



LLAN FARM

THE HENDRE | MONMOUTH







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THE HENDRE | MONMOUTH | NP25 5NX

LLAN FARM OFFERS A SUPERB RING-FENCED SMALL FARM SITUATED IN THE PICTURESQUE MONMOUTHSHIRE COUNTRYSIDE, COMPRISING AN APPEALING DETACHED THREE-BEDROOM FARMHOUSE WITH POTENTIAL, DETACHED GARAGE, TRADITIONAL GRANARY BARN AND COURTYARD WITH CONSENT FOR CONVERSION TO A THREE-BEDROOM DWELLING, A USEFUL COLLECTION OF AGRICULTURAL BUILDINGS AND GRASSLAND.

FOR SALE AS A WHOLE OR IN THREE LOTS

- Superb accessible location in a beautiful position within open countryside •
- Detached three-bedroom farmhouse with outbuildings and garage •
- Traditional granary barn with planning consent for conversion to a three-bedroom dwelling •
- Collection of traditional & modern agricultural buildings providing potential for a range of uses •
 - Ample off-road parking and storage •
- Two additional parcels of land in addition to ring fenced main farm •
- Excellent appeal to agricultural, equestrian, recreation, conservation and sporting interests •
 - Available as a whole or in three Lots extending in total to 65.41 acres (26.47 ha) •

Lot 1: Farmhouse, Outbuildings, Granary Barn, Agricultural Buildings and Land 46.18 acres

Lot 2: 8.14 acres (3.29ha) of Pasture/Fodder Grassland (outlined green on the sale plan)

Lot 3: 11.09 acres (4.49ha) of Pasture/Fodder Grassland (outlined blue on the sale plan)

- Newcastle 0.8 miles • Skenfrith 3.6 miles • Cross Ash 4.4 miles • Monmouth 5 miles •
- Grosmont 7 miles • Raglan 12 miles • Abergavenny 12 miles • Ross 13 miles •
- Severn Bridge 22 miles • Newport (M4) 25 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

Llan Farm enjoys an excellent location, located in eastern Monmouthshire, a stone's throw from the renowned Monnow Valley, situated in open countryside in a secluded and quiet position a short distance from the Hendre, along the Newcastle/Llangattock Vibon Avel/The Hendre lane. Benefiting from a rural location with a private feel, the property is situated in an elevated position with stunning views to all aspects, in particular towards the Black Mountains. Positioned on the west side of the Hendre lane the property is accessed via a short section of drive to access the farmhouse and buildings. An additional farm track access from the lane is located north of the buildings.

The property has good accessibility with the Hendre lane connecting directly to the B4233 Monmouth to Abergavenny Road to the south and the B4347 Monmouth to Skenfrith Road to the north providing links to Abergavenny, Monmouth and Ross-on-Wye.

The immediate local amenities comprise the Llangattock School Monmouth Montessori School and Nursery, Llangattock Vibon Avel Church and The Rolls of Monmouth Golf Club.

Monmouth is just 5 miles away, which boasts excellent state and private schools, especially Haberdashers Private School for Boys and Girls, and an up-market traditional thriving shopping street, along with boutique shops, Waitrose supermarket, M&S Food Store and an extensive range of recreational and leisure facilities/clubs.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley and Brecon Beacons National Park located to the north of Abergavenny. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.







LLAN FARMHOUSE

Llan Farmhouse offers an appealing detached traditional three-bedroom farmhouse which has been extended over time from a small cottage. The property features uPVC double glazing throughout and is extensive and spacious with potential to extend further, subject to obtaining the necessary planning consents.

The Farmhouse is entered via the front door positioned on the southern elevation opening into the kitchen and breakfast area with dual aspect windows and oil-fired Rayburn. From here, the inner hallway then provides access to a study/dining room, sitting room with dual aspect windows, door to the rear and fireplace, back kitchen area with old dairy which extends into a stone byre range extending off the farmhouse from the northern elevation, and an attached old cider mill.

