



LLANTINA FARM

CROSS ASH | ABERGAVENNY | MONMOUTHSHIRE



LLANTINA FARM

CROSS ASH | ABERGAVENNY | MONMOUTHSHIRE | NP7 8PB

OFFERED FOR SALE FOR THE FIRST TIME IN OVER FIFTY YEARS, LLANTINA FARM IS A BEAUTIFUL, DETACHED FARMHOUSE SET WITHIN GROUNDS APPROACHING THREE ACRES, OFFERING SUPERB COUNTRYSIDE VIEWS AND IS SITUATED IN A PRIVATE, ACCESSIBLE POSITION IN CROSS ASH, ABERGAVENNY. THE PROPERTY WOULD BENEFIT FROM MODERNISATION THROUGHOUT, AND AN ATTACHED OUTBUILDING PROVIDES SCOPE FOR FURTHER CONVERSION IF DESIRED.

- Charming five bedroom detached farmhouse in need of modernisation •
- Far reaching views over the sought after Monmouthshire countryside •
 - Stone barn and former cow shed •
 - Open plan kitchen / dining room •
- Up to five bedrooms, two bathrooms and two reception rooms •
 - Lawned garden surrounding the property •
 - Extending in total to 3 acres of enchanting land •
 - Off-road parking area for multiple vehicles •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •
 - No onward chain •

DISTANCES FROM LLANTINA FARM

Skenfrith 4.3 miles • Abergavenny 8.2 miles
Monmouth 9.4 miles • Chepstow 14.7 miles • Hereford 19.4 miles
Newport 26.6 miles • Cardiff 37.5 miles
Bristol 41.6 miles • London 145 miles
Abergavenny Train Station 8.6 miles • Newport Train Station 19.8 miles
Bristol Parkway Station 37 miles
Bristol Airport 55.1 miles • Birmingham Airport 79.9 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

Llantina Farm enjoys a desirable position accessed via a private track just past the 1861 Restaurant which offers a fine dining experience in the heart of Monmouthshire. Llantina Farm is located approximately 0.8 mile from the sought after Cross Ash Primary School and White Castle Vineyard is located nearby along with The Red Castle Tea Rooms and Nurseries.

Abergavenny, a town known as the gateway to Wales is just 8.2 miles from Llantina Farm. It is just 6 miles from the border with England and is a thriving market town 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 Abergavenny boasts a bustling Town Centre with many High Street and boutique shops, a train station, Nevill Hall Hospital and fantastic primary and secondary schools.

There are good connections to the main road network with the historic border town of Monmouth being just over 9 miles away. The town boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and 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 Abergavenny and the wider region, especially within the beautiful Wye Valley which is only a short drive away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible



THE PROPERTY

Llantina Farm has been owned by the same family for over 50 years, and it is now time for it to be taken forward by a new family.

Step into the welcoming entrance hall which has a shower room and doors leading to the kitchen / dining room and the remainder of the ground floor accommodation.

The kitchen / dining room is a wonderful space that has been converted from a former cow shed into what is now the hub of the home. The space is extremely bright and airy and boasts character and charm throughout. There are fitted base units with laminate worktops, an integrated electric oven with hob, space for a dishwasher and fridge freezer and ample space for a dining table and comfortable chairs.

The sitting room boasts a woodburning stove and storage cupboard.

There are three bedrooms and a sunroom which complete the ground floor accommodation. Stairs from the rear hall lead up to two bedrooms and the family bathroom.

OUTBUILDINGS

Adjoining the kitchen / dining room is an unconverted old cow shed which currently provides an excellent space for storage but does offer potential to be converted to offer further accommodation if desired (STPP).

In addition is a secure stone barn which is believed to be the oldest part of the property. There is a mezzanine floor and large wooden doors to the front aspect. Attached to the stone barn is a smaller outbuilding with a sink.

