



PENTWYN FARM
LITTLE MILL | PONTYPOOL | MONMOUTHSHIRE







PENTWYN FARM

LITTLE MILL | PONTYPOOL | MONMOUTHSHIRE | NP4 0HQ

PENTWYN FARM OFFERS AN EXCITING AND SOUGHT AFTER RURAL PROPERTY WITH SIGNIFICANT DEVELOPMENT POTENTIAL. THE COMBINATION OF IDYLIC RURAL LOCATION WITHIN SUBSTANTIAL GROUNDS ALONG WITH CLOSE PROXIMITY TO TOWNS AND TRANSPORT LINKS, IS RARE WITHIN THE LOCAL MARKET AND PROVIDES AN EXCEPTIONAL OPPORTUNITY TO FURTHER DEVELOP THE FARM HOUSE, COTTAGES, AND EXTENSIVE RANGE OF BUILDINGS TO SUIT A WIDE VARIETY OF LIFESTYLE, EQUESTRIAN, COMMERCIAL, AGRICULTURAL OR TOURISM PURPOSES.

Pentwyn Farm is extremely well located in the west of Monmouthshire, just outside the village of Little Mill and just over 4 miles west of Usk, in a peaceful setting with no neighbouring dwellings. The property is accessed via its own private road and situated in an elevated hilltop position with exceptional 360 degree views across the Monmouthshire countryside.

FOR SALE AS A WHOLE

- Superb location in Central Monmouthshire close to the settlements of Little Mill, Usk, Pontypool & the Market town of Abergavenny •
- Great accessibility via the A472 connecting directly to A4042 with Pontypool and Abergavenny within easy reach •
 - Private position with far reaching views •
 - Beautiful setting surrounded by its own gardens and farmland •
 - Main Farmhouse with two additional cottages •
 - Planning for residential development of the existing traditional building •
- A significant range of more modern agricultural buildings offering excellent commercial, equestrian or agricultural appeal •
 - Large nature pond with an abundance of waterfowl •
- Beautiful five-bedroom Grade II Listed Farmhouse much of which has been recently renovated •
- Productive pasture for equestrian or smallholder grazing with planning granted for an outdoor arena •
 - In all approximately 11.98 acres (4.85 hectares) •
 - Offered For Sale by Private Treaty •
 - Freehold with vacant possession •

DISTANCES FROM PENTWYN FARM

Little Mill 0.2 miles • Usk 4.2 miles • Pontypool 4.7 miles • Abergavenny 9.3 miles
M4 (J.25A) 10 miles • M55 (J.15) 31 miles

Pontypool & New Inn Station 3.5 miles • Newport Station 11.3 miles

Cardiff Airport 40 miles • Bristol Airport 42 miles

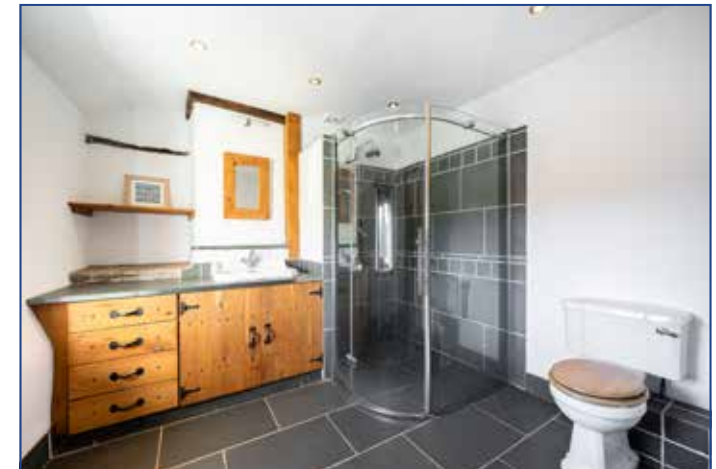
(all distances are approximate)

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

Pentwyn Farm is surrounded by stunning Monmouthshire countryside positioned just outside the village of Little Mill and within easy reach of the sought-after settlements of Goytre, Usk, Pontypool and Abergavenny. There are a range of local amenities found at Little Mill, Goytre and Usk with a wider range of services found at Pontypool and Abergavenny. The property is located within easy access of the main road links to the A465, A40, A449 and on to the M4/M5 and M50 motorway networks. The cities of Cardiff, Bristol and Hereford are all within an hour's drive and connections to main line trains, reaching London Paddington in 2 hours, can be found at the newly redeveloped Pontypool & New Inn Station, just a five minute drive away. The surrounding hills and valleys of Monmouthshire make Pentwyn an ideal base for walkers, cyclists or equestrians with the The Usk Valley, Black Mountains, Brecon Beacons National Park and the Monmouthshire and Brecon Canal all within easy reach.

