



HOLLY BUSHES

LLWYN-Y-CELYN FARM | SHIRENEWTON | CHEPSTOW | MONMOUTHSHIRE







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HOLLY BUSHES OFFERS AN APPEALING SMALLHOLDING PACKAGE WITH DETACHED SPACIOUS FOUR-BEDROOM BUNGALOW WHICH IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION (AOC) AND A RINGFENCED COMPARTMENT OF PADDOCKS AND PASTURELAND EXTENDING TO 8 ACRES (3.24 HA) IN A DESIRABLE ACCESSIBLE LOCATION WITHIN THE PARISH OF SHIRENEWTON.

Holly Bushes is positioned directly west of the Old Monmouth Road within the desirable settlement of Shirenewton close to the historic town of Chepstow.

- Superb location within the popular settlement of Shirenewton •
- Excellent connectivity to the main road networks of the A48, A466, M48 & M4 •
- Detached spacious four-bedroom bungalow which is subject to an AOC •
- Garden with decking area, dilapidated round swimming pool, lawned area and chicken coop •
- Excellent ring-fenced compartment of level to gently undulating pastureland and paddocks •
- Appealing to lifestyle, agricultural and equestrian purchasers •
- Available Freehold with Vacant Possession •
- Extending in total to approximately 8 acres (3.24 hectares) •

DISTANCES FROM HOLLY BUSHES

Shirenewton 1.1 miles • Chepstow 5.2 miles • Caldicot 6 miles
 Usk 9.9 miles • Raglan 11.5 miles • Monmouth 14.1 miles
 Newport 17 miles • Cardiff 28 miles • Bristol 35.4 miles • London 142 miles
 Chepstow Train Station 4.9 miles • Newport Train Station 16.7 miles
 Bristol Parkway Train Station 15.4 miles
 Bristol Airport 38.9 miles • Cardiff Airport 41.6 miles
 London Heathrow Airport 114 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

Holly Buses is surrounded by glorious Monmouthshire countryside positioned a short distance north of the popular village of Shirenewton which is home to the Church of St. Thomas a Becket and offers no less than three pubs and amenities including the Huntsman Hotel, The Carpenters Arms and the popular Tredegar Arms, a recently restored traditional pub and restaurant with excellent food. The village also benefits from a village recreation hall with sports ground, tennis court and children's play area and Shirenewton Primary School which was rated good. The property is situated close to the picturesque Wye Valley National Landscape. 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 outdoors and fishing enthusiasts and is home to the magnificent Tintern Abbey.

The property benefits from excellent road access close to the A466, which connects directly to Junction 2 of the main road network of the M48 less than 5 miles away, which in turn provides direct access to the M4 and M5.

Holly Buses enjoys an excellent accessible location 5.2 miles from the centre of Chepstow, 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. 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.

Monmouth is located just 14.1 miles from the property and boasts excellent schools including Haberdashers' Monmouth School, 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.

Bristol is just 35.4 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 complex, a railway station offering direct trains to London, bus station, bars, cafes, restaurants, fantastic schools and universities and multiple employment opportunities.



THE RESIDENCE

Holly Buses comprises an extremely desirable agricultural smallholding package including a spacious four-bedroom bungalow which is subject to an Agricultural Occupancy Condition (AOC) with views and ring-fenced compartment of pastureland extending in total to 8 acres (3.24 ha).

The property is accessed from the north side of Old Monmouth Road which connects to the B4235 Usk Road to the west.

