



WARREN FARM HOUSE

TRELLECH | MONMOUTH | MONMOUTHSHIRE



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AN EXTENDED, CHARACTER STONE FARMHOUSE PROVIDING GENEROUS ACCOMMODATION OVER TWO FLOORS, WITH GARDENS AND GROUNDS EXTENDING TO CIRCA 6.62 ACRES. JUST 5 MILES FROM THE HISTORIC TOWN OF MONMOUTH, THIS FOUR BEDROOM, FOUR RECEPTION ROOM PROPERTY, HAS THE ADDED BONUS OF A STEEL-FRAMED WORKSHOP, WOODEN STABLE BLOCK, AMPLE OFF ROAD PARKING AND BEAUTIFUL COUNTRYSIDE VIEWS.

- A period farm house with a wealth of character •
- Spacious open plan kitchen / breakfast room and four further reception rooms •
 - Four bedrooms and three bathrooms •
- Set in its own gardens and paddocks of circa 6.62 acres •
- Located on the edge of the sought-after village of Trellech •
 - Good access to the wider region of Bristol, Chepstow, Newport and Cardiff •
- Just 10 minutes away from links to the A449, A465 and A40 which link with the M4 / M5 and M50 motorway networks •

• Monmouth 5 miles • Raglan • 8.8 miles • Chepstow 11.7 miles •
Ross-on-Wye 17.6 miles • Abergavenny 18.3 miles • Newport 23.3
miles • Bristol 28.3 miles • Cardiff 38.6 miles • London 134.9 miles •
Bristol Airport 36.6 miles • Cardiff Airport 52.5 miles • Birmingham
Airport 82 miles • Chepstow Train Station 11.7 miles • Abergavenny
Train Station 17.3 miles • Bristol Parkway Station 23.5 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

Warren Farm House is located on the edge of the village of Trellech which is known for its Harold's stones, three large Bronze Age standing stones and it's Virtuous Well, thought to have had a high reputation as a healing well in the 1800's. Trellech has The Lion Inn public house, Trellech Primary School, a doctors surgery, The Church of St Nicholas and a village hall.

There are good connections to the main road network with the historic border town of Monmouth being just 5 miles away. The town boasts excellent schools including Haberdashers independent boys and girl's schools, Llangattock School Monmouth with Montessori Nursery, the recently rebuilt state of the art Monmouth Comprehensive School and a selection of Primary Schools. 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 activities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw 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

Warren Farm House is a period property which has been extended in more recent years to provide a spacious country home with a wealth of character including exposed stone walls, beams, inglenook fireplace, flagstone floors and window seats.

Enter the property into the enclosed porch with flagstone floor and exposed stone walls. The porch gives access to the sitting room and kitchen / breakfast room. This room has a vaulted ceiling with an exposed roof truss and two rooflights, fitted base cupboards, Belfast style sink with mixer tap and wooden work surfaces. There is space for a cooker with stainless steel splashback and extractor hood. Oil fired rayburn and tiled floor.

The breakfast area has a wood burning stove and space for table and chairs or settees. To the back of this room there is a small utility area which has space and plumbing for a washing machine with wooden work surface. A door leads to the outside.

The ground floor shower room has a shower enclosure, low level W.C., wash hand basin and heated towel rail.





Glazed double doors lead from the breakfast area to the family room which has a vaulted ceiling with exposed roof trusses, floor to ceiling windows overlooking the gardens and the beautiful countryside views beyond. Glazed double doors lead out on to the patio area.

A door leads into the sitting room which has a wealth of character including, exposed stone walls, beams, flagstone and tiled floors. There is an impressive stone fireplace housing a wood burning stove with large stone lintel above and an arched stone feature to the side. From this room a door leads to a further reception room with wood floor, fireplace housing a coal effect gas fire and exposed beams.

The dining room has a wood floor and windows to the rear and side. Understairs cupboard and stairs that lead off to the first floor.

The first floor landing has a cupboard with fitted shelving and an airing cupboard housing the hot water tank.

The principal bedroom is a spacious room with a door to the en-suite bathroom with bath, low level W.C. pedestal wash hand basin and heated towel rail.

There are three further bedrooms all with window seats, one with built in wardrobes and one with an ornamental feature fireplace.

The family bathroom has a bath, low level W.C. corner shower cubicle, pedestal wash hand basin and heated towel rail.

OUTSIDE

The property is approached via a gravel and grass track with fruit trees and lawned areas either side which leads to a concrete parking area. The gardens are primarily to the front of the property and are mainly laid to lawn with further lawn and patio areas to the side and rear. The gardens are bordered by mature trees and bushes and are enclosed by hedging and fencing.

The land which measures circa 6.62 acres, is split into several paddocks of level pasture and there is a wooden stable block comprising of 3 stables and a tack room with power.

A useful steel outbuilding with roller shutter door and pedestrian door could be used as a workshop or storage for a motorhome / vehicles. There is a mezzanine floor, power and light. To the side of the workshop there is a concrete parking area with outside tap and to the rear there is an additional storage shed.

This is a fantastic opportunity for someone wishing to own a spacious family home with the facilities to keep horses or sheep.