The nearby market town of Abergavenny boasts independent boutiques, a weekly indoor market, a Waitrose and excellent primary and secondary schools. The Angel Hotel in the centre of town, a stone's throw from the castle, offers award winning afternoon teas. Monmouthshire has become well known as a foodie heaven, hosting the popular Abergavenny Food Festival and a wide choice of renowned restaurants such as The Walnut Tree and The Black Bear at Bettws Newydd. The local area is also a golfers' paradise with Woodlake Park Golf Club, Celtic Manor Resort, and Rolls of Monmouth being just a few of the many local clubs. The Brecon Beacons National Park offers spectacular walking and adventure sports activities, and Llandegfedd Reservoir provides excellent sailing, paddle boarding and power boating. There is fishing available at Llandegfedd and within the renowned Usk Valley. Pentwyn benefits from a thriving local equestrian scene with multiple training and competition venues nearby including Coleg Gwent Equestrian Centre with its large indoor arena which is less than three miles away, and the renowned David Broome Equestrian centre which is forty minutes away.







PENTWYN FARMHOUSE

Pentwyn Farmhouse provides an appealing detached 5-bedroom farmhouse which profits from excellent views across the Monmouthshire countryside. Externally the property is of a traditional stone construction. The property is Grade II listed and has been sympathetically renovated to maintain many original features including flagstone and quarry tiled floors, a traditional oak panelled wall and original inglenook fireplaces. The accommodation comprises an entrance hall, rear boot room / dog accommodation with sink and wet room flooring, very large kitchen diner finished to a high standard with bifold doors on to the rear garden, adjoining utility room, glass fronted garden room with French doors on to the walled front garden which would also make a spectacular home office, historic dining room with inglenook fireplace, two very large living / reception rooms, an additional kitchen, and two downstairs WCs. The first floor comprises 5 bedrooms. The master bedroom suite includes a vaulted, beamed ceiling, an ensuite with huge walk in shower and adjacent dressing room. There is another ensuite and a further two family bathrooms. Where rooms have been renovated the finish is excellent including new oak flooring, craftsman made oak doors and hardwood windows, providing superb living accommodation while retaining many of the listed features.

The quality and aesthetic of the renovations will provide significant appeal to a purchaser and need to be seen to be appreciated. There is a significant roof space above the original dwelling accessed via original timber stairs. There is potential to use this space for additional storage or additional accommodation (STPP) should a purchaser wish.

The farmhouse has been renovated so that it has the significant advantage of being easily divided in to two dwellings, creating a 2 bed, 2 bath annexe and a 3 bed 2 bath main dwelling, each with separate kitchen and large reception rooms. The current owners have rented out the annexe as a business, and there is a huge demand for rental accommodation in the area, with limited supply.

Adjoining the main farmhouse are two cottages, known as the Stable Cottages. Both comprising self-contained units with 2x bedrooms, open plan kitchen / living area and a shower room. These provide a great addition to the main house and annexe, with significant scope for a holiday cottage business or longer-term tenants. Both completed to a good standard internally and provide functional living space for guests or visitors.

There are large gardens, to the rear and side of the farmhouse providing ample space and surrounded by mature trees providing seclusion whilst allowing the occupier to benefit from the far-reaching views towards Mynydd Garn-Wen and further towards the Brecon Beacons, as well as a walled front garden adjoining the garden room. There is also a swimming pool in the garden which is in need of some repairs should a purchaser wish.



PENTWYN FARM LITTLE MILL

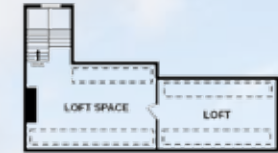
GROUND FLOOR
2972 sq ft. (276.1 sq.m.) approx.



1ST FLOOR
1749 sq ft. (162.5 sq.m.) approx.



2ND FLOOR
652 sq ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 5373 sq.ft. (499.2 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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BUILDINGS

GROUND FLOOR
15342 sq ft. (1425.3 sq.m.) approx.

