



Grade II* Listed Farmhouse and buildings with opportunity (STP)

Great House Farm, Llangua, Abergavenny, NP7 8HD | Guide Price £500,000

Council Tax Band F | EPC Rating G
Freehold



4  1  3  1.63 

Grade II* Listed Farmhouse and buildings with opportunity (STP)

4  1  3  1.63 

- Impressive Grade II* Listed Farmhouse
 - Views across the Black Mountains
- Traditional stone farm buildings
 - Further farm buildings
 - Paddock
- Abergavenny 11.2 miles
 - Hereford 13.2 miles
 - Worcester 39.7 miles
- M50 18.9 miles
 - Trains from Abergavenny to London Paddington from 2 hours 9 mins (1 stop at Newport)

Situation
Great House Farm is situated in the small village of Llangua, in the rural Grosmont community and Momouthshire countryside near the Welsh border. The farm is situated east of the Black Mountains hills and the Brecon Beacons National Park and west of the Wye Valley. The surrounding area is noted for its outstanding natural beauty and splendid countryside with a wide range of country walks including Offa's Dyke National Trail, riding and outdoor pursuits, all readily available. Abergavenny (11.2 miles) is a traditional market town with independent and larger retail shops and the Cathedral City of Hereford (11.8 miles) provides access to the National Rail Network, supermarkets and a host of social, shopping and leisure facilities.

The area is well served with schools including The Elms School, Herefordshire Cathedral, Malvern as well as the highly regarded Hereford Sixth Form College.

Description
Great House Farm is a Grade II* 17th Century farmhouse comprising 4 bedrooms (current configuration) over 4 storeys, adjoining cider barn and a range of traditional and modern farm buildings, with a paddock extending to about 1.63 acres.







Great House

Great House Farmhouse comprises a 17th Century farmhouse of stone elevations and slate roof constructed in the local vernacular style. Of particular note is the characteristic arched stone window openings

The farmhouse extends over four storeys, with the kitchen, utility, downstairs WC, store room and cellars on the ground floor, three reception rooms on the first floor, four bedrooms on the third floor and attic space on the fourth floor. The house is in need of a full renovation.

Adjoining the house to the north, and accessed from the current kitchen, is the single story cider barn. The barn offers much opportunity to provide further space for the farmhouse, subject to planning and listed building consent.

Listing

The properties below are Listed. Full listings may be found on the CADW website under the following references:

- Great House Farmhouse – Grade II* listed – Ref. 24177
- Cider House and Cowhouse at The Great House – Grade II listed – Ref. 24178
- Barn at the Great House – Grade II listed – Ref. 24179

The Land

Surrounding Great House to the north and east is a grass paddock, further land may be available by separate negotiation.



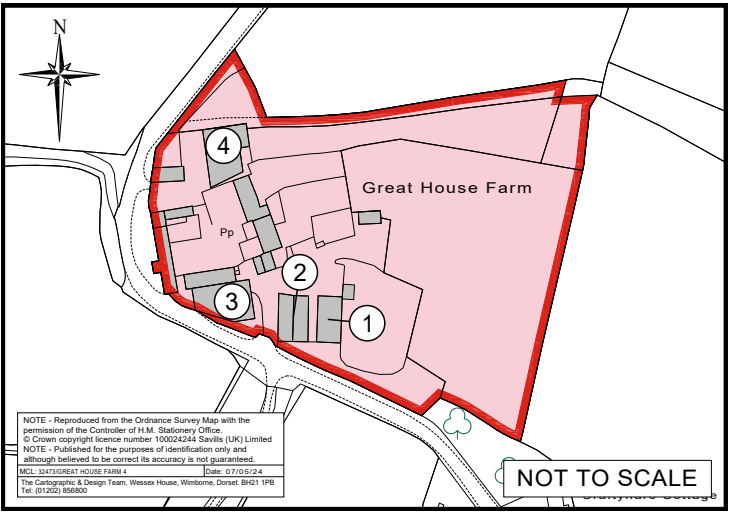


Stone Farm Buildings

To the west of the farmhouse is a range of traditional stone farm buildings arranged in a courtyard opposite the farmhouse. The courtyard comprises single storey buildings in the main although the former granary provides 2 storeys, the upper level accessed by stone tallet steps.

