



# HILLSIDE FARM

BROADSTONE | TRELLECH | MONMOUTHSHIRE





# HILLSIDE FARM

BROADSTONE | TRELLECH | NP25 4QF

HILLSIDE FARM OFFERS A SUPERB EQUESTRIAN AND AGRICULTURAL SMALLHOLDING PROPERTY PACKAGE SITUATED IN SOUTH-EAST MONMOUTHSHIRE, WITH A WELSH LONGHOUSE STYLE, ENLARGED FOUR-BEDROOM FARMHOUSE SET UP FOR MULTIGENERATIONAL LIVING, A FULLY DETACHED OFFICE, YARD AREA WITH STABLE BUILDING WITH THREE LOOSE BOXES AND TACK ROOM, AN EXCELLENT GENERAL PURPOSE AGRICULTURAL BUILDING, AND A RINGFENCED COMPARTMENT OF LEVEL GRASSLAND PADDOCKS EXTENDING IN TOTAL TO 12.3 ACRES (4.98 HA).

## FOR SALE BY AUCTION

- Superb accessible location in a beautiful position within open countryside •
- Detached, enlarged four-bedroom farmhouse set up for multigenerational living and with potential •
- Detached home office with adjacent single storey stone storage building •
  - Stable block with three loose boxes, and adjacent feed store/tack room building •
- Useful three bay steel portal framed general purpose agricultural building with attached three bay lean-to •
  - Open sided pole barn •
  - Yard area •
  - Ring fenced level pastureland paddocks set over seven enclosures with water •
- Excellent appeal to equestrian, agricultural, lifestyle and sporting interests •
  - Suitable for multi-generational living •
  - Extending in total to approximately 12.3 acres (4.98 ha) •

Trellech 1.1 miles • Monmouth 6.9 miles • Chepstow 8.1 miles • Coleford 9.8 miles • Raglan 10.6 miles • Usk 12 miles • Newport 24.2 miles • Bristol 24.9 miles • Cardiff 35.1 miles • London 132 miles • Chepstow Railway Station 8.9 miles • Bristol Parkway Railway Station 20.4 miles • Newport Railway Station 23.9 miles • Bristol Airport 33.1 miles • Cardiff Airport 50.2 miles • London Heathrow Airport 117 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

Hillside Farm is surrounded by glorious Monmouthshire countryside positioned within the hamlet of Broadstone, a short distance south of the village of Trellech in the heart of the picturesque Wye Valley Area of Outstanding Natural Beauty. An abundance of activities can be enjoyed such as the Wye Valley Walk, the Offa's Dyke footpaths and the incredible Devils Pulpit. The Wye Valley offers an abundance of activities for riding, outdoors and fishing enthusiasts and is home to the magnificent Tintern Abbey.

The property benefits from excellent road access close to the B4293 and A466, which connects directly to Junction 2 of the main road network of the M48 less than 9 miles away, which in turn provides direct access to the M4 and M5. Hillside Farm enjoys an excellent accessible location 1.1 miles south of the historic village of Trellech. Trellech is known for its Harold's stones, three large Bronze Age standing stones located at the edge of the village. The Virtuous Well, thought to have had a high reputation as a healing well in the 1800's is also located nearby. The Village is home to the popular Lion Inn public house, Trellech Primary School, a doctor's surgery and The Church of St Nicholas, all within walking distance of the property.

Monmouth is located just 6.9 miles north of 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 Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

The Historic town of Chepstow is just 8.9 miles to the south of the property, a thriving border town with the picturesque historic Chepstow Castle dating back to the 11th century, the oldest surviving post-Roman stone fortification in Britain and the renowned Chepstow Racecourse, home to the Welsh Grand National. Chepstow has a bustling high street with a mixture of high street chain stores, independent shops and eateries as well as everyday services such as banks, post offices and grocery stores, three distinct shopping areas and a good selection of restaurants and bars. For education, St. John's on-the-Hill is a co-educational day and boarding preparatory school with all-year round Day Nurseries. There are also primary schools in the area and Chepstow Comprehensive School. An abundance of tourism and recreational activities exist within Chepstow and the wider region.

