



THE FIRS FARM

GROSMONT | ABERGAVENNY





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THE FIRS FARM OFFERS A SUPERB LIVESTOCK/EQUESTRIAN HOLDING SITUATED IN NORTH MONMOUTHSHIRE, WITH TWO INDEPENDENT RESIDENCES INCLUDING A THREE BEDROOM BUNGALOW, THREE BEDROOM COTTAGE, A GOOD COLLECTION OF AGRICULTURAL BUILDINGS AND STABLE BLOCK WITH TWO RINGFENCED COMPARTMENTS OF GRASSLAND SET OUT OVER THREE DISTINCT LOTS EXTENDING IN TOTAL TO APPROXIMATELY 119 ACRES.

- Superb accessible location in a beautiful position within open countryside •
- Three bedroom detached bungalow (subject to an AOC) •
- Three bedroom detached two storey cottage •
- Block built four stable block with two additional stables •
- Collection of traditional & modern agricultural buildings providing potential for a range of uses •
- Two ring fenced compartments of good grazing pasture/fodder land •
- Telecoms Mast •
- Excellent appeal to agricultural, equestrian, recreation, conservation and sporting interests •

In all approximately 119 acres

Available as a Whole or in three Lots

Lot 1: The Firs Farm: Firs Bungalow, Outbuildings, Stables, Telecoms Mast with 77.04 acres

Three bedroom Bungalow with Garage | Stable Block with four stables
4 Bay Steel Portal Framed Building | 4 Bay Steel Framed Barn
4 Bay Lean To | Store Shed | Tool Shed | Workshop | Garage/Workshop
with 3 loose Boxes | Yard | Approximately 77 acres of ringfenced
pastureland with private water supply | Telecoms Mast

Lot 2: 42.16 acres of ringfenced Pasture/Fodder Grassland
Three enclosures of ringfenced permanent pastureland
Roadside access | Spring fed private water supply

Lot 3: The Firs Cottage
Three bedroom Cottage with gardens

Cross Ash 1 mile • Skenfrith 1.8 miles • Grosmont 3 miles • Monmouth
6.5 miles • Abergavenny 8 miles • Hereford 14 miles • Newport (M4)
20 miles • Severn Bridge 20 miles • Cardiff 26 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

The Firs Farm 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 6.5 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 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.

FIRS BUNGALOW

Located within Lot 1, Firs Bungalow offers a detached spacious three bedroom bungalow (subject to an Agricultural Occupancy Condition (AOC)) and attached garage with potential subject to obtaining the necessary planning consents.

Firs bungalow is entered via the front door positioned on the southern elevation opening into the entrance hall and central hallway providing access to the dining room, three double bedrooms and family shower room to the west.

Doors on the eastern side provide access to the living room with wood burning stove and kitchen/breakfast room with double aspect windows to side and front and oil-fired Rayburn.

East of the kitchen is the rear hallway providing access to the utility, garage, WC and back door.

A fenced lawned garden area is situated directly north of the bungalow.

THE FIRS COTTAGE

The Firs is a traditional detached stone farm cottage which has historically formed the centre of the holding known as Firs Farm. The property features painted stone elevations under a slate tiled roof with double glazed windows throughout and is set across two floors.

The Firs Cottage is situated on the far side of the farm track from Firs Bungalow and buildings with parking area. A planning consent has been granted to provide a new designated entrance for the cottage and parking/turning provision for two vehicles under planning reference DC/2017/00767 to the west of the property. A rectangular formal lawned garden area is directly east of the cottage featuring paved patio area and garden shed with views of the countryside to the east.

The cottage is entered from a timber framed front door on the southern side of the property opening into the front porch and entrance hall with doors leading off to the ground floor rooms. The family bathroom/wet room is the first room located off the entrance hall featuring a window, four piece suite with walk in shower, standalone bath, WC, wash basin and additional door to stairwell.

Next is the open plan kitchen/diner with tiled floor, traditional beams, double aspect window and double doors to the garden area, wooden wall and base kitchen units, double sink and Range cooker.

Beyond the kitchen is the utility room, cloakroom with shower and fully enclosed lean to with doors to outside.

The sitting room is also located off the kitchen featuring single aspect window, traditional wooden beams, carpeted floor and woodburning stove.

The staircase from the kitchen leads up to the first floor open central landing space featuring timber overhead beams, carpeted floor, airing cupboard with boiler and heat pump and doors to the three double bedrooms.

The property benefits from three good sized double bedrooms all featuring timber beams and carpeted floors with stunning views of the surrounding countryside.





OUTSIDE

The Firs Farm is positioned on the eastern side of the Llantellen Road with Lots 1 & 2 being accessed directly from it. The farm track and yard area separate Firs Cottage from Lot 1 with the cottage to the north and Firs Bungalow, farm buildings, stables, and land to the south.