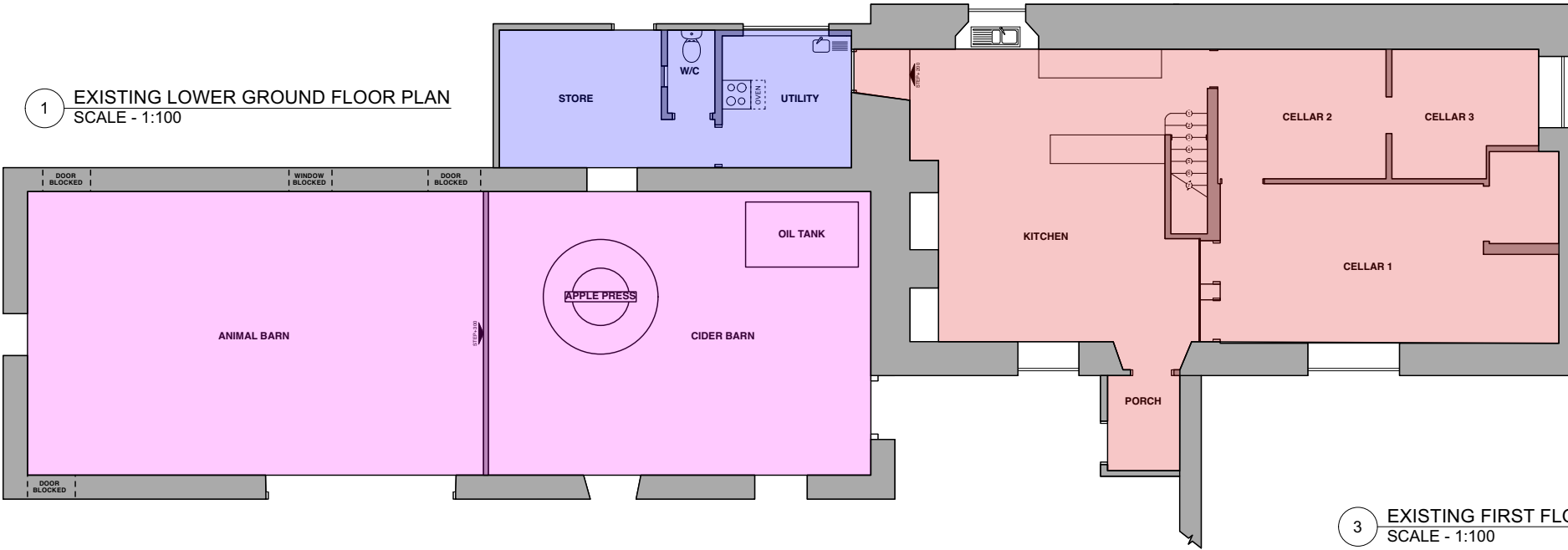
The farm buildings are extensive and comprise:

No.	Building	Construction	Dimensions (approx.)
1	Silage store	Fibre cement roof, CGI walls	18m x 9m (at widest point)
2	Dutch barn & lean-to	CGI roof and walls, steel frame, dirt floor	18m x 11m (at the widest point)
3	Livestock building	Fibre cement roof, wooden slat over block walling walls, steel frame	23m x 15m (at the widest point)
4	Cattle sheds	Fibre cement roof, pre cast and concrete block walls	24m x 18m (at the widest point)



