



# TY NANT

LLANDEWI RHYDDERCH | ABERGAVENNY | MONMOUTHSHIRE







## TY NANT

LLANDDEWI RHYDDERCH | ABERGAVENNY | MONMOUTHSHIRE | NP7 9UT

TY NANT OFFERS AN EXCITING AND SOUGHT-AFTER FOUR-BEDROOMED DETACHED PROPERTY WITH SIGNIFICANT POTENTIAL. TY NANT OFFERS THE ABILITY TO REJUVENATE AN EXCELLENT SMALL HOLDING WITH SIGNIFICANT APPEAL TO LIFESTYLE AND EQUESTRIAN PURCHASERS.

Ty Nant is extremely well located in the heart of Monmouthshire, within easy reach of the sought after market town of Abergavenny. The property is situated in a peaceful location with excellent views towards the Brecon Beacons and across the Monmouthshire countryside.

### FOR SALE AS A WHOLE OR IN UP TO 3 LOTS

- Superb location in Central Monmouthshire close to the settlements of Abergavenny and Raglan •
- Great accessibility via the A40 connecting directly to A465 (Abergavenny) and the A449 (Raglan) •
  - Peaceful position with far reaching views •
  - Wonderful setting sat within its own farmland •
  - Productive pasture for equestrian/livestock grazing •
- Lot 1 – House, Buildings and Land extending to 1.18 acres •
  - Lot 2 – Land extending to 7.42 acres •
  - Lot 3 – Land extending to 10.14 acres •
- In all approximately 18.72 acres (7.58 hectares) •
- Note Lots 2 & 3 will not be sold until Lot 1 is agreed •
  - Offered For Sale by Private Treaty •
  - Freehold with vacant possession •

### DISTANCES FROM TY NANT

Llanddewi Rhydderch 1 miles • Abergavenny 5.5 miles • Raglan 7.0 miles  
Monmouth 15.2 miles • M4 (J.24) 18 miles • Newport 18.7 miles  
M50 (J.1) 26 miles • Hereford 27.8 miles • Cardiff 30.0 miles • Bristol 43.7 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

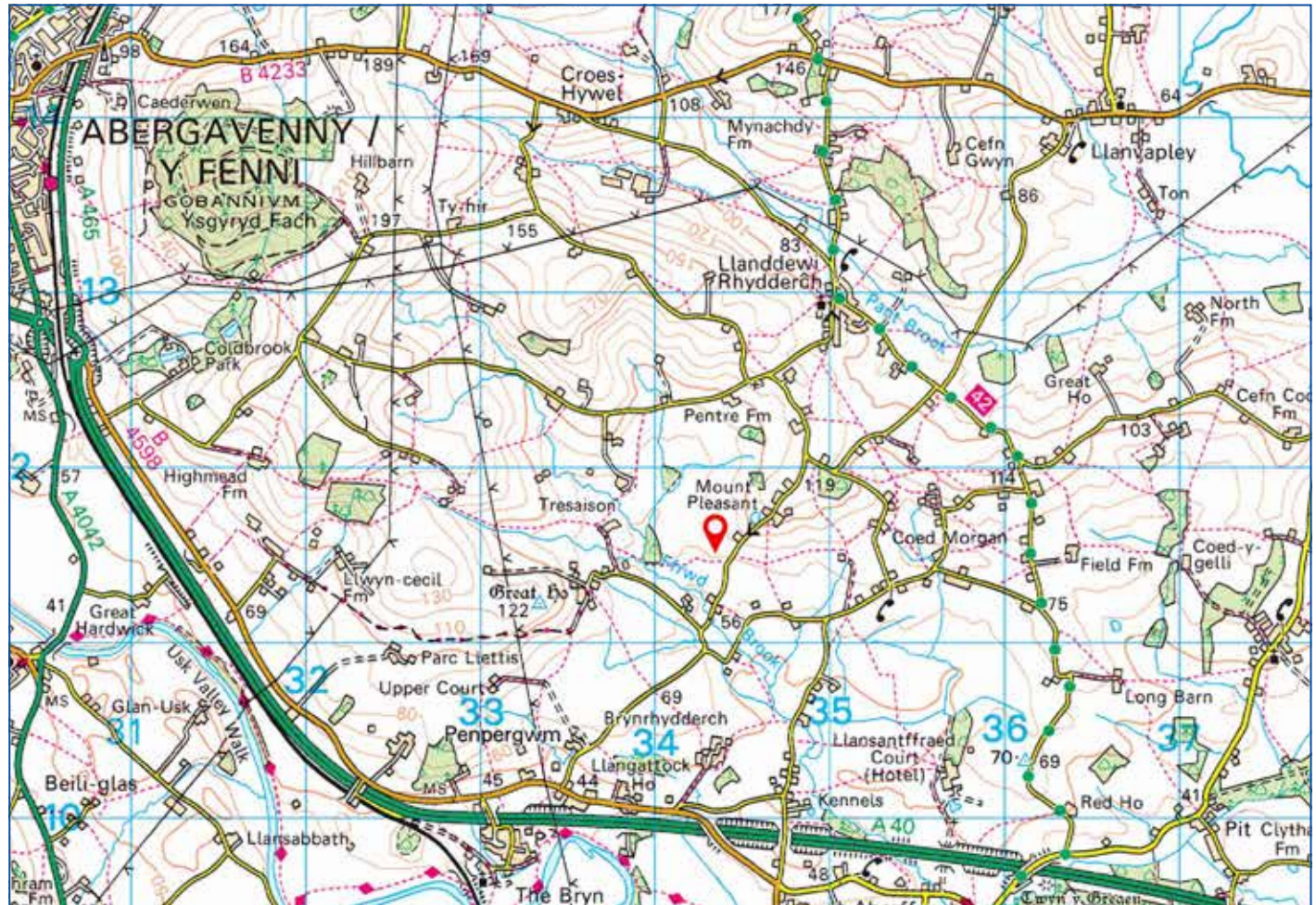
Ty Nant is surrounded by excellent Monmouthshire countryside within the rural hamlet of Llanddewi Rhydderch within easy reach of the desirable market town of Abergavenny. There are a range of amenities at Abergavenny and also more local services at Raglan and Usk.

