



# PLAS YR EWEN

GROSMONT | ABERGAVENNY | MONMOUTHSHIRE



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PLAS YR EWEN PROVIDES AN OPPORTUNITY TO REJUVENATE AN APPEALING SMALLHOLDING WITH FAR REACHING VIEWS OVER THE MONMOUTHSHIRE COUNTRYSIDE. THE TRADITIONAL FARMHOUSE IS IN NEED OF SIGNIFICANT RENOVATION AND MAY ALSO OFFER THE POTENTIAL TO BE REPLACED (STPP). ACCOMPANIED BY A RANGE OF TRADITIONAL AND AGRICULTURAL BUILDINGS, SAT WITHIN A RING FENCE OF 31.65 ACRES.

- Four bedroom Farmhouse in need of renovation •
- Far-reaching views over the sought after Monmouthshire Countryside •
  - Traditional building offering potential for alternative uses (STPP) •
  - Agricultural buildings •
- Excellent appeal to agricultural, equestrian and lifestyle purchasers •
  - In all Plas Yr Ewen extends to approximately 31.65 acres •
- Offered for sale as a whole with vacant possession available upon completion •
  - Offered with no overage/clawback provision •

## DISTANCES FROM PLAS YR EWEN

Cross Ash 1.1 mile • Skenfrith 3.2 miles • Grosmont 4.4 miles • Monmouth 8.2 miles • Abergavenny 9.8 miles • Hereford 17.9 miles • Newport (M4) 20 miles • Severn Bridge (M4) 26 miles • Cardiff 43 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

Plas Yr Ewen is situated in open countryside in a secluded and quiet position in North Monmouthshire, close to the Monmouthshire Herefordshire border with far reaching countryside views, positioned between the historic villages of Cross Ash and Grosmont. The property has good accessibility being adjacent to the Llantellen Road which connects to the B4521 Old Ross Road providing links to Abergavenny, Ross-on-Wye and Monmouth.

The immediate local amenities comprise the Angel Inn and local shop in Grosmont and the well-renowned Cross Ash Primary School, Red Castle Tea Room and Restaurant 1861 in Cross Ash.

Monmouth is just 8.2 miles away, which boasts excellent schools, especially Haberdashers Private School for Boys and Girls, and an up-market traditional shopping street, along with boutique shops, Waitrose supermarket, M&S Food Store and an extensive range of recreational and leisure facilities/clubs.

Abergavenny, just 9.8 miles away, offers a thriving historic town host to the Annual Food Festival with a wide range of amenities such as doctors and dental surgeries, supermarkets, excellent primary and secondary schools, Nevill Hall Hospital and many high street and boutique shops.

## PLAS YR EWEN FARM HOUSE

Plas Yr Ewen offers the potential to rejuvenate a once thriving smallholding but one which is now in need of significant renovations and modernisation having been vacant for a period of time. Stepping inside the farmhouse accommodation currently provides an entrance hallway with reception rooms to both sides, both with fireplaces and views to the front of the house and buildings. Moving through the sitting room you pass into the dining room which could once again provide a useful entertaining space for family and guests. To the rear of the house is the kitchen. A useful sized kitchen commensurate to the size of the dwelling and which would benefit from views over the Monmouthshire countryside and the farmland behind the house itself. Additionally a small utility and ground floor bathroom compliment the ground floor. The first floor accommodation offers four good sized bedrooms. All benefitting from views and the elevated position which Plas Yr Ewen is situated in.

It is noted that the dwelling is in need of significant renovation works and any potential purchaser should rely upon their own investigations towards any planning they wish to obtain in such regard to extensions, redevelopment or replacement of the dwelling.



## FARMLAND & BUILDINGS

Plas Yr Ewen provides appeal to a wide range of purchasers looking to benefit from the exceptional location of the Property and also some potential for additional accommodation to offer supplementary living space and/or income streams (STPP).

