



# LLANTROTHY FARM

LLANTILIO CROSSENNY | ABERGAVENNY | MONMOUTHSHIRE









## LLANTROTHY FARM

LLANTILIO CROSSENNY | ABERGAVENNY  
MONMOUTHSHIRE | NP7 8TN

LLANTROTHY FARM IS SITUATED WITHIN STUNNING COUNTRYSIDE ON THE MONMOUTHSHIRE / HEREFORDSHIRE BORDERS, CLOSE TO THE PRESTIGIOUS WELSH BORDER TOWNS OF ABERGAVENNY AND MONMOUTH AND OFFERS AN EXCEPTIONAL MODERN COUNTRY RESIDENCE, WITH 12.5 ACRES

*Llantrothy Farm has significant appeal to any purchaser seeking a country house with high specification and spacious family accommodation, along with an attractive landholding offering excellent amenity potential and situated in a peaceful setting with stunning views over beautiful Trothy Valley countryside.*

Impressive and spacious country property with attractive double fronted aspect  
Excellent location and situation just outside hamlet of Llantilio Crossenny  
Elevated position with beautiful views over open countryside, Trothy valley and former Llantilio Estate Parkland • Modern residence recently constructed approximately six years ago • Four bedroom residence with well-appointed accommodation furnished to a high specification • Splendid timber clad outbuilding with two double garages, workshop and open fronted store • Extensive lawn garden, gravelled driveway and formal lawns • Level post and rail grazing paddock with further grazing fields • Attractive wildlife pond and frontage with fishing rights to River Trothy

Llantrothy Farm Residence: Spacious Entrance Hall with cloakroom • Large extensive Kitchen with Central Breakfast Bar Island • Triple Aspect Drawing Room  
Sitting Room • Study • Dining Room • Utility Room • Billiard Room

First Floor Accommodation: Landing to Master Bedroom with Bathroom Ensuite  
Double Bedroom with Ensuite Shower Room • Double Bedroom • Bathroom • Fourth Bedroom with Ensuite Bathroom Independently Accessed from Billiard Room

**In all approximately 12.5 acres**

Llantilio Crossenny Village 0.3 mile • Abergavenny 7.0 miles • Monmouth 9.0 miles  
Hereford 25 miles • Newport / M4 20.0 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

Llanthrothy Farm enjoys an excellent location surrounded by stunning open countryside on the Monmouthshire / Herefordshire borders, a short distance outside of the highly regarded hamlet of Llantilio Crossenny.

The well-known rural village of Raglan, with a good range of local facilities and amenities is only six miles away, with a more extensive range of shopping and recreational facilities at the Historic Border towns of Abergavenny and Monmouth. Both towns boast excellent schools, especially Haberdashers Private School for Boys and Girls at Monmouth, and with both towns having a Waitrose supermarket.

Situated at the end of its own gravelled drive, which is shared only with the adjacent property (Willow Barn), Llanthrothy Farm enjoys uninterrupted views over open countryside from nearly all of the principal accommodation rooms.

There are excellent connections to the main road network with the A40 at Monmouth and Abergavenny, with direct connections via the A40 to the M50/A449/M4. A main line railway station, on the Cardiff to Manchester line, is also easily accessible at Abergavenny.

An abundance of tourism and recreational activities exist within Monmouthshire, especially within the well-known Usk & Wye Valleys which sit immediately on the doorstep and Brecon Beacons National Park located to the north of Abergavenny.







## THE PROPERTY

Llantrothy Farm residence was constructed approximately six years ago on the site of a former dwelling, overlooking the heart of the former Llantilio Estate and Trothy Valley. With its impressive double fronted aspects, the property appears particularly splendid whenever it is viewed from any part of its own land which wraps around three aspects of the property.

The residence offers extensive, well-appointed and spacious accommodation, which is well configured for modern family requirements and all furnished to an extremely high standard. The current vendors have enhanced the quality of the internal furnishings even further with new solid oak flooring and fitted double wardrobes with integral dressing tables in the master bedroom suite.



A spacious entrance hall leads into a cosy Sitting Room/Snug area with wood burner. An impressive triple aspect Drawing Room, with french doors to outside entertaining areas, is also accessed from the reception hall along with useful study, or further fifth bedroom, and the high specification modern fitted Kitchen.