Ty Nant is located just 5.5 miles from Abergavenny, a town known as the gateway to Wales and 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 under 3 hours, can be found at the railway station in Abergavenny just 5.1 miles from the property. Surrounding the town is stunning countryside and there are beautiful walks through the Brecon Beacons National Park and along the nearby Monmouthshire and Brecon Canal.

Abergavenny is just 6 miles from the border with England and is a thriving market town with many high street boutique shops and still hosting a weekly indoor market in the town centre. Abergavenny annually hosts the Nationally renowned Food Festival which provides a showcase of local and Welsh produce. The Angel Hotel in the centre of Abergavenny, just a stone's throw from Abergavenny Castle, offers award winning afternoon teas with the well-known Hardwick and Walnut Tree restaurants also within easy reach of Ty Nant. The town also has a Waitrose and fantastic primary and secondary schools.

For golf enthusiasts the Wernddu Golf Club, a scenic undulating parkland course overlooking Abergavenny, is just a short drive away as is the respected Monmouthshire Golf Club at Llanfoist. For mountain biking the National Park provides excellent off road trails but also the Black Mountains Cycling Centre and Bike Park Wales both provide adrenaline filled routes for all abilities.

Monmouth is located just 15.5 miles from the property and boasts excellent schools including Haberdashers independent boys' and girls' schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and the recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket 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 Monmouthshire and the wider region.







## TY NANT FARMHOUSE

The farmhouse sits in a peaceful position with far reaching views over the adjoining farmland. In a good structural condition throughout and recently benefitted from new windows/doors and recent kitchen and boiler system installations. Located in a rural position Ty Nant only has one close neighbour allowing a buyer full control of their Property with no shared rights of way or similar within the curtilage of the dwelling.

Internally the farmhouse comprises a front entrance hall with access to the living and dining rooms. A secondary access at the rear of the Property enters into the kitchen which was updated and modernised around 12 months ago providing fitted units and worktops and an excellent living space commensurate to the size of the dwelling. The dining room has a dual aspect and overlooks the front and rear of the property as well as benefitting from a fireplace. Although capped off the fireplace could be reinstated with minimal works. Across the hallway is a large living room again with dual aspect windows and views to both sides of the property. The ground floor accommodation is generally in need of re decorating throughout except for the kitchen which is in an excellent condition.

The first floor comprises two double bedrooms, a master double bedroom, a smaller single bedroom and family bathroom. The family bathroom comprises a walk-in shower, basin, WC and houses the airing cupboard. The bedrooms comprise excellent accommodation space with the master bedroom built over the more modern extension/kitchen providing brilliant views over the adjoining countryside and Ty Nants' land.

There is an area of garden surrounding the dwelling providing ample space and surrounded by mature trees and an excellent small orchard stocked with a range of fruit trees and shrubs. The garden provides excellent seclusion but also allows an owner to benefit from the excellent views and the evening sun, especially at the rear of the Property. Around the Property are areas of paved paths and patios providing an excellent addition to the dwelling as well as a small patio awning which sits at the rear of the Property and is a great sun trap perfect for those summer evenings. The driveway provides ample space for parking a number of vehicles and allows easy access onto the public highway.