Bristol is just 24.9 miles away from the property with all the benefits a city has to offer, such as Cabot Circus shopping centre and the renowned Cribbs Causeway shopping mall complex, a railway station offering direct trains to London, bus station, bars, cafes, restaurants, fantastic schools and universities and multiple employment opportunities.



## HILLSIDE FARMHOUSE

Accessed direct from the east side of the Trellech to Broadstone Road, the entrance drive sweeps up to the buildings with pasture fields on the left and wooded garden area to the right, leading up past the Farmhouse on the right-hand side and into a front yard parking area and the detached farmhouse and office. The Farmhouse is in the style of a Welsh Longhouse and has been considerably extended, with dressed stone elevations under a pitched slate tiled roof.

From the parking area the house is accessed via a walled front garden area. Internally, the front door opens into the entrance porch with window to the front and ample space for appliances. From the porch is a central hallway providing access to a cloakroom with wc and wash basin and a utility room with base units, metal worktop, metal sink and appliances. Off the side of the utility room is a useful fully enclosed larder. Beyond the utility room at the end of the hallway is the first reception room which could be used for a sitting room or dining room with boarded floor. The room benefits from a window to the side and glazed doors to the rear which open into a glazed conservatory, creating a bright and open space.

Also accessed from the dining room is the principal kitchen which features tiled floor, base and wall oak units with composite worktop, metal sink, electric oven and induction hob. The kitchen features a window to the side that looks over the drive and a glazed external door to the rear. Opening out from the kitchen is a breakfast room/ dining area with tiled floor and storage cupboard. This forms the natural divide of the downstairs. Moving into the second half of the house is the second kitchen with modern base units, wooden worktop, boarded floor and dual windows to the side.

Accessed off the kitchen is the sitting room with a fantastic, exposed wall feature fireplace with woodburning stove, featuring beams above and twin windows and external door to the side. The room provides a light and cosy space which also features a second staircase to the first floor.

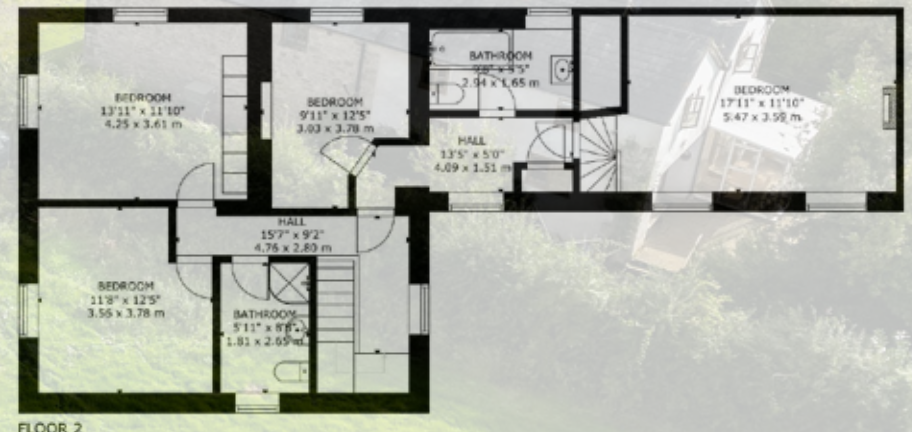
From the hallway stairs lead up to the first floor L-shaped landing providing access to a family shower room with wc, wash basin and stand-alone shower. Beyond the family shower room are two double bedrooms both with views and featuring exposed beams. Beyond the bedrooms a dividing door leads into the second half of the house with boarded floor landing providing access to a third double bedroom with carpeted floor. Next to the bedroom is the second family bathroom with bath, wc and wash basin. Beyond the bathroom at the end of the landing is the second staircase that leads down to the sitting room. Beyond the stairs on the first floor is the principal bedroom, a double with carpeted floor and stone surround fireplace. The bedroom is light and airy and benefits from countryside views.

Outside the property benefits from an extensive parking area to the front. A formal garden area with lawn and trees extends to the southeast, forming a clearly defined residential curtilage.