The buildings at Plas Yr Ewen provide a useful accompaniment to the farmhouse and gives rise to interest for a range of uses (STPP). The traditional building forms an appealing addition to the yard area and looks over the properties farmland to the north. Subject to the necessary consents this building offers significant potential to be utilised to provide additional accommodation alongside the farmhouse or that of a tourism/leisure use.

Accompanying the house and traditional building is a large Dutch barn with an open front and covered lean-to behind this provides a useful space for storage of hay or machinery. Behind this building is a small range of concrete built livestock buildings offering a useful footprint to be used for stabling or livestock housing should a purchaser wish.

Potential purchasers must rely upon their own enquires in regard to any planning related matters.

The holding sits within a ring fence of mainly permanent pasture. Split into several useful enclosures, the land is gently sloping and steeper in parts but profits from some small watercourses and coppices adding biodiversity appeal as well as water and shelter for livestock. Some of the fields have tanked water.

Historically used for sheep grazing the land is in need of some management and improvement to internal fences, gateways etc. Much of the land has a south facing aspect and is well suited to livestock or equestrian uses.

The land lends itself well to livestock grazing as well as environmental uses but with the farmhouse and yard sat centrally within the pasture fields the land adds privacy and control to a property that is located in a peaceful position yet within easy reach of the historic market town of Abergavenny, and the respected county town of Monmouth and the city of Hereford.

A public footpath crosses the Property adjacent to the farmhouse and through the main yard area. Please discuss with the selling agents.

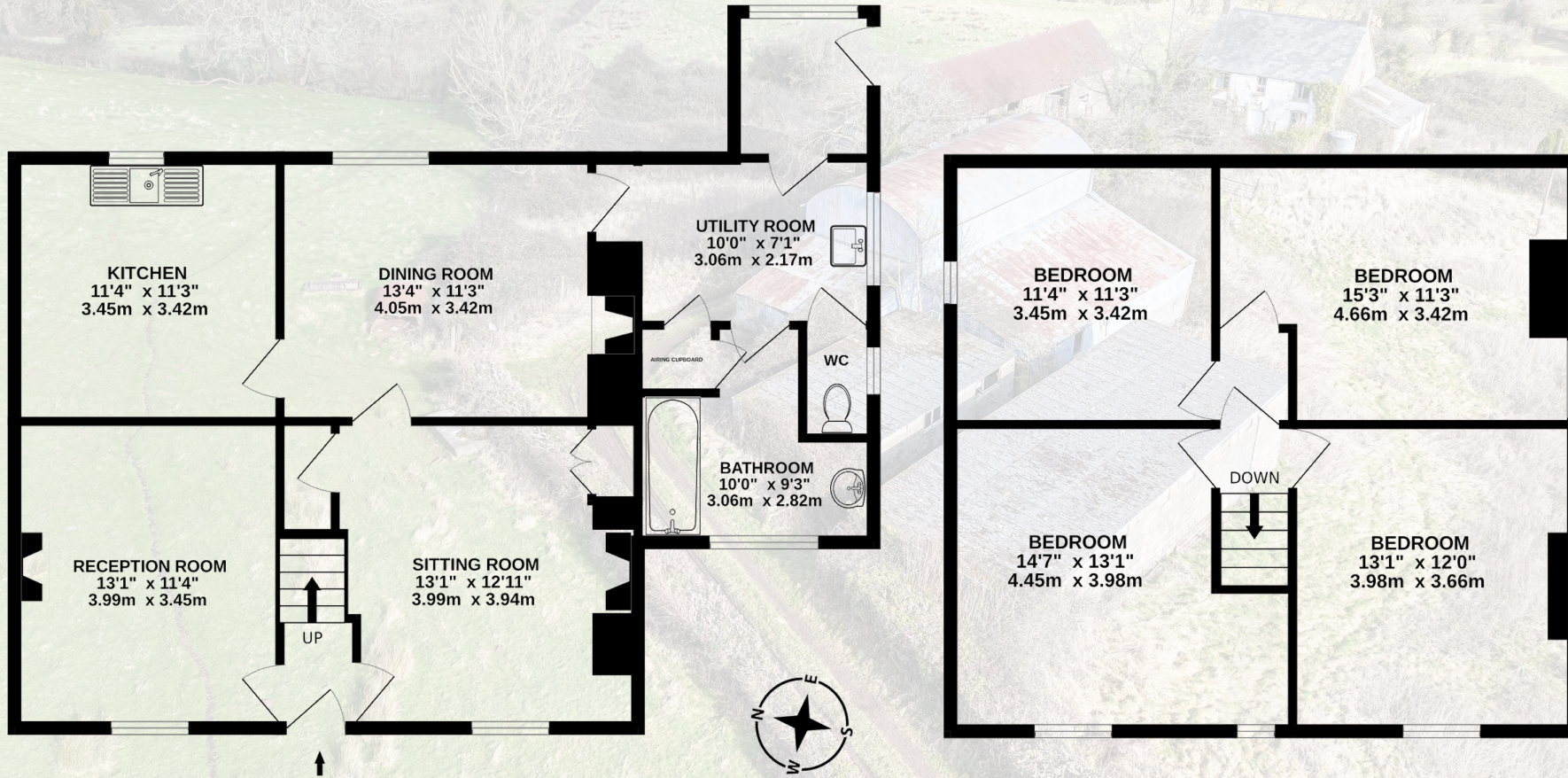
In all Plas Yr Ewen extends to approximately 31.65 acres (12.81 hectares).