The Kitchen is perfectly designed for modern family requirements with polished granite work surfaces, central breakfast bar island, fitted glazed wall units, double "Belfast" sinks and "Rangemaster" electric stove and French doors to outside veranda / al fresco dining area. Double doors lead through to a Dining Room with adjacent Utility Room with extensive washing and drying facilities and a further door through to an impressive Billiard Room. Stairs from the Billiard Room lead to an independently accessed Double Bedroom with Ensuite Bathroom.

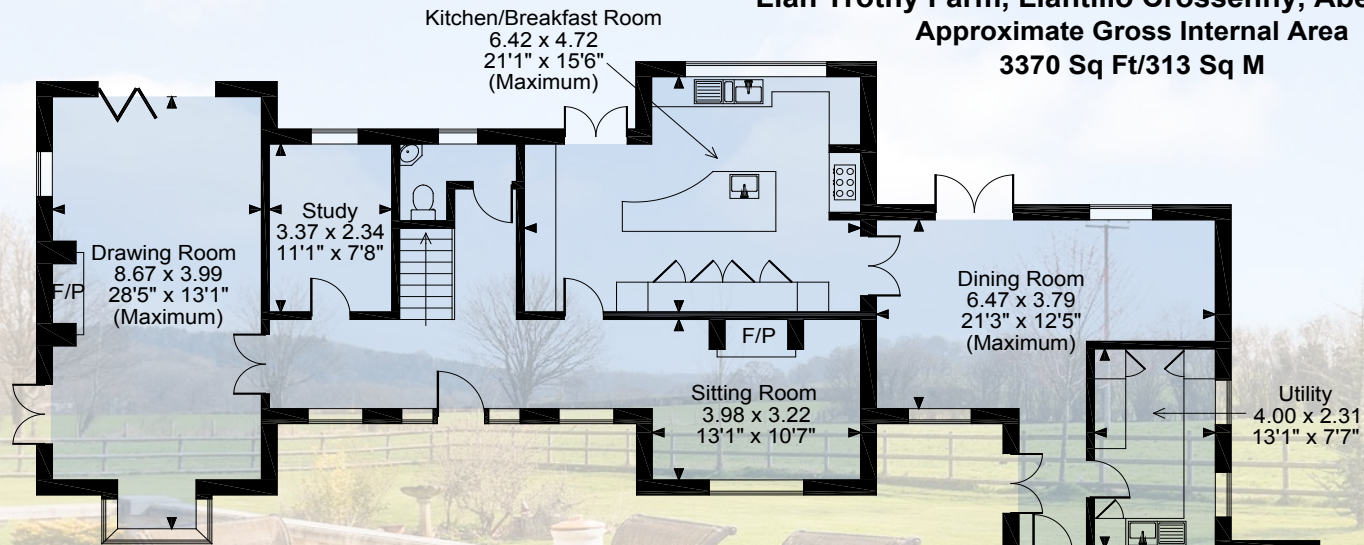
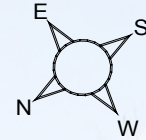


Whilst the Billiard Room and fifth bedroom above are well connected to the main accommodation, there is potential for this to be adapted for any home based working, guest accommodation or even configured along with the existing utility room to have potential for self-contained accommodation (subject to obtaining the necessary consents) if required.