The property provides a superb well-presented extensive family home with residential, lifestyle, equestrian and agricultural appeal.



# FLOORPLANS



GROSS INTERNAL AREA  
 TOTAL: 209 m<sup>2</sup>/2,244 sq ft  
 FLOOR 1: 116 m<sup>2</sup>/1,247 sq ft, FLOOR 2: 93 m<sup>2</sup>/997 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## OUTBUILDINGS & STABLES

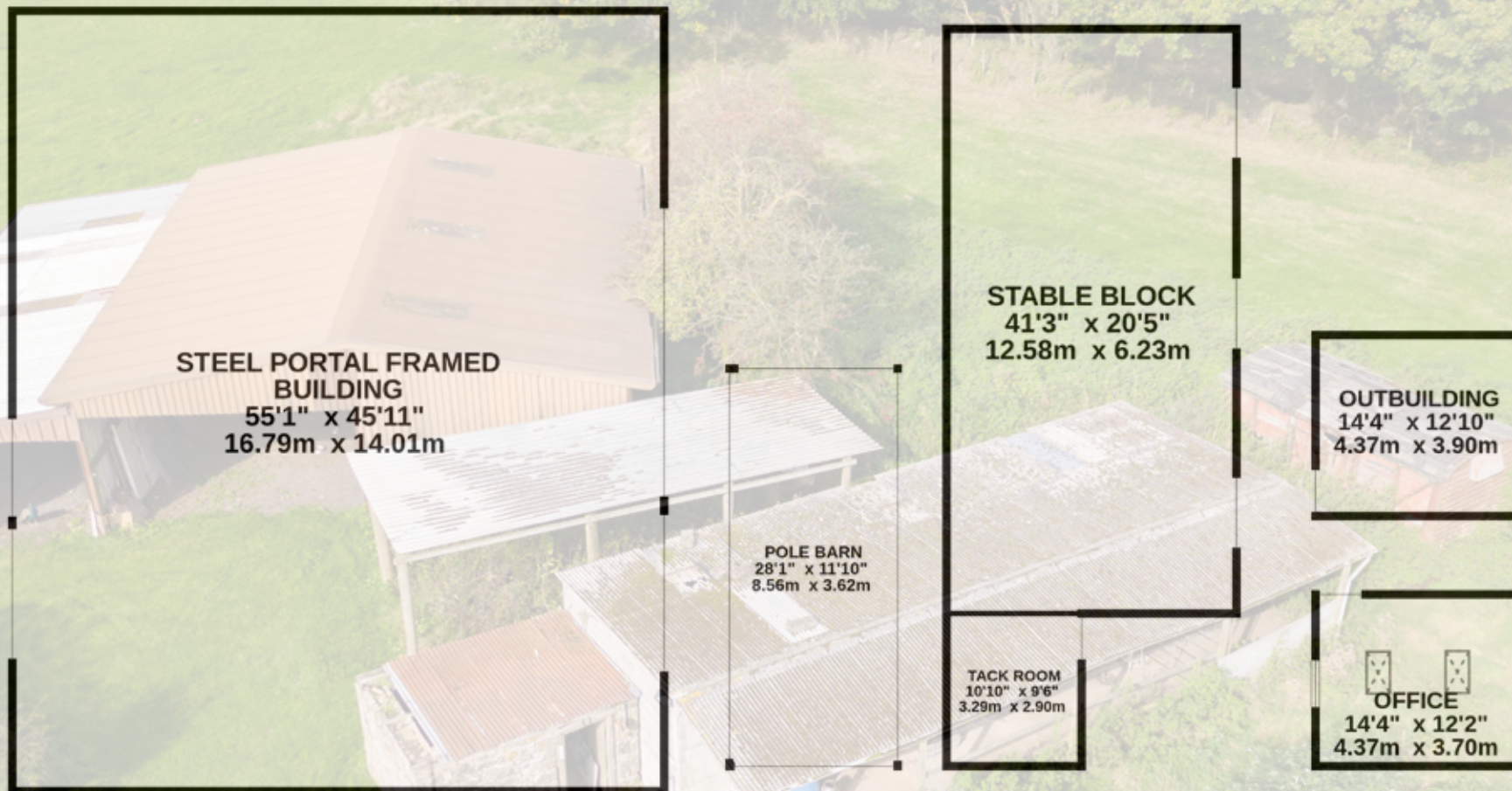
Positioned to the north of the farmhouse is a yard area providing parking for multiple vehicles. At the far end of this is a recently converted fully detached home office, providing the perfect space for remote working. Adjacent to the office is a paved area and a traditional stone storage building which could also be utilised for additional stabling, or kennels.