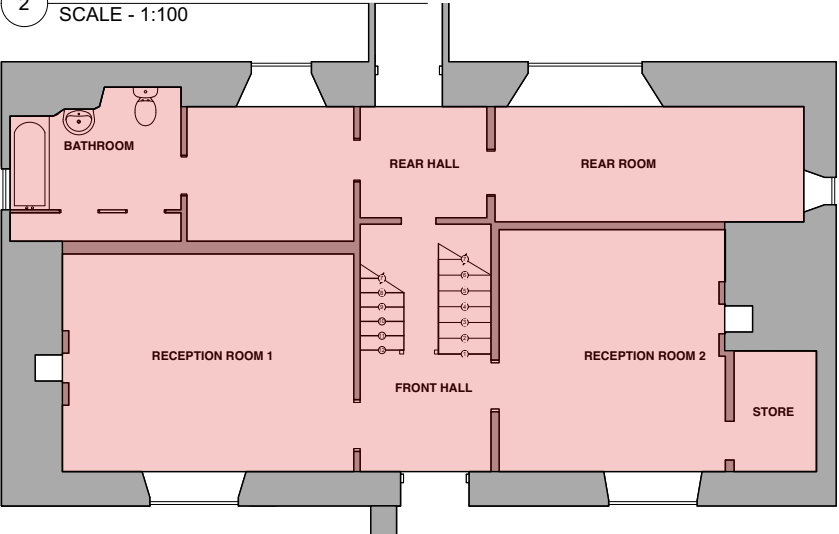
1

EXISTING LOWER GROUND FLOOR PLAN
SCALE - 1:100



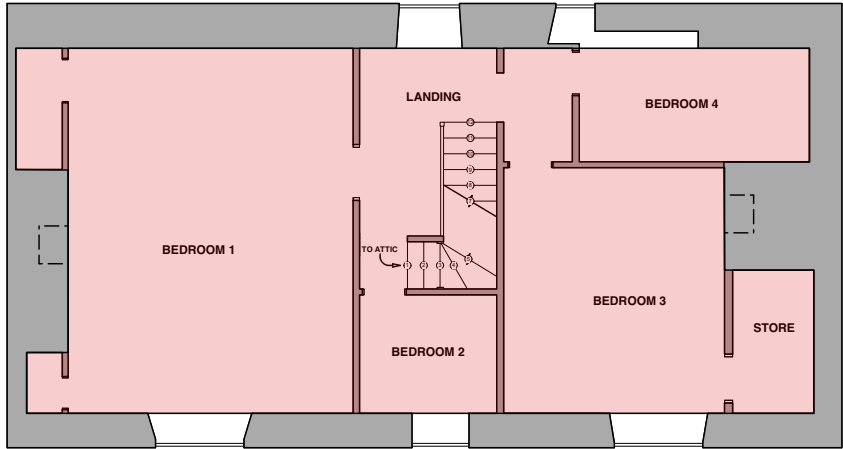
2

EXISTING GROUND FLOOR PLAN
SCALE - 1:100



3

EXISTING FIRST FLOOR PLAN
SCALE - 1:100



KEY

ITEM	DESCRIPTION
	85.2 GIA LOWER GROUND FLOOR HOUSE
	82.6 GIA GROUND FLOOR HOUSE
	82.9 GIA FIRST FLOOR HOUSE
	250.7 GIA TOTAL HOUSE
	21.2 GIA UTILITY & STORE
	104.7 GIA BARN
	376.6 GIA OVERALL PROPERTY



GENERAL REMARKS AND STIPULATIONS

Method of Sale and Tenure

The freehold of Great House Farm is offered for sale by private treaty with vacant possession.

Services

Mains electricity.
Private drainage.
Mains water supply.

It is understood that the service supplies are in poor condition. Purchasers should be aware that it is highly likely significant upgrades to the supplies will be required.

Local Authorities

Monmouthshire County Council – Tel: 01633 644644

Council Tax

Great House Farm – Band F (2023-2024: £2,828.90)

Energy Performance Certificate (EPC)

Band G - 1

Town and Country Planning

Interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for Great House Farm directly to the Planning department of Monmouthshire County Council.

Minerals and Sporting Rights

Mineral rights and sporting rights are included in the freehold of the property insofar as they are owned.

Overage / Uplift Provision

The traditional farm buildings opposite the house will be sold subject to an overage / uplift provision whereby the Vendor will benefit from 15% of any uplift in value arising from the implementation of any planning permission for a separate dwelling. This will be applicable for the period of 20 years from the date of sale. Purchasers should note that this overage/uplift does not apply to the traditional farm building adjoining the farmhouse.