# TY NANT

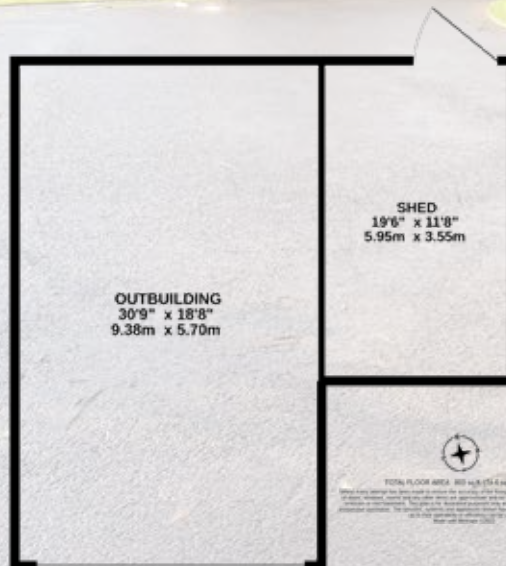
GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA - 1155 sq.ft. (107.3 sq.m.) approx.  
While 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 visited and no guarantee as to their operability or efficiency can be given.  
Made with Metropac v10(22)

## OUTBUILDING



TOTAL FLOOR AREA - 302 sq.ft. (28.0 sq.m.) approx.  
While 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 visited and no guarantee as to their operability or efficiency can be given.  
Made with Metropac v10(22)

## BUILDINGS

The garage is located adjacent to the house. The garage provides good workshop and general storage space and is of a part concrete wall, with a hardcore/earth floor, tin cladding and tin roof with a secure roller shutter door to the front. There is a lean to at the rear of a similar construction again providing good storage space ancillary to the house and land.

A small timber build shelter sits north of the entrance driveway. This footprint provides scope to be improved to provide a larger stable or agricultural building should a purchaser wish (STPP).

The buildings complement the Farmhouse and Land and provide excellent appeal to purchasers. With huge scope to be improved or more purpose designed buildings could be erected to support a wide range of enterprises but specifically of interest to equestrian and lifestyle purchasers.

## LAND

**Lot 1** - Leading from the Farmhouse north and to include the small range of timber buildings is a small paddock (to be fenced) extending in all to circa 1.00 acres. This is an excellent addition to the Farmhouse and provides ample space to enlarge the garden, extend the orchard or provide ample room for vegetables or even a small number of livestock/equines.

In all Lot 1 extends to approximately 1.20 acres as outlined in Red on the enclosed sale plan.

**Lot 2** - Directly north of Lot 1 but accessed via a shared access with Lot 3 the enclosure provides an excellent, level grazing field with water connected well suited to livestock or equestrian grazing and with direct roadside frontage the field is thought to be of significant appeal to a range of purchasers.

In all Lot 2 extends to approximately 7.42 acres as outlined in Blue on the enclosed sale plan.

**Lot 3** - Directly north of Lot 2 but again accessed via the same shared gateway the land is split into two manageable enclosures. Providing good grazing land and again will be sought after by livestock and equestrian purchasers. A footpath crosses Lot 3 from east to west.

In all Lot 3 extends to approximately 10.14 acres as outlined in Green on the enclosed sale plan.

All of the land is well fenced and watered and is bounded by mature, well maintained, native hedgerows adding great environmental attraction to the property.

The land has been well maintained by regular livestock grazing and is in excellent heart. The current grazing licence will be terminated upon completion of each respective Lot with vacant possession available upon completion. More details are available from the selling agent.