From the inner hallway, stairs lead up to the first floor accommodation featuring three double bedrooms with a large family bathroom with standalone bath and walk in shower.

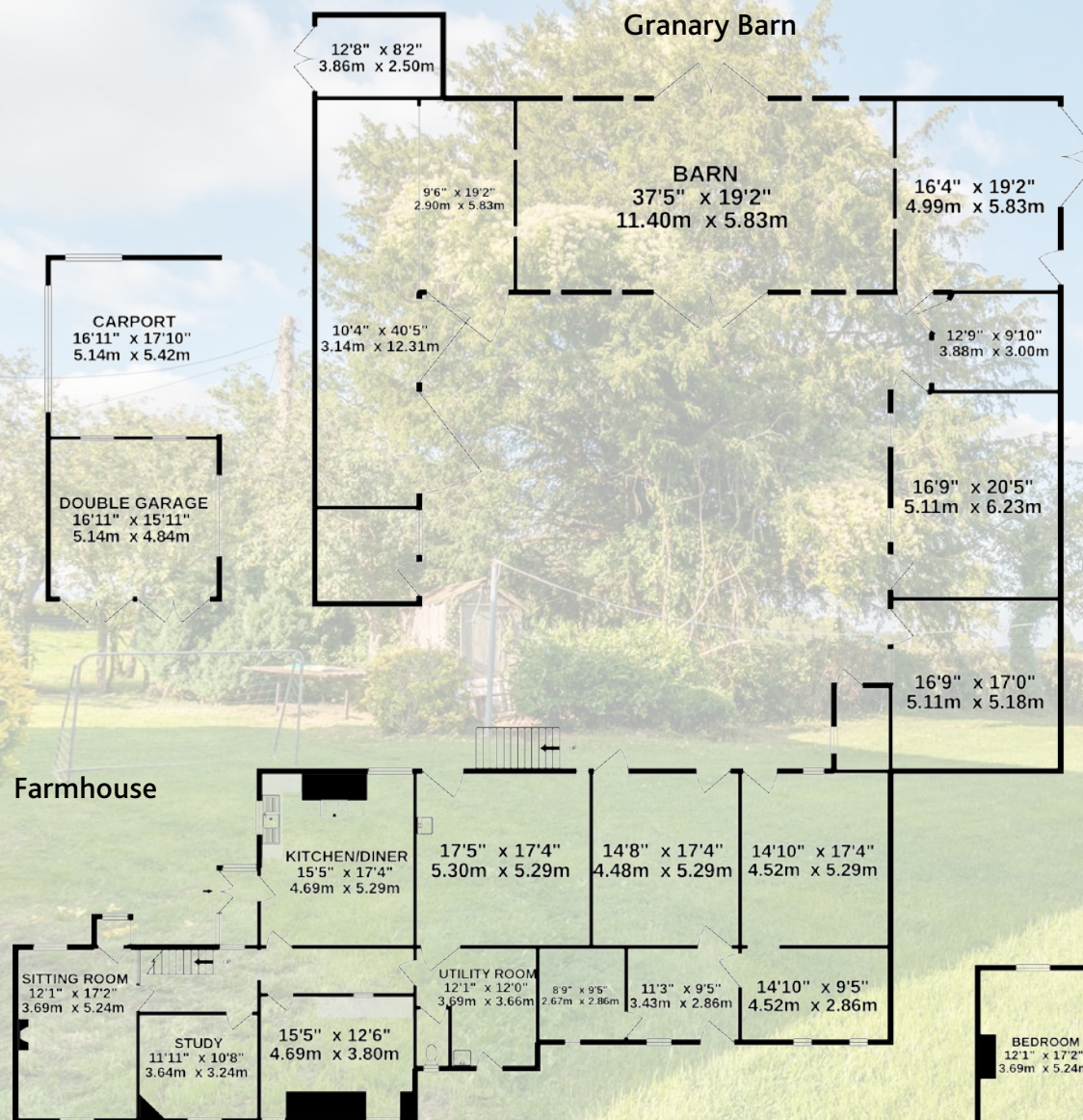
Beyond the property to the east is a formal orchard area providing a beautiful outlook from the farmhouse. A double garage building with open carport is positioned at the end of the drive to the south of the farmhouse and drive. The agricultural buildings are served by a separate entrance further north from the lane.