# FLOORPLAN

**GROUND FLOOR**  
819 sq.ft. (76.1 sq.m.) approx.

**1ST FLOOR**  
636 sq.ft. (59.1 sq.m.) approx.



PLAS YR EWEN, CROSS ASH, NP7 8LY

TOTAL FLOOR AREA : 1455 sq.ft. (135.1 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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## KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and a private drainage system (septic tank). The vendors will provide no warranty to any of the services and it is deemed the all systems, including the septic tank, will need to be replaced at a purchasers cost.

Tenure: Freehold with vacant possession available.

Sale Method: Private Treaty. The vendors and selling agent retain the right to conclude negotiations through any other sales method if appropriate.

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. A footpath crosses the Property.

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. All clearance of sundries and machinery will be at a purchasers cost.

Basic Payment Scheme: No Basic Payment Scheme entitlements are available.

Energy Performance Certificate (EPC): Rated F.

Council Tax Band: Band G.

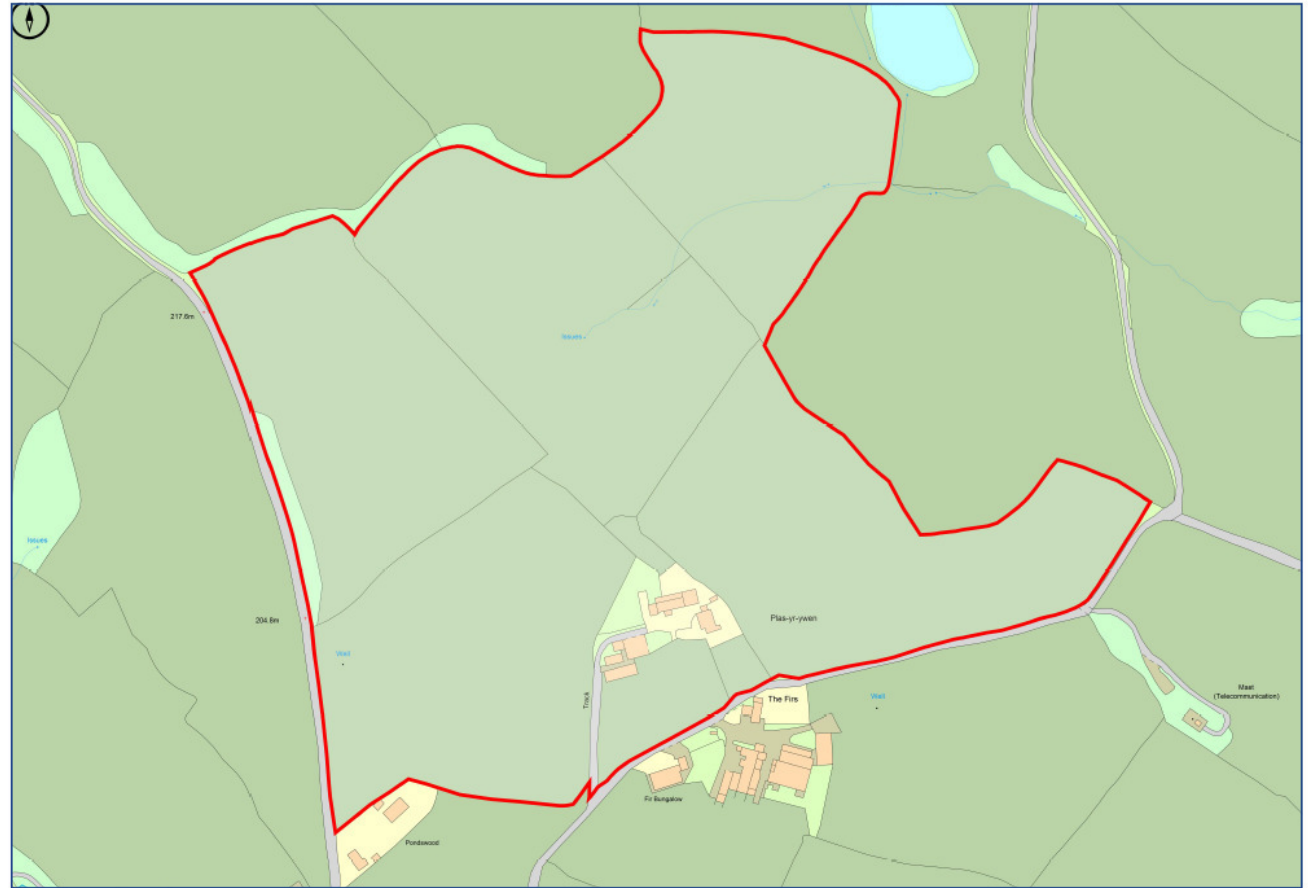
Local Authority: Monmouthshire County Council. Telephone: 01633 644644.

Viewings: Strictly by appointment with the selling agents.

Directions : From Abergavenny proceed along the B4521 (Old Ross Road) towards Skenfrith and Ross-on-Wye, after passing the village of Cross Ash, continue for approximately ½ mile to the next junction. Turn left, after approximately 150 metres turn right into a Country lane signposted 'No Through Road', the drive to Plas Yr Ewen can be found on the left hand side after a short distance.

From Monmouth proceed along the B4347 (Rockfield Road) towards Newcastle. After approximately 6 miles, bear left towards Cross Ash and Abergavenny. At the next crossroads, proceed straight across, after 150 metres turn right into a Country lane signposted 'No Through Road', the drive to Plas Yr Ewen can be found on the left hand side after a short distance

Postcode: NP7 8LY



**Powells Chartered Surveyors, Land and Estate Agents**  
Singleton Court Business Park, Monmouth, NP25 5JA

**Telephone: 01600 714140**  
**Email: enquiries@powellsrural.co.uk**

[WWW.POWELLSRURAL.CO.UK](http://WWW.POWELLSRURAL.CO.UK)

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score	Energy rating	Current	Potential
2+	A		92 A
1-91	B		
9-80	C		
5-68	D		
9-54	E		
1-38	F	21 F	
-20	G		