LAND

The land at The Firs Farm is set over two ringfenced compartments comprising Lot 1 and Lot 2.

The land contained within Lot 1 is positioned south-east of Firs Bungalow and south of Llantellen Road set over nine enclosures of gently undulating stock proof fenced permanent pasture with one of woodland. Lot 1 is outlined in red for identification purposes on the Sale Plan. The land provides a useful land holding to support any livestock enterprise, with excellent outlying for anyone with equestrian interests. In all the land contained within Lot 1 extends in total to approximately 77 acres (31.16 hectares).

The land contained within Lot 2 is positioned on the west side of the unnamed highway which connects to the Llantellen Road and Lot 1 to the East and the B4521 and Lot 2 to the west comprising three stock proof fenced enclosures of permanent pastureland with spring fed water supply. Lot 2 is outlined in blue for identification purposes on the Sale Plan. In all the land contained within Lot 2 extends in total to approximately 42.16 acres (17.06 hectares).

In total the Land at The Firs Farm comprising Lot 1 & 2 extends as a whole to 119.16 acres (48.22 hectares)

RANGE OF AGRICULTURAL BUILDINGS

Positioned to the east of Firs Bungalow within Lot 1 are a range of traditional and modern agricultural and outbuildings featuring: 4 Bay Steel Portal Framed Building (60'x30') | 4 Bay Steel Framed Barn (60'x20') with timber framed lean-to | 4.5 Bay Lean-to (68'x19') | Storage Shed (11'8x8'4') | Tool Shed (12'3x7'8') | Covered sheep handling yard area/machine store | Garage/Workshop with additional lean-to with three bay barn, cattle shed and field shelter.

STABLES

The Firs Farm has a rich equestrian history having produced and trained multiple winning racehorses. The property features a block-built row of four stables (each 12'9x14'). A further three stables are located within the garage/ workshop building.

TELECOMS MAST

Positioned to the east of the buildings within Lot 1 is the Telecoms Mast. The previous lease has expired with negotiations ongoing as to a new agreement/ removal.

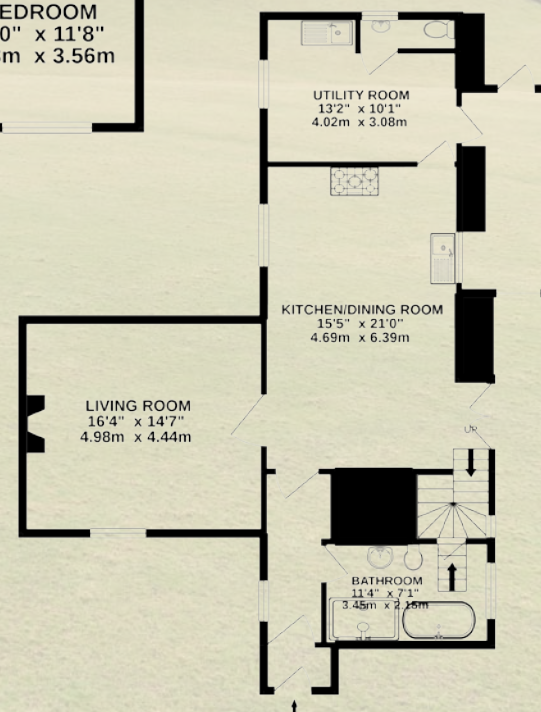
FLOORPLANS

GROUND FLOOR 1661 sq.ft. (154.3 sq.m.) approx.



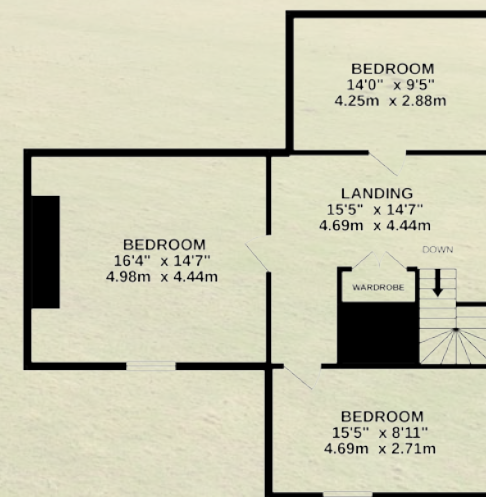
FIRS BUNGALOW

GROUND FLOOR 903 sq.ft. (83.9 sq.m.) approx.



THE FIRS COTTAGE

1ST FLOOR 694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA: 1661 sq.ft. (154.3 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

Agents Note: There is a Public Right of Way which exists over part of Lots 1 & 2.

Services: Firs Bungalow and Firs Cottage both benefit from independent mains electricity, oil fired central heating, and spring fed private water supply. Mains water is on site but not yet connected, drainage is via independent septic tanks.

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.

Basic Payment Scheme: The land is all registered for Basic Payment Scheme. The Basic Payment Scheme Entitlements are available for sale by separate Negotiation.

