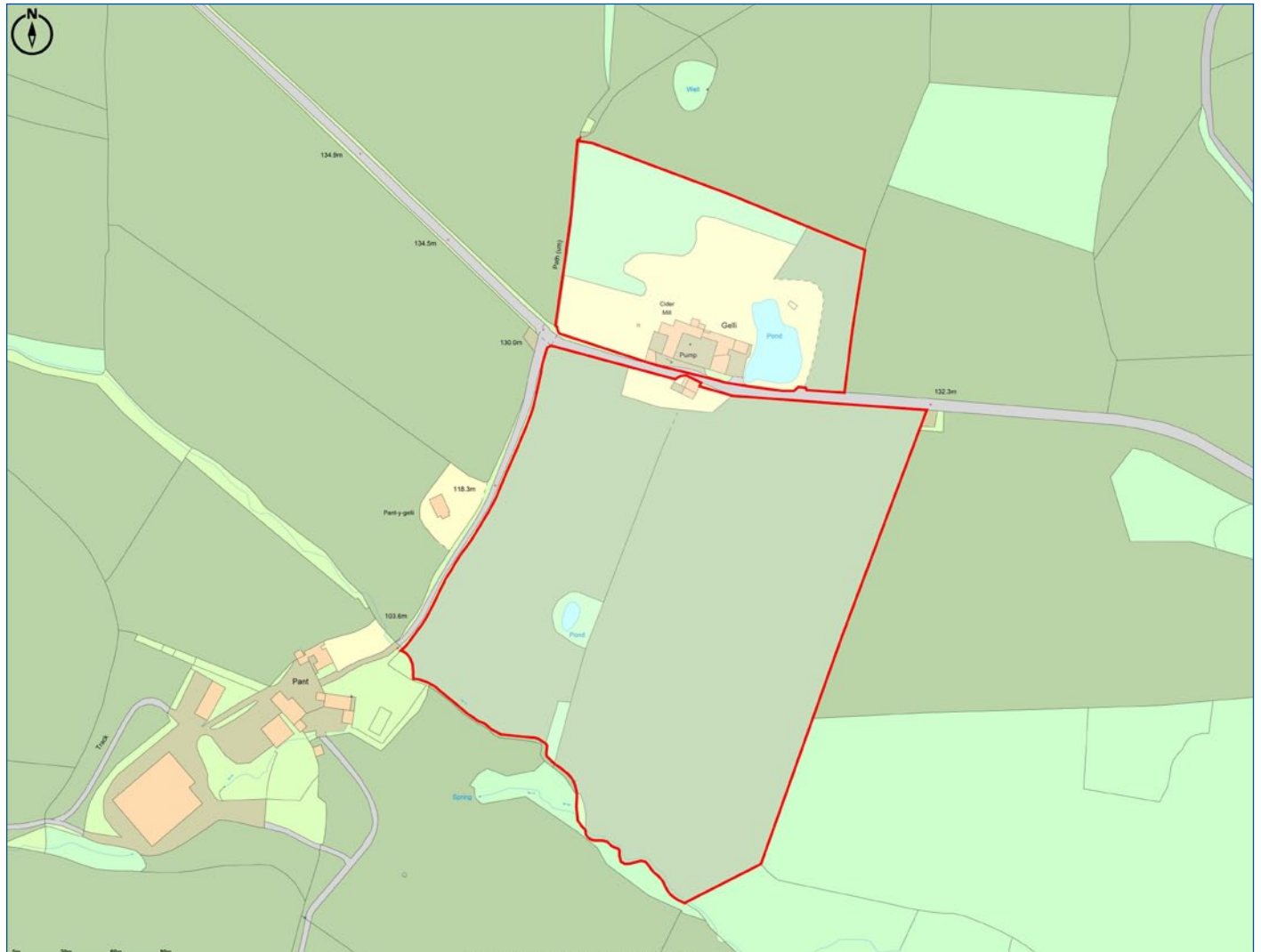
**Local Authority:** Monmouthshire County Council.

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

**Directions:** From the Hardwick roundabout in Abergavenny take the A465 towards Hereford. Proceed along this road for approximately 1 mile then turn right for Skenfrith on the B4521. At the T junction, Maidiff Court Hospital will be opposite you. Turn left and stay on B4521, passing The Walnut Tree on the left hand side, until you reach a turning on the right signposted Treadam and Llantilio Crossenny. Take the turning and continue, the property will be found on the left after a short distance.

**Postcode:** NP7 8RH

 [outraged.intelligible.crispnr](http://outraged.intelligible.crispnr)



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### IMPORTANT NOTICE

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