A field gate next to the stone building then leads through to the primary yard area and the rest of the outbuildings including a useful steel portal framed three bay general purpose agricultural building with sheet cladded walls and hardcore floor with attached three bay lean-to. The building is connected to mains electricity. Adjacent to the steel portal framed building is a three bay open sided pole barn providing a useful cover for machinery and provides a useful footprint for a building (subject to obtaining the necessary planning consents).

Beyond the pole barn to the east is the custom-built block built stable block with concreted floor and three loose boxes. Next to the stable block is a stone store shed that can be used as a tack room. Water and electricity are connected. Directly east of the stable block is an extensive fenced off rectangular area which is currently used as a chicken pen but would be the perfect place for someone to put in a riding arena / menage (subject to planning).



# FLOORPLAN



HILLSIDE FARM OUTBUILDINGS, BROADSTONE, TRELLECH, NP25 4QF

TOTAL FLOOR AREA : 4168 sq.ft. (387.2 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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## LAND

The land at Hillside Farm surrounds the house and buildings in a ring fence with the majority of the land extending to the east of the buildings. The land is set over seven field enclosures/ paddocks of permanent pastureland which is all predominantly level to very gently sloping to the south. Many of the field enclosures could be subdivided further into multiple paddocks which could support any equestrian or small-scale agricultural enterprise. Mains water is connected to the land and all the land is stock proof fenced with traditional stone walls.

The land boasts excellent out-riding with a gate on the northern side of the land providing direct access to the start of a woodland bridleway within Broadstone Wood.

All the land is productive permanent pasture, all capable of being grazed or mown for fodder and is in good heart.

As all the land is easily accessible, level and in good condition it would certainly provide significant appeal to equestrian, agricultural, lifestyle and rural enterprise type purchasers, or anyone with hobby farming interests.

In all the property extends in total to approximately 12.3 acres (4.98 ha).





## KEY INFORMATION

**Services:** Hillside Farm is connected to mains water and mains electricity, with oil fired central heating throughout. The property also features solar panels on the roof which provide a regular Feed in Tariff payment. Foul drainage is to a septic tank.

**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. A list of all items being left at the property can be provided on request.

**Basic Payment Scheme:** The land is all registered for Basic Payment Scheme. The Basic Payment Scheme Entitlements are excluded from the sale but may be available for sale by separate negotiation.