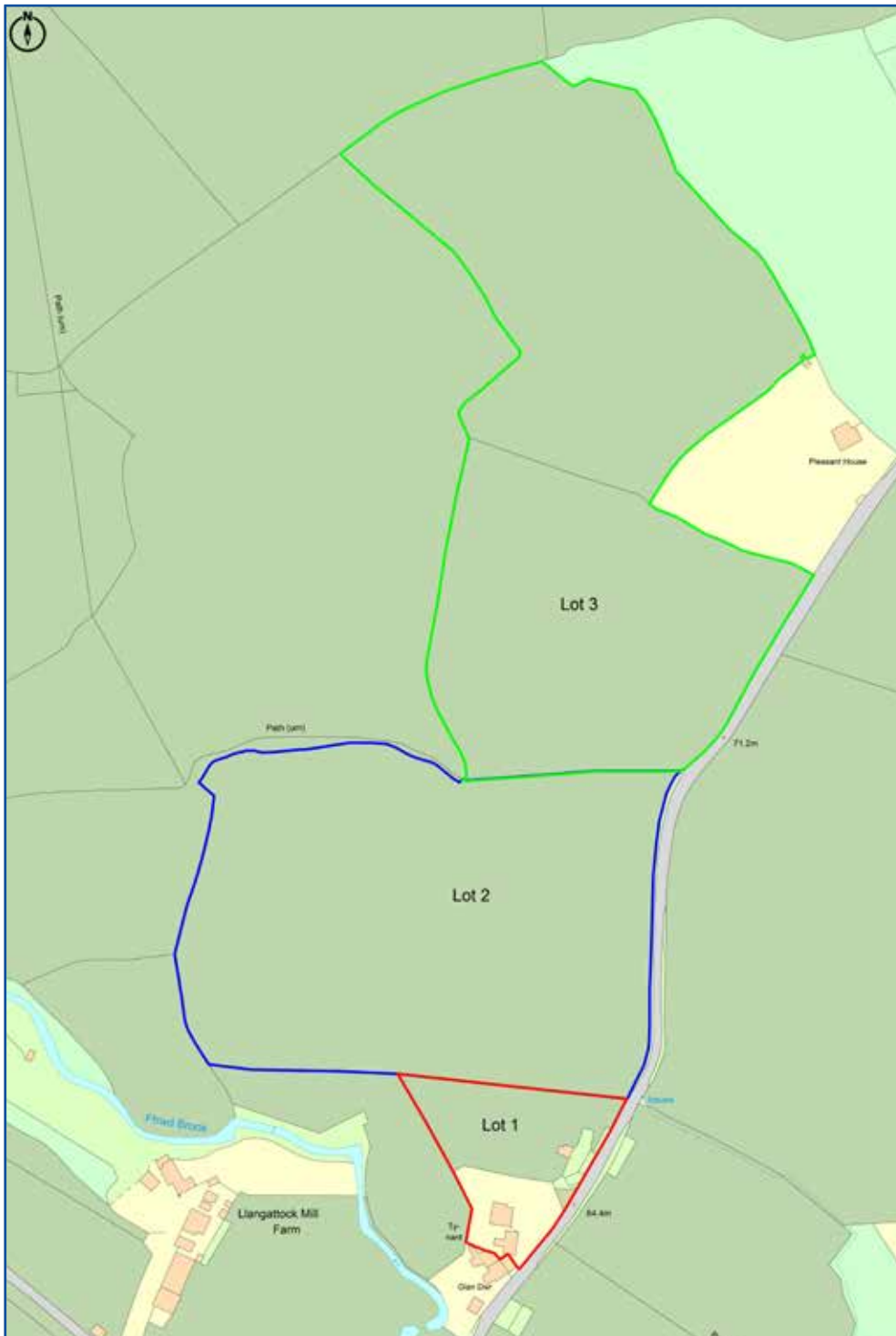
In total the Property extends to 18.72 acres (7.58 hectares).











## 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:** G

**Sale Method:** Private Treaty

**Basic Payment Scheme:** The Basic Payment Scheme Entitlements are not included within the sale.

**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/Hardwick Roundabout take the exit onto the B4598 towards Penpergwm. Continue for 2.5 miles. As you reach the settlement of Penpergwm take the left hand turning towards Llanddewi Rhydderch. Continue for 0.5 miles before bearing left. Continue for another 0.5 miles and the property will be located on your left hand side.

From Raglan take the B4598 west towards Clytha. Continue for 5.4 miles. On reaching the village of Penpergwm and opposite the veterinary centre turn right towards Llanddewi Rhydderch. Continue for 0.5 miles before bearing left. Continue for another 0.5 miles and the property will be located on your left hand side.

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

 what3words minerals.stores.sonic

**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.

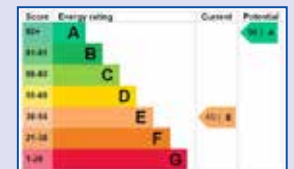


**Powells Chartered Surveyors, Land and Estate Agents**

Singleton Court Business Park, Monmouth, NP25 5JA

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

**WWW.POWELLSRURAL.CO.UK**



## IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of the agents or vendors. Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Information is given entirely without responsibility on the part of the agents, sellers or lessor. The photographs show only certain parts of the property as they appeared at the time they were taken and any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment, appliances or facilities. Purchasers must satisfy themselves by inspection and relying upon their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared November 2022.

