



WINSTON COURT FARM

LLANVETHERINE | ABERGAVENNY | MONMOUTHSHIRE



LOT 1





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WINSTON COURT FARM OFFERS ONE OF THE MOST EXCITING AND SOUGHT-AFTER RURAL PROPERTY PACKAGES RARELY WITNESSED IN THE LOCAL MARKET. THE TRADITIONAL FARMSTEAD COUPLED WITH THE POTENTIAL TO DEVELOP THE TRADITIONAL BUILDINGS (STPP) ALONGSIDE THE ESTABLISHED AND WELL-REGARDED LUXURY GLAMPING SITE AND FARMLAND PROVIDES ONE OF THE MOST APPEALING PROPERTIES TO BE OFFERED TO THE MARKET. WINSTON COURT FARM PROVIDES EXCEPTIONAL APPEAL TO AGRICULTURAL, EQUESTRIAN, LIFESTYLE AND TOURISM BUYERS.

Winston Court is extremely well located in the heart of Monmouthshire, just outside the village of Llanvetherine in a peaceful situation, and just over 5 miles west of Abergavenny. The property is situated adjacent to the Old Ross Rd providing excellent access to Abergavenny, Skenfrith and Monmouth.

FOR SALE AS A WHOLE or in up to 8 LOTS

- Superb location in Central Monmouthshire close to the village of Llanvetherine & Market town of Abergavenny •
- Great accessibility via B4521 (Old Ross Rd.) connecting directly to A465 and Abergavenny •
- Private position with far reaching views of the Skirrid mountain •
 - Beautiful setting sat within its own farmland •
- A significant range of traditional buildings offering excellent potential (STPP) •
- In a sought-after and well renowned tourist area, Winston Court Farm offers an established Glamping business with the scope to expand •
- Four-bedroom Grade II Listed Farmhouse requiring sympathetic updating •
 - Productive pasture and arable land offered in up to 8 Lots •
 - In all approximately 105.82 acres (42.82 hectares) •
 - Offered For Sale by Private Treaty •

DISTANCES FROM WINSTON COURT FARM

Llanvetherine 0.2 miles • Abergavenny 5.0 miles • Skenfrith 7.5 miles
Monmouth 12.5 miles • M4 (J.24) 28 miles • M50 (J.1) 19 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

Winston Court Farm is surrounded by magnificent Monmouthshire countryside positioned just outside the village of Llanvetherine and within easy reach of Abergavenny. The nearest public houses and first-class eatery's to Winston Court Farm are the renowned Walnut Tree, 1861, The Bell at Skenfrith and The Hogs Head at Llantillio Crossenny. For wine lovers, White Castle Vineyard is a must. Award winning wines can be purchased from the Cellar Door and tours of the vineyards and wine tasting sessions can be arranged.

Winston Court Farm is located just 5.0 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 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. The Angel Hotel in the centre of Abergavenny, just a stone's throw from Abergavenny Castle, offers award winning afternoon teas. The town also has a Waitrose and fantastic primary and secondary schools. 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.

Monmouth is located just 12.5 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 Monmouth and the wider region.



LOT 1



LOT 1



LOT 2



LOT 5





WINSTON COURT FARMHOUSE

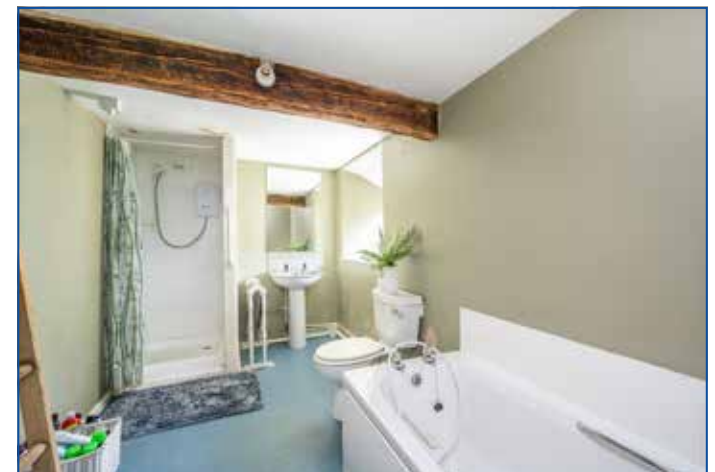
Winston Court Farmhouse provides an appealing detached 4-bedroom farmhouse which profits from excellent views across the Monmouthshire countryside. Externally the property is of a traditional stone construction finished with a light blue stone wash.