The Farmhouse does require some gentle modernisation. However, the attached byre and cider mill, whilst currently used as storage space, provide significant potential to extend the main dwelling as their footprint is extensive providing an exciting project for any purchaser.



FLOORPLANS

GROUND FLOOR
5418 sq.ft. (503.3 sq.m.) approx.

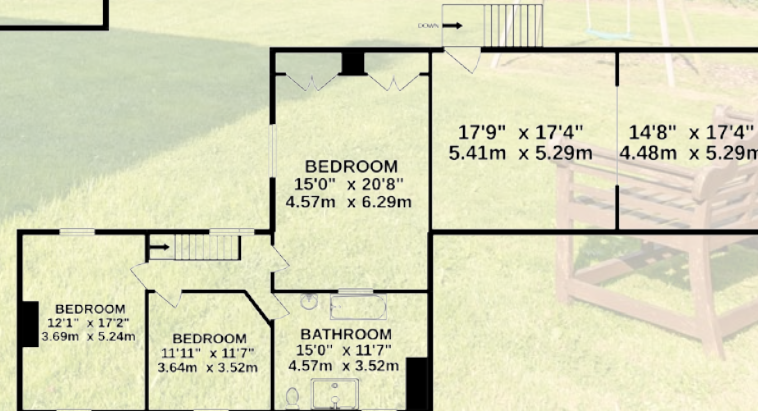


TOTAL FLOOR AREA : 6891 sq.ft. (640.2 sq.m.) approx.

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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1ST FLOOR
1473 sq.ft. (136.8 sq.m.) approx.





GRANARY BARN AND COURTYARD

The traditional granary barn with single storey byre that is positioned across the courtyard from the old stables and farmhouse has permission to be converted into a three-bedroom residence with mezzanine first floor accommodation with office and parking under planning reference DM/2019/02004, dated 10th March 2020. The permission provides an excellent opportunity for the prospective purchaser to generate a full residential or holiday let rental income or create a multi-generational family living space on site.

The permission provides a rare opportunity to secure a property which can benefit from two residential dwellings in a highly attractive open countryside location.

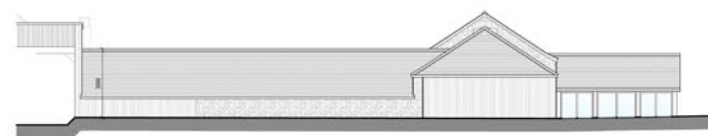
In total the Land and property at Llan Farm comprising Lots 1, 2 & 3 extends as a whole to 65.41 acres (26.47 hectares).



PROPOSED ELEVATIONS AND FLOORPLANS



FRONT ELEVATION NORTH EAST



SIDE ELEVATION NORTH WEST



REAR ELEVATION SOUTH WEST



SIDE ELEVATION SOUTH EAST



INNER COURT YARD SOUTH EAST



INNER COURT YARD NORTH WEST

Materials Legend

- Walls:**
Existing - Stonework, corrugated tin, far faced stonework & brickwork
Proposed - Stonework to match the existing, vertical timber cladding
- Roof:**
Existing - Slate on low stone barn, Bedroom 3, Car port & Study. Sunroom to be moved beside small plain line, Bedrooms 1 & 2 (including Dressing) (En-suite) to be standing seam zinc
Proposed - Slate, small plain line, pan tiles & corrugated tin
- Fabric:**
Existing - Timber
Proposed - Timber
- Windows:**
Existing - Steel
Proposed - Timber
- Doors:**
Existing - Timber & corrugated tin
Proposed - Timber
- Rain Water Goods:**
Existing - Cast iron & stainless steel
Proposed - Brass half round cast iron profile