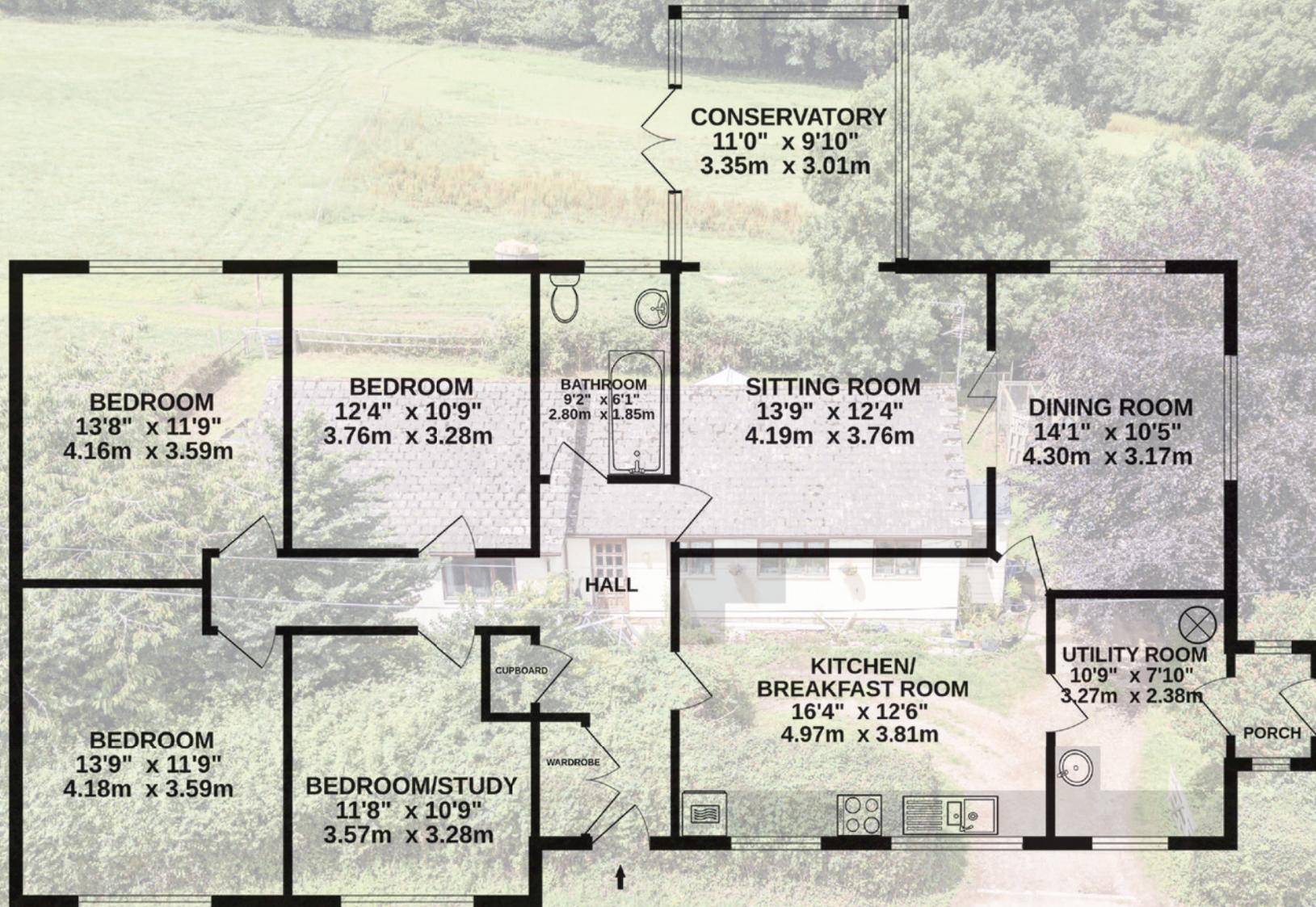
Constructed in 1989, Holly Buses features block rendered elevations throughout under a pitched tiled roof. The property benefits from oil fired central heating and double-glazed windows throughout.