Internally the property is entered via the front door into the traditional farmhouse kitchen with tiled floor and Rayburn providing a great space for living and entertaining. Moving through into the utility and cloak room, with original flagstone floors and through to a rear porch/utility with basin and white goods there is ample space for storage. A downstairs bathroom with WC, shower, bath and basin complements the ground floor. A large pantry, again with flagstone floors, exposed beams and render finish provides an excellent larder space ancillary to the kitchen. Moving to the living room, which provides an excellent space for relaxing and benefits from a wood burner and timber floor. There is access to the first floor and also through to the original front door entrance and hallway, again with a staircase to the first floor. Within the hallway is a doorway to an additional reception/office room.

The first floor comprises four large double bedrooms (one currently a twin room). Two of the bedrooms benefit from dual aspect views with all bedrooms benefitting from basins. The bedrooms benefit from lots of natural light and provide excellent accommodation. The family bathroom with WC, bath and basin leads through into the twin bedroom. There is a doorway from one of the double bedrooms which provides access to the attic.

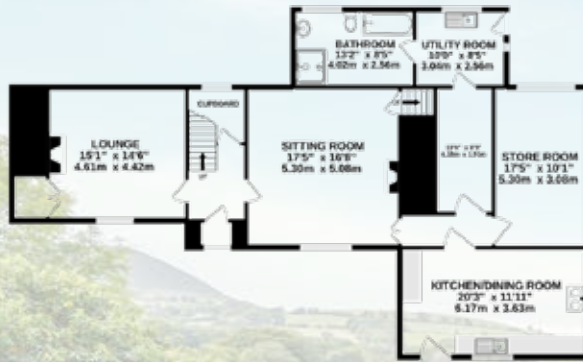
The property would benefit from some gentle modernisation internally but provides an excellent, traditional farmhouse in the most superb situation.

There is a small stone-built log store and walled gardens to the front of the dwelling, mainly laid to lawn with a number of fruit trees the garden provides a truly delightful space to relax and enjoy all the natural wonders the property offers. A mature cider orchard to the rear of the farmhouse provides an excellent addition to the property and gardens.



WINSTON COURT FARMHOUSE

GROUND FLOOR
1375 sq.ft. (127.8 sq.m.) approx.



1ST FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



2ND FLOOR
887 sq.ft. (82.4 sq.m.) approx.

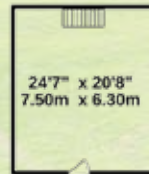


TOTAL FLOOR AREA: 3309 sq.ft. (307.4 sq.m.) approx.

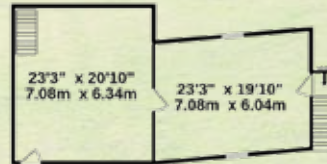
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

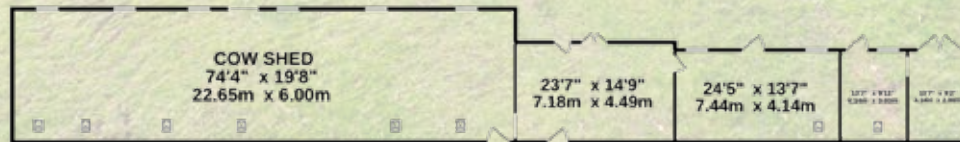


1ST FLOOR
1446 sq.ft. (134.4 sq.m.) approx.



TOTAL FLOOR AREA: 6519 sq.ft. (614.9 sq.m.) approx.

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GROUND FLOOR
5173 sq.ft. (480.6 sq.m.) approx.



BUILDINGS

The buildings at Winston Court Farm provide tremendous potential to be brought back into utilisation to assist any farming/equestrian enterprise or, subject to gaining the necessary planning consents, the buildings do offer potential for changes of use to residential or holiday lets or providing additional attraction to the established glamping site.

Set within the most appealing courtyard the traditional buildings are mainly of a stone construction under a slate roof with stone, concrete, and earth floors. The main building is the most substantial and is in an excellent structural condition offering significant potential as mentioned above. Of traditional stone construction under a slate roof with many original features complimenting the character of the building. Split into three main compartments with mezzanine floors over each 'end' of the building historically providing hay lofts but now used for general storage. The main internal section of the building provides scope for use alongside the glamping enterprise or similar.

Agent's Note; Planning permission is currently been investigated by the vendors for change of use to provide additional residential accommodation. An application is due to be submitted shortly comprising a conversion of the main barn to provide a 3-bedroom and a 4-bedroom dwelling. As yet, no formal application has been submitted but the pre application advice, architectural designs and other information can be made available by request from the selling agent.