TOTAL FLOOR AREA : 15941 sq ft. (1480.9 sq.m.) approx.
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BUILDINGS

The traditional building to the front of the main house, benefits from spectacular roof beams, large window apertures and additional roof lights and is currently under redevelopment to provide additional accommodation. The current planning permission includes a link building to the two existing Stable Cottages, incorporating these to form a significant five bed dwelling with far reaching views over the surrounding countryside. This would provide a large and very desirable property not often seen in the local marketplace, providing spacious modern living accommodation whilst retaining existing features. Alternatively, the traditional building could be finished as a stunning stand-alone barn conversion, without the link building, subject to revised planning permission.

The agricultural buildings are generally of a steel portal frame construction over a concrete floor with tin cladding and tin roofing. Providing excellent general-purpose storage, livestock housing and equestrian stabling these buildings provide tremendous scope to be utilised within equestrian, agricultural or commercial enterprises (STPP) especially given the location and access to the wider road network.

There is a main block of buildings extending to 966sqm (10,407sqft) including the building behind providing additional storage and an old, two-storey office building with a second main, open fronted building to the northern end of the yard providing general agricultural storage and livestock housing extending to 261sqm (2,813sqft).

There is an indoor stable barn with three extra large loose boxes, and room to build several more, dry storage area, and two lockable tack rooms.



LAND

Split into three manageable paddocks the land provides mainly level and gently sloping pasture well suited to equestrian grazing. When accompanied by the stables Pentwyn offers a sought-after equestrian package. The land is stock proof to all boundaries and is in good heart.

There are a number of small, wooded coppices and a fabulous pond providing excellent wildlife habitat and amenity appeal adding real benefit to the holding.

Planning for a 45m x 25m menage has been granted under planning application DC/2017/00015 and is to be located north of the main yard. This is an excellent addition to the property and one which certainly increases the equestrian appeal.

A footpath and a right of way crosses the property providing access to a telecoms mast to the north of the property. Further details available from the selling agent.

The land benefits from outstanding views across the surrounding countryside and Pentwyn Farm is situated in an unrivalled position, atop its own hill with 360 degree views which are unique and much desired.

In all the land at Pentwyn Farm extends in total to circa 11.98 acres (4.85 hectares).







KEY INFORMATION

Services: Mains water, mains electricity, oil central heating and private drainage by way of a septic tank.

Interested parties should satisfy themselves upon the availability and connection of all/further services and utilities and rely upon their own enquiries.

Council Tax Band: Pentwyn Farmhouse Band I – Stable Cottages (both) Band C

Sale Method: Private Treaty

Basic Payment Scheme: The Basic Payment Scheme Entitlements are not included within the sale but maybe available via separate negotiation.

Local Authority: Monmouthshire County Council. Telephone: 01633 644 644.

VAT: It is understood that VAT will not be chargeable on the sale price.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements, public and private rights of way, and any other such rights, whether these are specifically referred to in these particulars or not.

Directions: From the A449 take the junction towards Usk/A472. Continue through the town remaining on this road for approximately 4 miles. On approaching Little Mill take the right hand turn into Cae Melin. Continue for 100 yards and turn right. Continue up this track until you reach the property.

From Pontypool take the A4042 north towards Mamhilad. Continue over the Mamhilad Park roundabout towards Usk. Take the right hand turn at the traffic lights towards Usk. Continue under the bridge for 0.5 miles passing through the village of Little Mill. Take the left turn signed Cae Melin. Continue for 100 yards and turn right. Continue up this track until you reach the property.

A For Sale board will be located at the entrance to the property.

Viewings: Strictly by appointment with the selling agents. As the property comprises of traditional buildings, applicants viewing must exercise extreme care. All parties view at their own risk and no liability is accepted by the vendor or selling agents who have acted reasonably in seeking to clear the buildings, provide safe access and ensure viewings are as safe as possible.

Further Information: For further information please contact Edward Fletcher BSc (Hons) MSc MRICS FAAV or David Powell BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk.



Powells Chartered Surveyors, Land and Estate Agents

Singleton Court Business Park, Monmouth, NP25 5JA

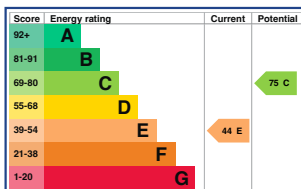
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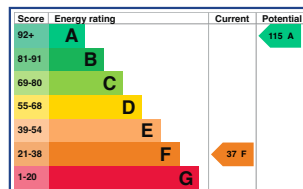
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PENTWYN FARMHOUSE



1 STABLE COTTAGE



2 STABLE COTTAGE