OUTSIDE

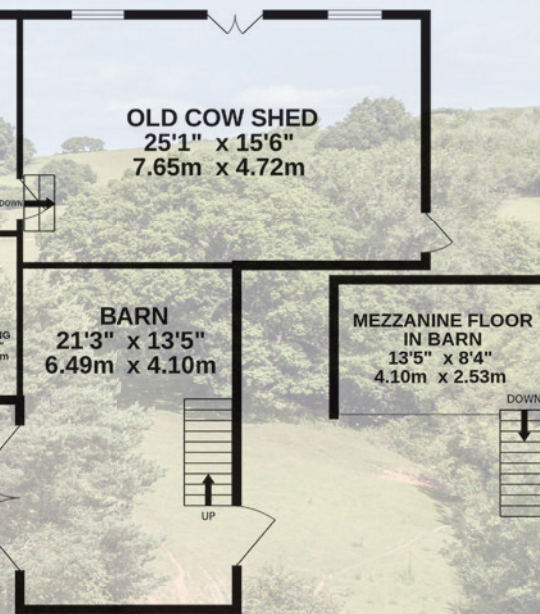
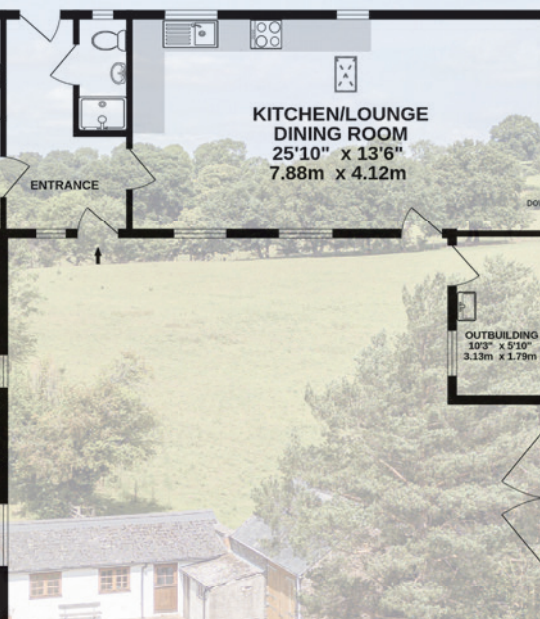
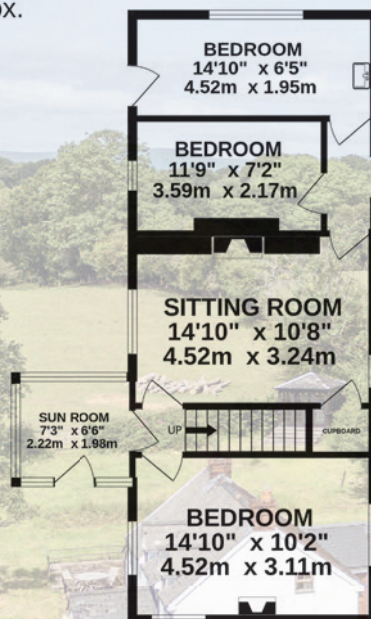
From the road, a private lane leads down to a five bar gate which provides access to the property and grounds.

Adjoining the property is a beautiful lawned garden with established trees and hedges. There is a patio area perfect for alfresco dining and a summer house to soak up the superb views.

A five bar gate separates the garden and parking area from the land. In total, Llantina Farm is situated amongst 3 acres of fenced grounds. The grounds are full of trees that were planted by the current owners during their ownership.



1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



GROUND FLOOR
1771 sq.ft. (164.6 sq.m.) approx.



LLANTINA FARM, CROSS ASH, ABERGAVENNY, NP7 8PB

TOTAL FLOOR AREA : 2328 sq.ft. (216.3 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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KEY INFORMATION

Agents Note: A public footpath runs through the land. Please contact agent to see a map.

Services: Mains electricity, mains water, private drainage (septic tank) and electric immersion heating.

Tenure: Freehold

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 Band: F

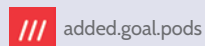
Local Authority: Monmouthshire County Council. Telephone: 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth proceed west on Rockfield Road (B4233), pass over two roundabouts heading towards Rockfield Village. After approximately 1.2 miles (upon entering Rockfield village), take the right hand fork at the red telephone box on to the B4347. After 3.9 miles turn left. Keep going for approximately 1.8 miles taking the left turning on to B4521. Just as you approach the 1861 Restaurant there is a lane on your right. Turn onto this lane and the property will be found at the top of the track.

Postcode: NP7 8PB

WHAT3WORDS



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	3 G	



Powells

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