

Little Wentwood Farm

Llantrisant, Usk

Monmouthshire, NP15 1ND

A unique rural smallholding with re-development potential, situated in an excellent private position with far reaching views over the Usk Valley, along with a self-contained annex to the principal dwelling house and collection of agricultural and equestrian outbuildings, all set within just over 16 acres



- Three bedroom single storey dwelling • Self-contained residential annex •
- Splendid location within Usk Valley and private position adjacent to Wentwood Forest •
- Agricultural and equestrian buildings • Stream & Pond providing useful natural water supply •
- Ring fenced parcel of paddocks, grazing fields and woodland – in all 16.5 acres •



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Little Wentwood Farm offers a unique rural smallholding with potential for possible redevelopment of the principal dwelling and self-contained annex (subject to obtaining the necessary consents).

The principal dwelling offers extensive accommodation which is versatile to being configured to any purchaser's requirements, including the incorporation of the self-contained annex accommodation if required.

Little Wentwood Farm is conveniently situated between the settlements of Llantrisant, Wentwood and Llanhowell in an area of Outstanding Natural Beauty and with stunning views to the south across the Usk Valley. The attractive town of Usk is situated only a few miles away and is easily accessible.

Llantrisant – 2.0 mile

Usk – 5.0 miles

Chepstow – 10.0 miles

- Excellent accessible location between Usk and Wentwood
- Private position adjacent to beautiful Wentwood Forest providing for excellent walking/outriding
- Versatile three bedroom dwelling with integral self-contained annex accommodation
- Large steel portal framed agricultural building for agricultural and equestrian uses
- Timber field shelter with loose boxes
- Post and railed paddocks and grazing fields
- In all approximately 16.5 acres

Location & Situation

Little Wentwood Farm enjoys an excellent location within the stunning Usk Valley, on the edge of Wentwood Forest, and with the benefit of only being a short trip from the riverside town of Usk. The well-known and attractive Welsh Border town of Chepstow is also not far away. Excellent road connections are available at Usk & Chepstow to the South Wales, South West and Midlands principal road networks.

The hamlets of Llantrisant, Llanhowell and Wentwood are situated on the doorstep and Little Wentwood Farm enjoys a private and secluded position with beautiful views over the Usk Valley. Walking and equestrian outriding is directly accessible into Wentwood Forest from the properties own land.



Little Wentwood Farm

The existing dwelling offers versatile accommodation which is suitable to being tailored to any purchasers own requirements. The property has formerly been converted from a traditional agricultural building and offers extensive accommodation should any purchaser wish to reconfigure or redevelop the existing dwelling. The existing accommodation briefly comprises;

Conservatory with glazed windows to the front aspect with tiled floor and cloakroom with door to kitchen and sitting room;

Kitchen with range of wall and base units including built in oven and grill with separate hob, sink, plumbing for washing machine, breakfast bar area and door to Bedroom 1 and Bedroom 2;

Bedroom 1 - large double room with double windows to rear aspect; built in double wardrobes with glazed mirror front and sliding double door into ensuite bathroom;

Bathroom - with bath, WC, basin and hot water heater;

Bedroom 2 - single bedroom/study with double windows to rear aspect;

Sitting Room with dining area, sliding patio door to rear and door to conservatory;

Bedroom 3 situated at the end of a Hall with timber book shelving, or accessed via Conservatory, and with potential for door to be reinstated from Hall through to Dairy Flat accommodation.

Dairy Flat Annex

The annex is all contained within the principal dwelling, however is internally divided to currently form separate self-contained accommodation, independently accessed from outside. The annex has previously been let as a residential let and the internal accommodation is briefly described as follows;

Porch / Boot Room leading into Living Room;

Living Room - spacious central living room with doors to all principal accommodation;

Kitchen - with several base units and worktop area with windows to end aspect enjoying excellent views, and step up to raised Dining area with wood burner;

Double Bedroom with large double room and built in airing /storage cupboard;

Bathroom - including bath with overhead shower attachment, WC, basin, wall heater and radiator.