To the front is a parking area for three vehicles and formal lawned area. The front door opens into the central hallway with wood laminate floor, coat cupboard and separate airing cupboard. Above is a fully boarded loft with electric light and loft ladder. On the opposite side of the hallway to the front door is the family bathroom with tiled floor, wc, wash basin and bath with overhead shower. Next is the kitchen, which is spacious with tiled floor, windows to the front, base and wall timber units with composite worktop, ceramic electric hob and double Hotpoint oven. The kitchen is spacious and accommodating with space for a dining table and sitting area with sofa. Next is the utility, fitted with base and wall units, sideboard with metal sink and the boiler with side porch beyond with stable doors to the rear. Accessed off the rear of the kitchen is the dining room with windows to the side and rear and carpeted floor. From the dining room and also accessed from the hallway is the open plan sitting room and conservatory, with carpeted floor and French doors opening to the garden and decking area.

Accessed off the left-hand side of the hallway are the bedrooms. First on the left is bedroom 1, a double which is currently used as an office, with carpeted floor and window to the front. Opposite is Bedroom 2, a double with carpeted floor and window to the rear. Second on the left is Bedroom 3, a double with carpeted floor and window to the front. Opposite is Bedroom 4, a double with carpeted floor and window to the rear. All the bedrooms are well laid out and spacious, providing a welcoming home.

Externally, immediately to the rear of the bungalow is the garden with decking area, dilapidated round swimming pool, lawned area and the chicken coop.

Holly Buses is connected to mains electricity with an independent electricity meter. Water is by way of a well which is UV filtered with garden stop tap to isolate the water feed from the existing farm. The water supply is shared with the rest of the farm. However, there is a mains water connection close by in the road. Foul drainage is to a septic tank.



HOLLY BUSHES, LLWYN Y CELYN FARM, SHIRENEWTON, NP16 6BU

TOTAL FLOOR AREA : 1495 sq.ft. (138.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Holly Bushes extends out to the rear of the bungalow garden area comprising three rectangular paddocks of productive permanent pasture and an extensive field enclosure which could easily be subdivided further into paddocks.

The land is all stock proof fenced, level to gently rising to the south-west and is all productive semi-improved pastureland all capable of being grazed or mown for fodder and is a mix of freely draining slightly acid loamy soils.

All the land at Holly Bushes has historically been used to support a mix of equestrian and cattle and lends itself to equestrian use being level to gently rising with good drainage, but would also be suitable for any livestock or equestrian enterprise.

All the land and property at Holly Bushes extends in total to 8 acres (3.24 ha).



KEY INFORMATION

Services: Holly Bushes benefits from mains electricity. Water is via a shared private water supply from a well and is UV treated. Holly Bushes features oil-fired central heating with uPVC double glazing throughout. Foul drainage is to a septic tank. Any interested parties are to make, and reply upon their own enquiries, regarding any utility or service connections to the property.

Wayleaves & Easements: The property is sold subject to all existing Wayleaves & Easements that may exist at the date of sale. Any interested parties are to make, and reply upon their own enquiries, regarding Wayleaves & Easements.

Sale Method: Holly Bushes is available For Sale by Private Treaty. The Vendor & Selling Agents reserve the right to conclude the sale by any alternative Sale Method.

Development Clawback: The property will be subject to a Development Clawback Overage Provision which will capture a 30% uplift in value for any change of use to residential over a 25 year period from the date of sale.

Council Tax Band: Holly Bushes is classified as Band G.

Local Planning Authority: Monmouthshire County Council.

Telephone: 01633 644644.

Viewings: Strictly by appointment with the selling agents.

Directions: From the Chepstow Racecourse roundabout take the exit onto the A466 then immediately turn right on the B4235 in the direction of Shirenewton/Usk/Brynbuga. Proceed on the B4235 for 3.9 miles then turn right onto the Old Monmouth Road. The property positioned on the north side of the Old Monmouth Road which is the next right turn after you pass the Huntsman Hotel. Proceed on the Old Monmouth Road for 0.2 miles and the property will be on your left-hand side.