Aside from the above, it is assumed there is great potential for this to be pursued by a purchaser, should they wish, and that the building holds significant appeal for residential conversion or a wide range of other uses (STPP).

A second, significant range of farm buildings, adjoining the farmhouse, comprises the old dairy buildings, cart sheds and stabling of mainly a traditional stone construction with some more modern elevations under a slate roof with a concrete floor. Again, holding potential for changes of use (STPP) perhaps in addition to the main dwelling and/or as additional holiday lets or similar.



LAND

LOT 1

The land at Winston Court Farm provides an excellent opportunity to purchase a manageable and productive block of grassland which accompanies the Farmhouse and yard exceptionally well in a ring fence. Surrounding the farmyard the land provides a number of mainly level, manageable enclosures of productive grassland with some areas of mature woodland and hedgerows.

The glamping enterprise is located within Lot 1 and provides three of the most excellent safari tents. Providing first class accommodation for holiday goers looking to embrace the outdoors and natural beauty the area has to offer coupled with a private hot tub serving each tent. The established Seven Hills Hideaway is a magnificent addition to the sale. Planning was granted for the glamping site (ref. DC/2014/00472) for siting up to seven pre-erected tents. This could provide excellent scope for a purchaser to further develop the existing site and provide a larger offering to the leisure/tourist market and build on the reputation of the excellent site which is on offer as part of this exceptional property.

In all Lot 1 extends to approximately 52.48 acres (21.24 hectares) and is outlined in Red.

LOT 2

Comprises an excellent grazing enclosure of improved permanent pasture with roadside access. The land is gently sloping and has been used for grazing. Outlined Blue and extends to approximately 4.96 acres (2.06 hectares).

LOT 3

Located on the southern side of the Old Ross Road and directly east of Lot 2. The parcel comprises a gently sloping, triangular shaped field enclosure of overgrown pasture which has been left rather unmanaged with roadside frontage and access. Hatched Orange and extends to approximately 0.38 acres (0.15 hectares).

LOT 4

Comprises a block of level and more sloping arable land. Recently used to grow potatoes, with the land accessed via a hardcore access track (unregistered title).

Located to the south of Caggle Street this parcel profits from excellent views towards White Castle. Outlined Black and extends to approximately 12.52 acres (5.07 hectares).

LOT 5

Accessed again directly from the Old Ross Road and provides an excellent block of mainly level pasture land. Currently down to grass and recently cropped silage this provides an extremely desirable agricultural parcel. Hatched Light Blue and extends to approximately 20.02 acres (8.10 hectares).

LOT 6

A single enclosure of slightly steeper and rougher grazing land to the rear of Pleasant View cottages, Llanvetherine. Providing a grazing paddock for equestrian and/or livestock. Access again from the Old Ross Road. Hatched Peach and extends to approximately 4.56 acres (1.85 hectares).

LOT 7

Being a gently sloping arable field, fenced and hedged to the boundaries and hatched Green. This parcel has access via a very narrow lane and is not advertised as suitable for motor vehicles. Purchasers must rely upon their own enquires in regard to this. Extends to approximately 10.90 acres (4.41 hectares).

LOT 8

A small strip of land in the village of Llanvetherine. Believed to historically have had a small cottage situated on but is now bare. Extending in all to 0.10 acres (0.025 hectares).

Generally, the land has been well maintained through grazing and mowing for hay/silage as well as the parcels of arable land and is in very good heart. The land benefits from outstanding views across the surrounding countryside and places Winston Court in an unequalled location, with many views which are truly exceptional and much sought after.

There are a number of footpaths and rights of ways which cross the property. Further information is available from the selling agents.

In all the land at Winston Court Farm extends in total to circa 105.82 acres (42.82 hectares).

TENURE

Winston Court Farm is offered with vacant possession available upon completion subject to the expiration of the current grazing/cropping licences which terminate in April 2023.



LOT 1



KEY INFORMATION

Services: Mains water & electricity are connected to Winston Court Farmhouse. Foul drainage to existing private septic tank. Oil fired central heating system serves the dwelling. The Glamping site is served by electricity, mains water and a second septic tank/drainage system.

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 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.