GROUND FLOOR PLAN

FIRST FLOOR PLAN



Site Plan Scale 1:200

Revision	Date	Description	Drawn by	Checked by
A	01.11.2019	Proposed elevations added	LFB	
B	04.11.2019	Drawing updated	LFB	
C	15.12.2019	South East elevation updated and revised added	LFB	
D	13.01.2020	Overall dimensions added at the request of planners	LFB	JW

Apex Architecture
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Project: Llan Farm, The Hendre, Monmouthshire, NP25 5NF			
Title: Proposed Drawing			
Job No: M034if	Drawing No: 200	Revision: D	
Scale: 1:100 @ A1	Issue: Planning	Date: October 2019	
www.apexarchitecture.com		enquiry@apexarchitecture.com	



OUTBUILDINGS

The principal ring-fenced land at Llan Farm with house, granary barn and buildings is positioned on the south side of the Hendre lane, comprising Lot 1. The land that forms Lots 2 and 3 is positioned south of the lane that runs parallel to the southern border of Lot 1.

There is a good collection of outbuildings situated to the north of the traditional building courtyard including a seven bay Dutch barn with three bay lean-to which opens into an adjoining impressive seven bay steel portal framed general purpose building that is very versatile for a range of uses. There are two additional useful agricultural fodder/storage buildings.

LAND

The land at Llan Farm is set over two ringfenced compartments comprising Lot 1 and Lot 2 & 3 extending as a whole to 65.41 acres (26.47 hectares).

The land comprising Lot 1 is positioned either side of the buildings and is very accessible internally and with all but two fields having direct access from the highway. There are seven principal stock proof fenced field enclosures with water, all laid to grass and form strong grassland lays capable of being cropped for fodder or grazed. The land is predominantly level to gently sloping with well-maintained hedges and the farmhouse, granary barn, agricultural buildings and land provide a sought-after package to support any livestock enterprise, or for anyone with equestrian interests. In all Lot 1 extends in total to approximately 46.18 acres (18.69 hectares).

The land comprising Lots 2 & 3 is positioned to the south side of the lane that separates it from Lot 1. Lot 2 is outlined in green and Lot 3 blue for identification purposes on the Sale Plan. All the land is stock proofed gently sloping permanent pasture set over three field enclosures. Access to each Lot is via field gates from the public highway to the north. Lot 2 extends in total to approximately 8.14 acres (3.29ha). Lot 3 extends in total to approximately 11.09 acres (4.49ha).



KEY INFORMATION

Services: Llan Farm benefits from independent mains electricity and mains water supply. Heating is by way of an oil-fired Rayburn in the kitchen and fireplace in the sitting room. Foul drainage is via a septic tank. The farm buildings are serviced by a separate economy 7 electricity meter. The land contained in Lot 1 is serviced by mains water drinking troughs. Lots 2 & 3 by a natural water supply in the form of a stream.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and any other such rights, whether these are specifically referred to in these particulars or not. There is a Public Right of Way which exists over part of Lots 1 & 2.

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.

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: The farmhouse is classified as Band G.

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

Viewings: Strictly by appointment with the selling agents.

Directions: From Monmouth proceed along the B4233 (Rockfield Road) towards Llantilio Crossenny. After approximately 3.9 miles, take the right turn in the direction of Llangattock and Newcastle. Continue for 1.5 miles passing the Llangattock Montessori School on your left hand side. Where the road forks, continue onto the right hand fork and the entrance to the property will be on your left-hand side. If you take the left hand fork this is the lane that divides Lot 1 on the right hand side and Lots 2 & 3 on the left.