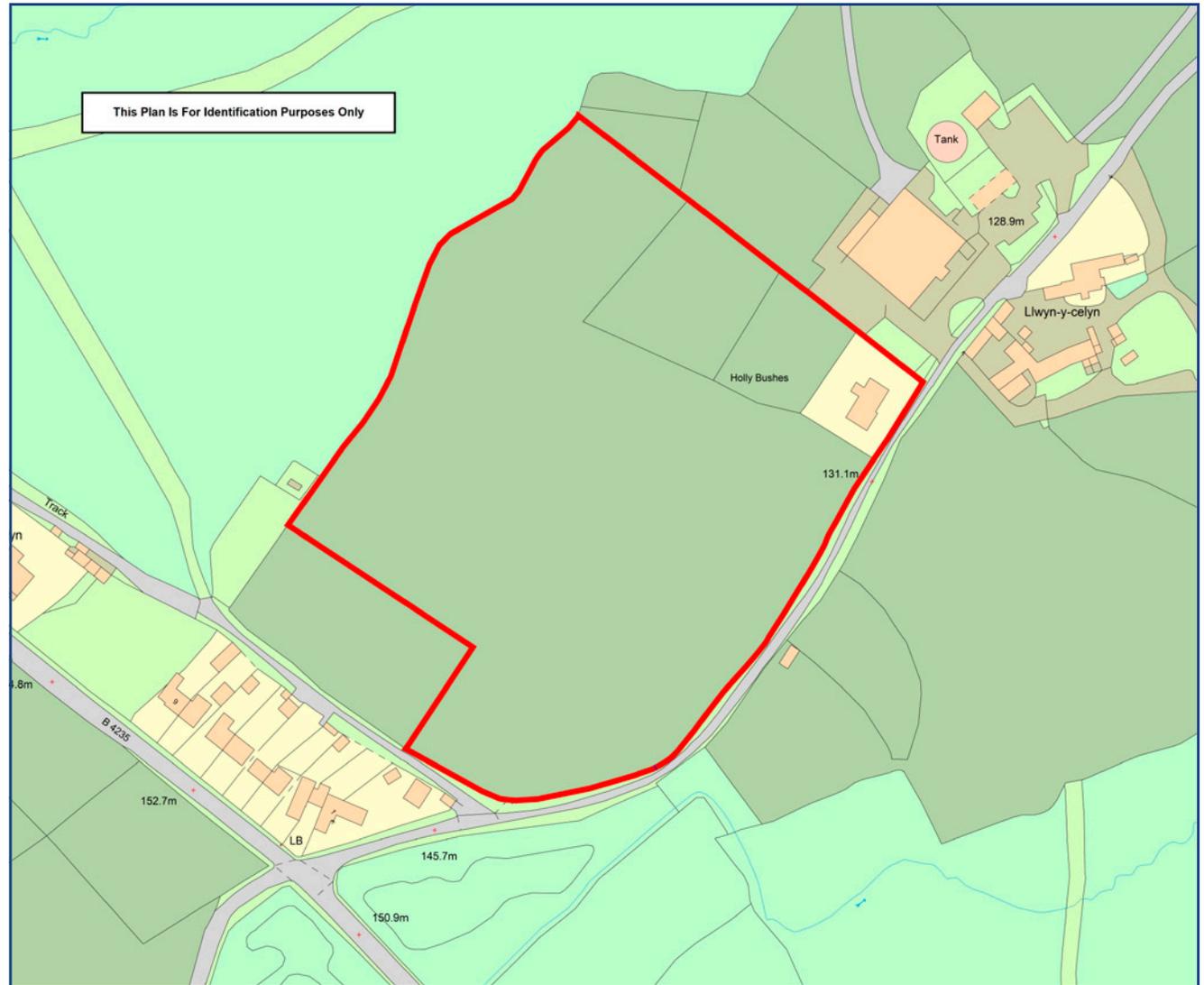
WHAT 3 WORDS:



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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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