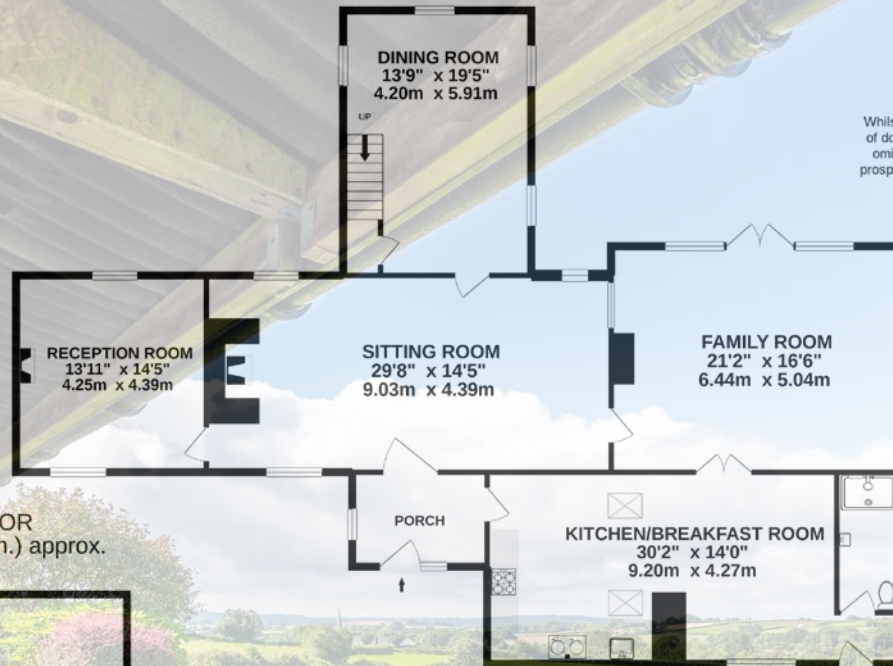
FLOORPLAN

GROUND FLOOR
1690 sq.ft. (157.0 sq.m.) approx.

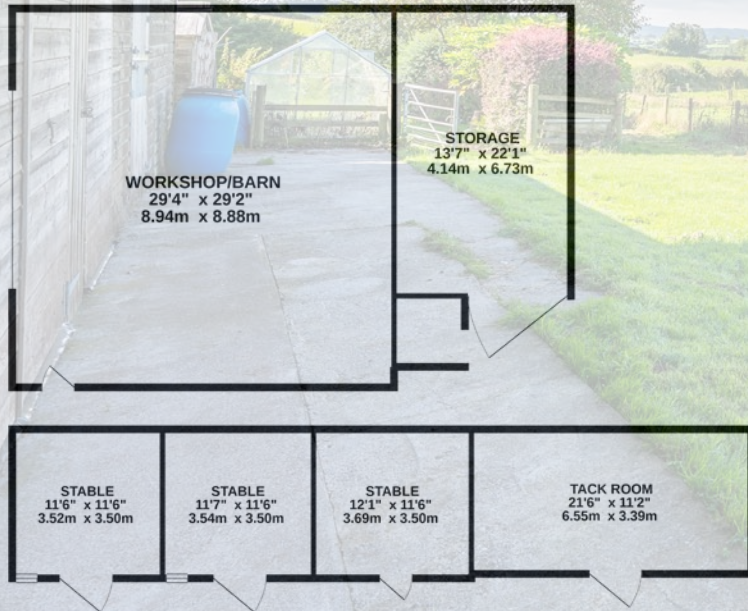


TOTAL FLOOR AREA : 2559 sq.ft. (237.7 sq.m.) approx.

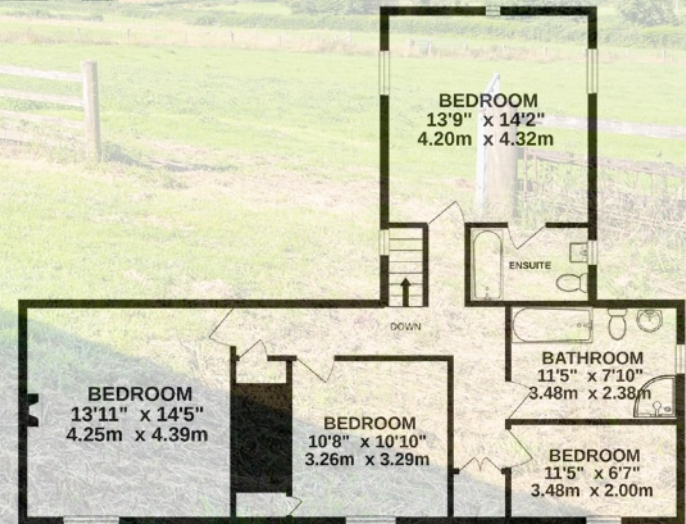
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
1827 sq.ft. (169.7 sq.m.) approx.



1ST FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 1827 sq.ft. (169.7 sq.m.) approx.
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KEY INFORMATION

Services: Mains water and electricity are connected to the property. Private drainage. Oil fired central heating. Oil fired Rayburn. Additional electric heating.

Agents Note: The leased Solar Panels will be transferred to the new owners.

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. The attached plan is for identification purposes only.

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: H

Local Authority: Monmouthshire County Council – Tel 01633 644644.

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth take the B4293 towards Trellech/Penallt. Follow the road as it continues up the hill, and around the 'S' bends. Before you reach the village of Trellech take the left hand turn for Penallt and Maryland. Continue along this road for a short distance and the entrance to the property is the first turning on your right hand side.

Postcode: NP25 4PQ

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	48
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	



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Particulars prepared September 2021.