Council Tax Band: Firs Bungalow: G | The Firs Cottage: F

EPC: Firs Bungalow: E | The Firs Cottage F

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

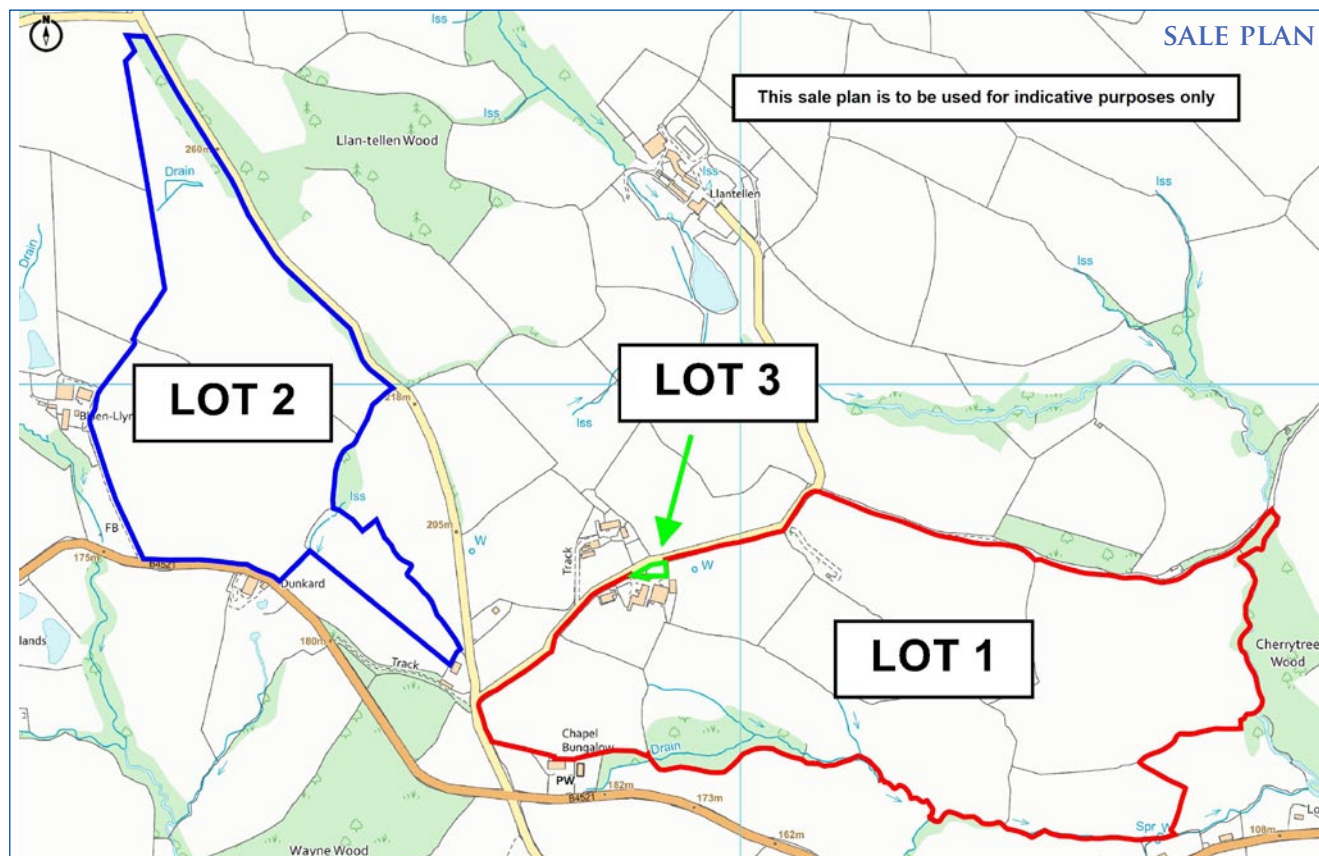
Viewings: Strictly by appointment with the selling agents.

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 Firs can be found on the right 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 Firs can be found on the right after a short distance.

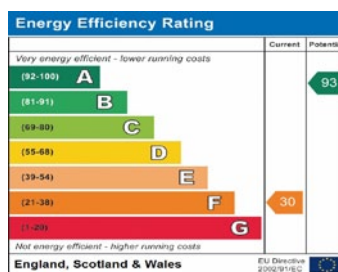
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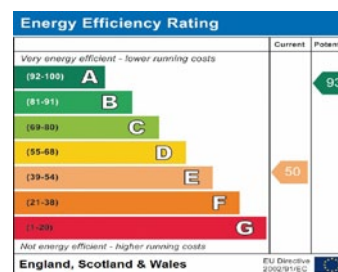


ENERGY PERFORMANCE CERTIFICATES

THE FIRS



FIRS BUNGALOW



IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared February 2021