Basic Payment Scheme

There are no Basic Payment Scheme entitlements available.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to in the Conditions of Sale or not.

Fixtures and Fittings

Those items mentioned in these sales particulars are included in the freehold sale and the property is sold as seen.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the property or any part of it, or any right attached to it becoming a chargeable event for purposes of VAT, such tax would be payable in addition to the purchase price.

Viewings

Strictly by appointment with Savills.

Health and Safety

Given the potential hazards of a working farm, we would ask you be as vigilant as possible when visiting the farm for your own personal safety, in particular around the farm buildings.

Postcode

NP7 8HD

what3words

///symphonic.rigs.worm
what3words gives every 3m x 3m square in the world a unique 3 word address. This one described the precise entrance to the farm.

Will Chanter
Savills Farms and Estates - Cirencester
01285 627 580
wchanter@savills.com

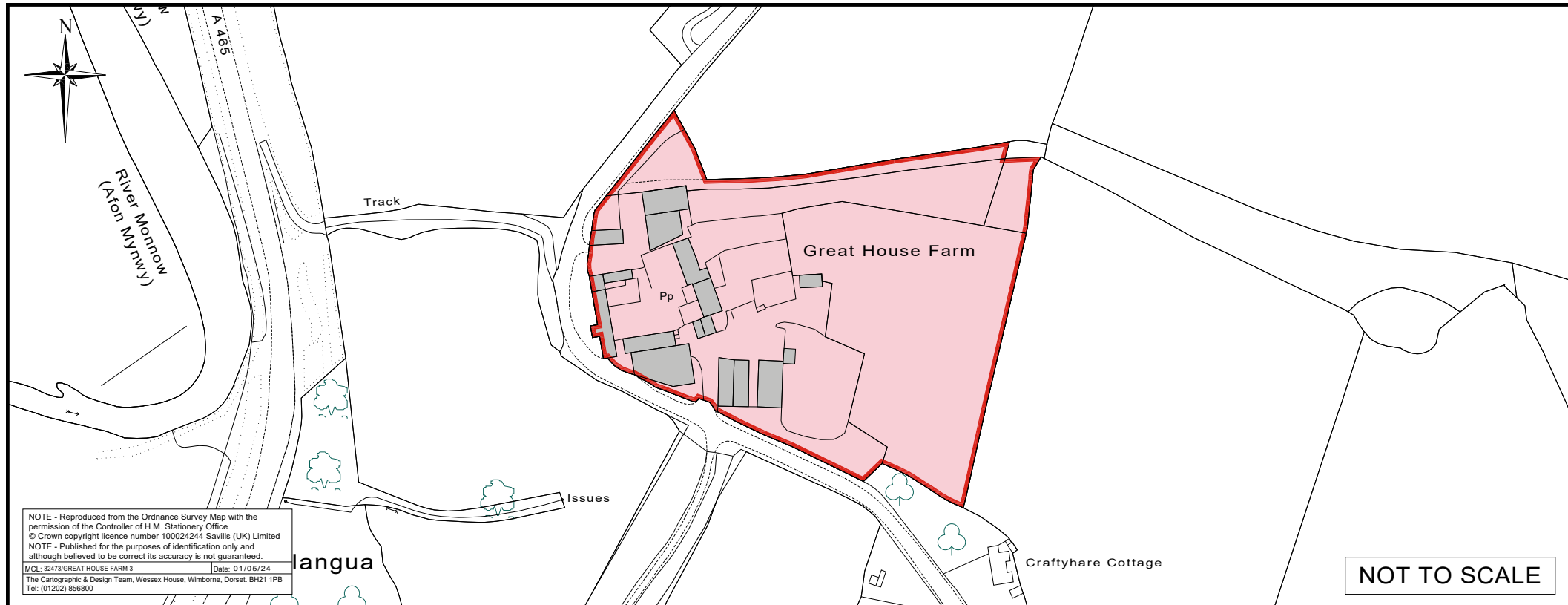
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