**Council Tax Band:** Hillside Farm is classified as Band G.

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

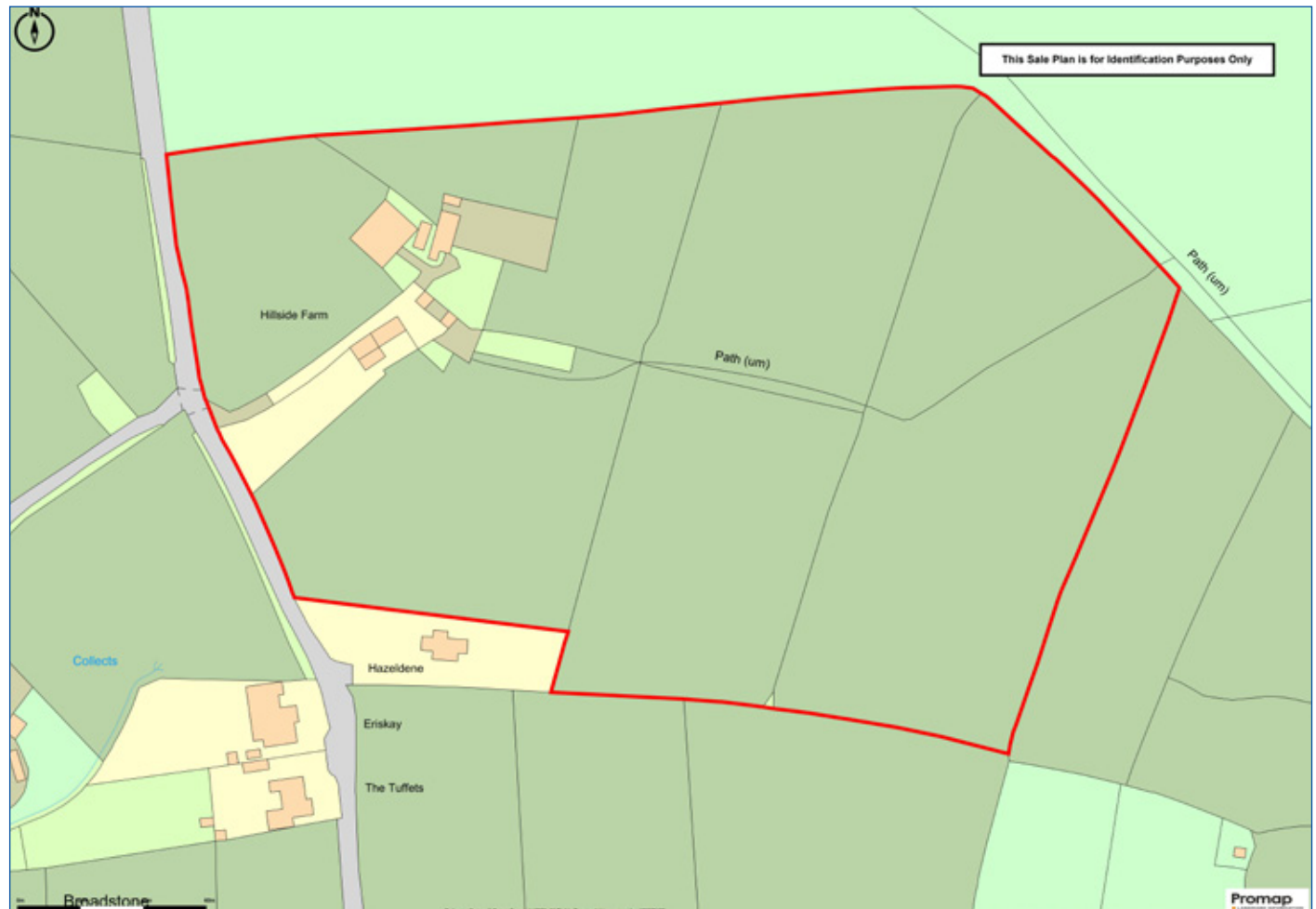
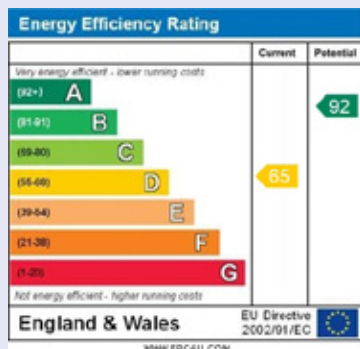
**Sale Method:** The property is offered For Sale by Paul Fosh Auction. The Vendor and Selling Agents reserve the right to sell the land by any other alternative sale method to conclude the sale.

**Viewings:** Strictly by appointment with the selling agents on set viewing days.

**Directions:** From the A40 at Monmouth proceed across the Wye Bridge onto the B4293 towards Chepstow. Continue for approximately 4.5 miles until you reach the village of Trellech. Proceed through Trellech passing 'The Lion' public house on the left-hand side. On leaving the village as the road bears right, continue straight ahead on to the Catbrook Road. Continue for approximately 1.2 miles and the drive to the property will be on your left-hand side.

**Postcode:** NP25 4QF

///trapdoor.sleepers.shield



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Particulars prepared September 2023