Post Code: NP25 5NX



Powells Chartered Surveyors Land & Estate Agents

Singleton Court

Telephone: 01600 714140

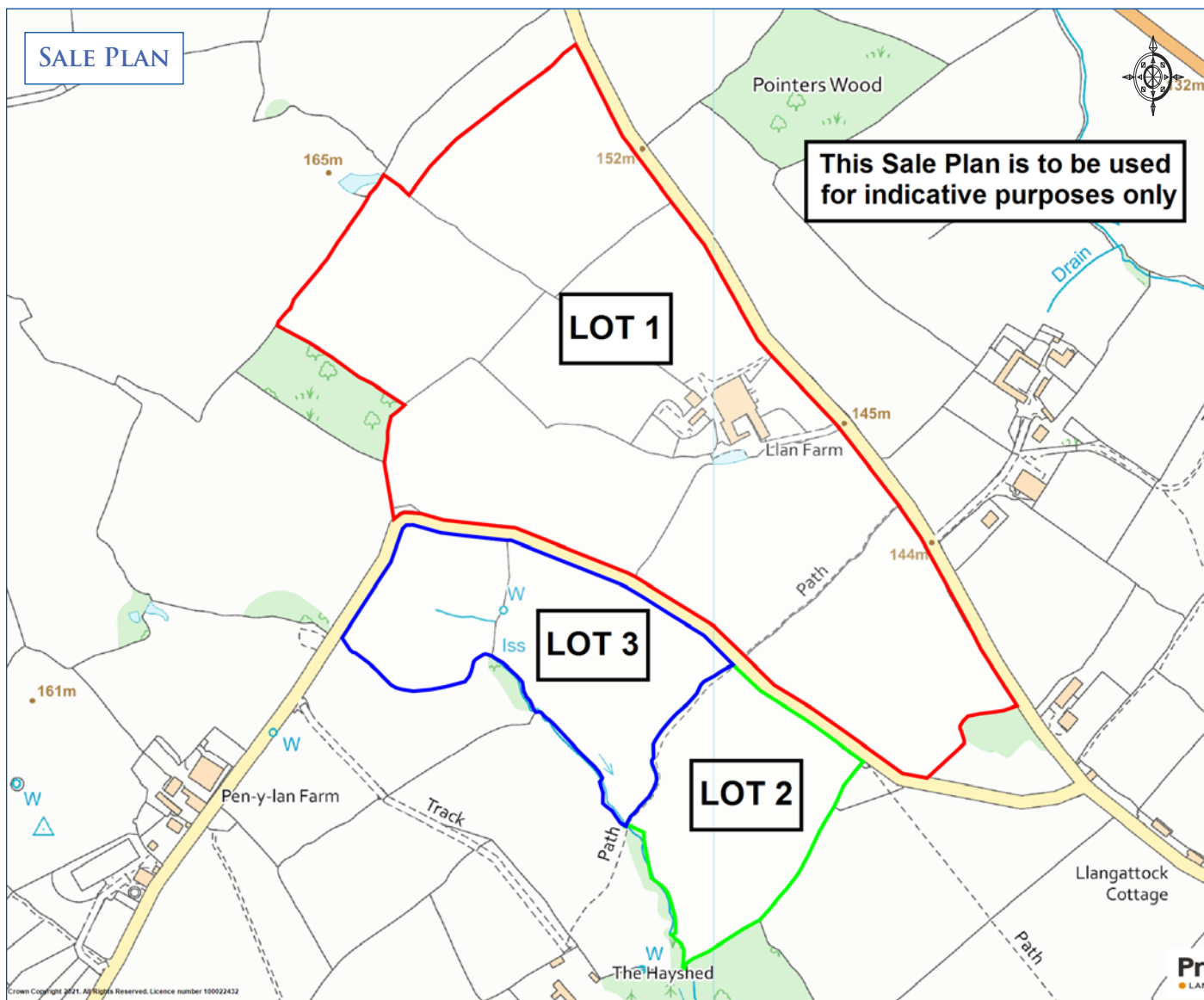
Business Park

Email: enquiries@powellsrural.co.uk

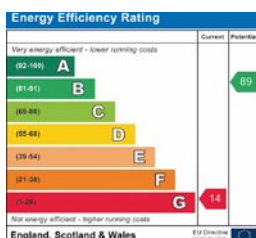
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ENERGY PERFORMANCE CERTIFICATE – FARMHOUSE



IMPORTANT NOTICE

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