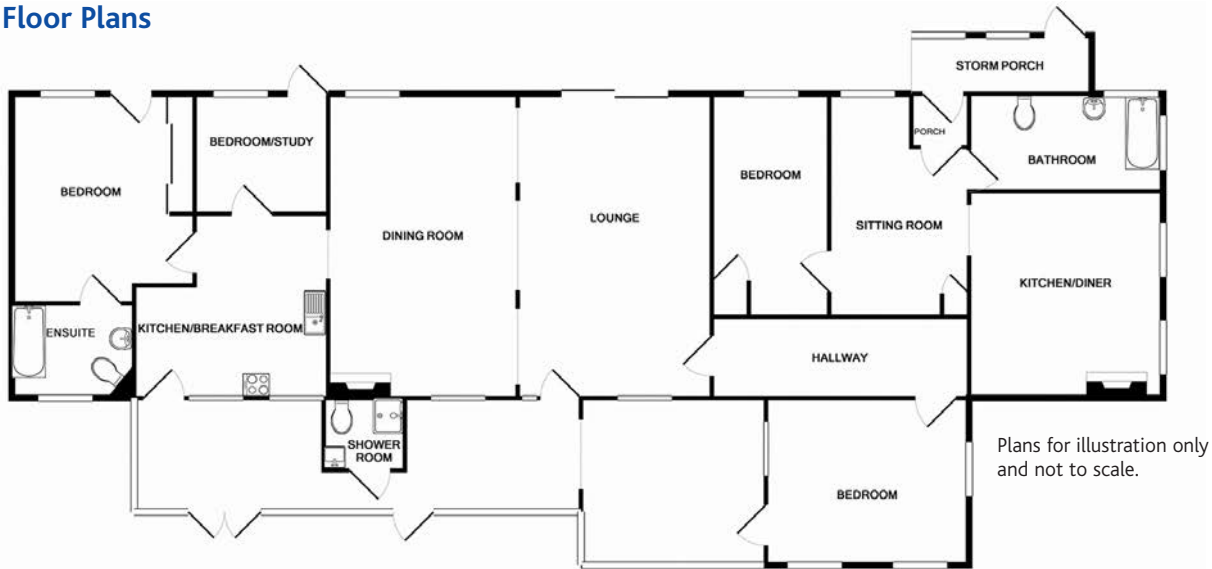


Chalet Style Mobile Home

Situated at the rear aspect of the dwelling & Dairy Flat is a chalet style mobile home which has been permanently sited within the concrete yard area. The mobile home has a tiled clad roof and timber clad elevations. The mobile home is intended to be left in-situ for any purchaser to occupy if they so wish.



Floor Plans



Outbuildings

A large General Purpose steel portal framed agricultural building with small enclosed workshop building is situated to the rear aspect of the house & annex. The building has potential to be used for livestock, fodder storage or for use in connection with any equestrian activities. A timber framed stable building with 3 No. Loose Boxes is situated in the front paddock.



The Land

The land at Little Wentwood Farm is divided into a number of useful post and railed grazing enclosures, which have formerly been used for equestrian use. The land is contained in a useful ring fenced block, and nestles into the fringe of Wentwood Forest. There is a large grazing field with bubbling stream to the south of the house and buildings. The land offers excellent potential to be sub-divided further and used for agricultural or equestrian uses. The setting of Little Wentwood Farm also has excellent appeal to any purchasers interested in pursuing conservation and amenity interests.



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Services

Little Wentwood Farm has electricity connected and a private spring fed water supply. There is also potential to utilise the stream on the property should any purchaser wish to connect nearer to the dwelling house. Heating is by way of LPG bottled gas heater, woodburner and free-standing electric heaters. Private drainage to septic tank.

Fixtures & Fittings

All internal and external fixtures and fittings at Little Wentwood Farm are excluded from the sale but may be available by separate negotiation.