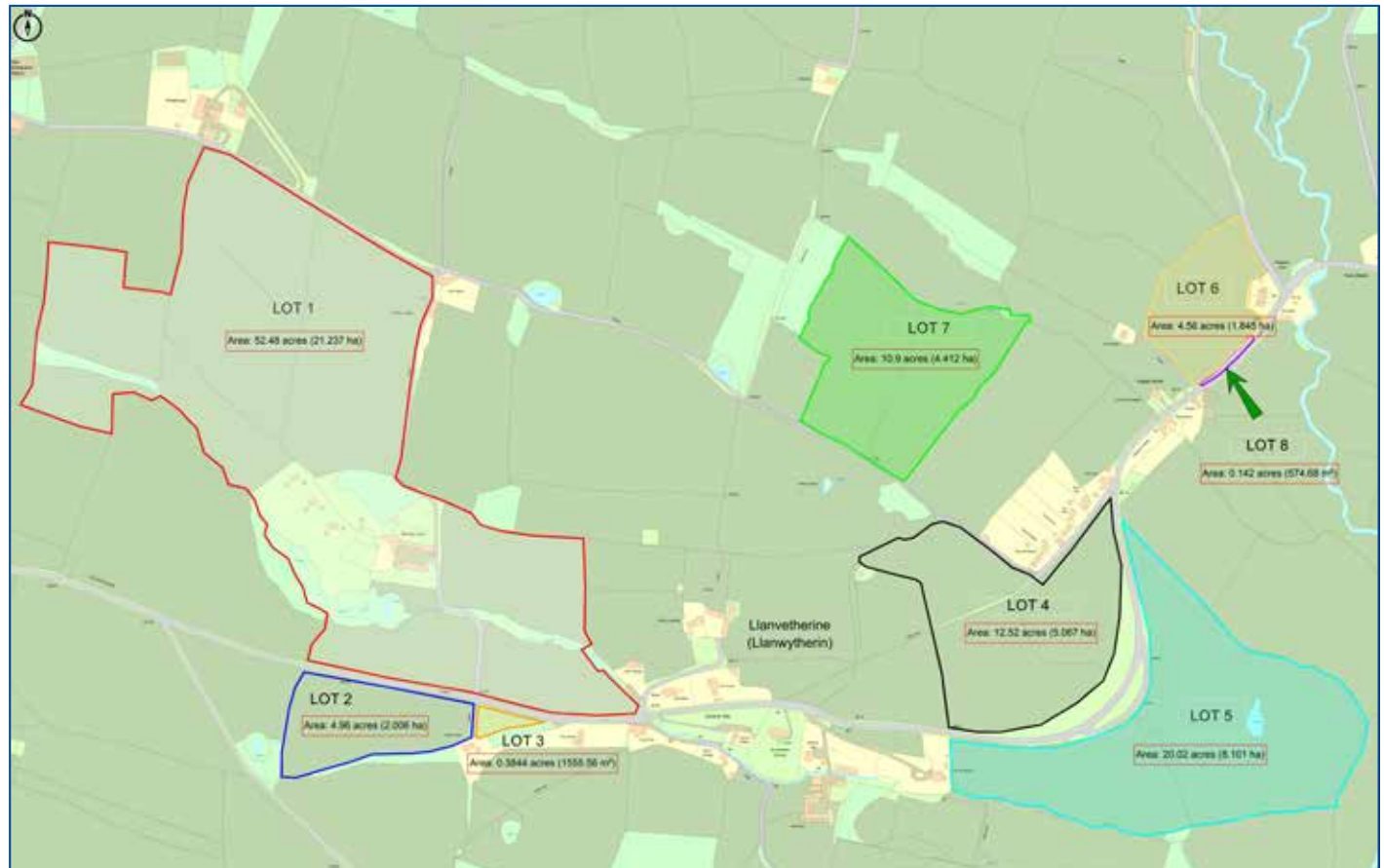
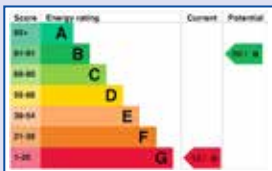
A Public Right of Way (footpath) crosses the land in Lot 1 from the farm drive, south of the traditional buildings heading west before splitting and heading to the south, towards the Old Ross Road (B4521) and north, through the Safari Tent site and then north west towards the Public Highway which runs along the northern boundary of Lot 1. Offa's Dyke footpath also crosses the property across Lot 5 and Lot 6.

Directions: From the Hardwick roundabout in Abergavenny take the A465 towards Hereford. Proceed along this road for approximately 1 mile then turn right for Skenfrith on the B4521. At the T junction, Maindiff Court Hospital will be opposite you. Turn left and stay on B4521, passing The Walnut Tree on the left-hand side, until you reach a turning on the left signposted Seven Hills Hideaway.

A For Sale board will be located at the entrance to the property. Continue down the driveway and you will arrive into the courtyard at Winston Court Farm

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

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