Tenure

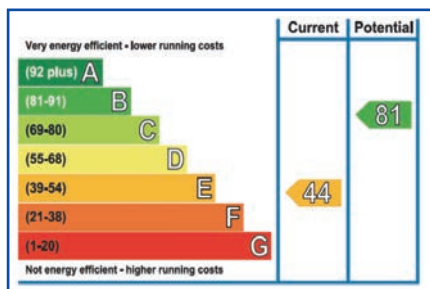
Freehold with vacant possession upon completion.

Local Authority

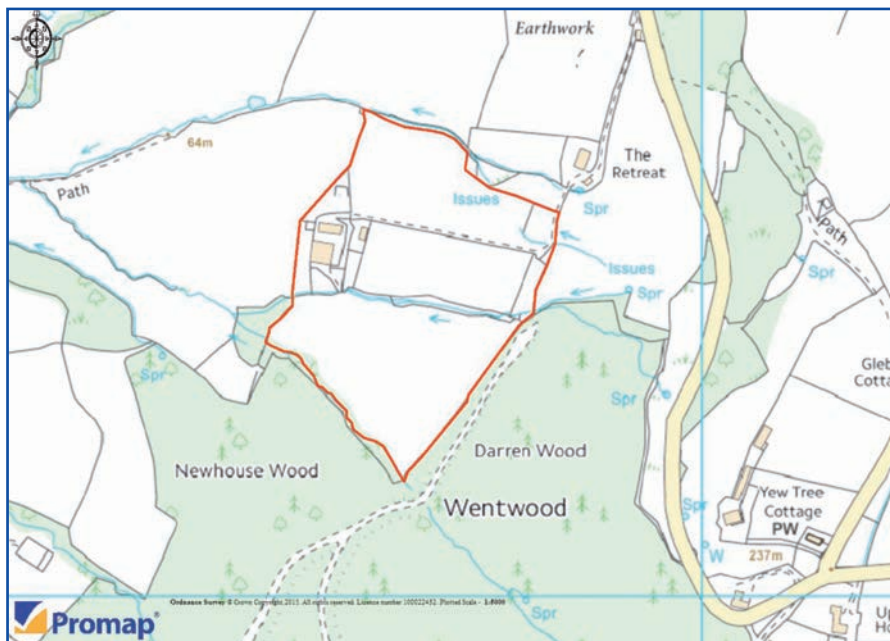
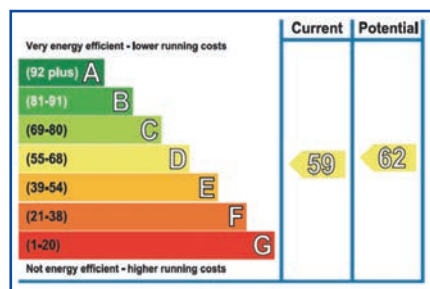
Monmouthshire County Council – Tel: 01633 644644.

Little Wentwood Farm is designated as Band E for Council Tax Purposes with Dairy Flat being Band B.

EPC for Principal House



EPC for Dairy Flat



Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and public or private rights of way, whether they are specifically referred to in these particulars or not.

There is a legally documented private right of way to Little Wentwood Farm across the initial section of private drive owned by the neighbouring property.

Directions

Proceed out of Usk on Maryport Street passing Usk Cricket Club on the right hand side. Continue on this road passing underneath the A449 and The Greyhound Inn on the right. The road proceeds gently up the hill. After passing a crossroads with a sign for 'Ysguborwen Farm' on the right, the entrance can be found a little further up the hill on the right hand side, denoted by a short section of brick wall. Proceed along this private drive, passing 'The Retreat' on the right hand side. You will then arrive at Little Wentwood Farm drive which leads to the house and buildings.

Viewings

Strictly by appointment with the sole selling agents - Powells: Telephone: 01600 714140.

Agents Disclaimer Note

The Selling Agents disclose to all interested parties that the unlawful death of the Late Mrs A. Jackson occurred at the property in Autumn 2014.



Singleton Court Business Park, Monmouth, NP25 5JA
Telephone: 01600 714140 www.powellsrural.co.uk

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