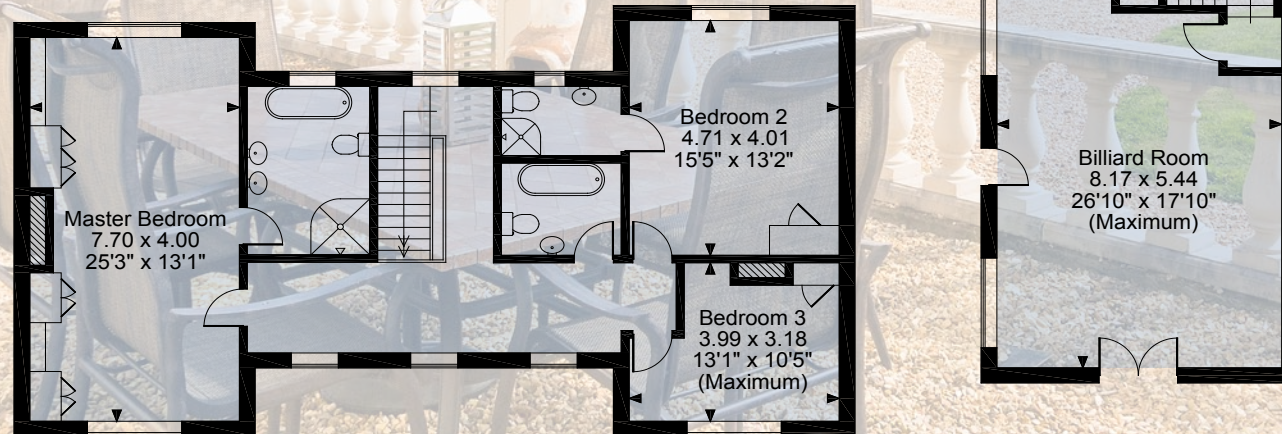
From the Reception Hall a polished oak stairway leads to a light open T-Shaped landing proving access to all first floor accommodation. A triple aspect Master Bedroom suite benefits from recently fitted double dressing tables & extensive wardrobes. The views from the Master Bedroom are stunning, being over much of the property's own land. A beautifully furnished ensuite Bathroom adjoins the master bedroom, with a further Double Bedroom with ensuite Shower Room, Third Double Bedroom and a Family Bathroom all accessed directly from the landing.



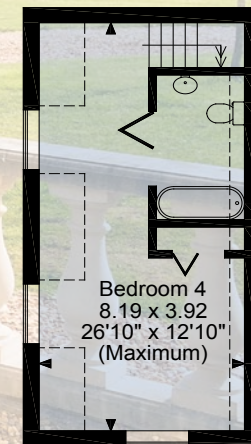
**Llan Trothy Farm, Llantilio Crossenny, Abergavenny**  
**Approximate Gross Internal Area**  
**3370 Sq Ft/313 Sq M**



**Ground Floor**



**First Floor**



**First Floor  
Above Billiard Room**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8224066/OHI





## GARDENS & LAND

To the front aspect of Llanthroty Farm is a sweeping gravel driveway with circular turning area around a central lawn, with spacious parking area to the front aspect.

Formal lawned gardens with shrubs and standard trees are enclosed to the front, side and rear aspects of the property, with a driveway leading to a recently constructed attractive timber clad outbuilding with two enclosed double garages, secure workshop and open fronted implement / storage bay, along with firewood store. This building has potential to be easily adapted or configured for a variety of uses, including potential stabling or other equestrian / smallholding uses. Post and rail fencing divides the formal garden areas from a regular shaped level grass paddock which is overlooked by the property.

Two further grazing fields which sweep down from the residence run adjacent to the River Trothy, along with an attractive wildlife pond which provides for a wealth of wildlife and amenity interests. It is believed that the Fishing Rights for the River Trothy where the property adjoins it, are all in-hand.

The grazing pasture fields that flank the side of the entrance drive offer good sheep or equestrian grazing, with Llanthroty Farm holding significant appeal for any equestrian / smallholding / lifestyle type purchasers.

In all Llanthroty Farm extends to approximately 12.5 acres.





## KEY INFORMATION

**Wayleaves, Easements & Rights of Way:** The property is offered with all existing wayleaves, easements and all private and public rights of way or other such rights, whether these are specially referred to in these Particulars or not. A Public Footpath crosses part of the Property.

**Services:** Mains electricity, independent mains water supply, private drainage to septic tank. Oil central heating with wood burners in Sitting Room and Drawing Room.

**Fixtures & Fittings:** Only those items specifically mentioned in these Particulars will be included in the sale, the reminder are excluded from the sale, however may be available by separate negotiation.

**Council Tax Band:** I

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

**Viewings:** Strictly by appointment with the selling agents.

**Directions:** From Abergavenny or Monmouth take the B4233 to Llantilio Crossenny. Follow signs into the hamlet of Llantilio Crossenny and turn south signposted Raglan / Penrhos. After a short distance, and after passing over a stone bridge, the driveway to Llanthrothy Farm is situated on the left flanked with a pair of iron entrance gates. Proceed up the gravel driveway (owned with Llanthrothy Farm) and through the entrance gate on the left to Llanthrothy Farm.

**Postcode:** NP7 8TN.

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

Singleton Court Business Park

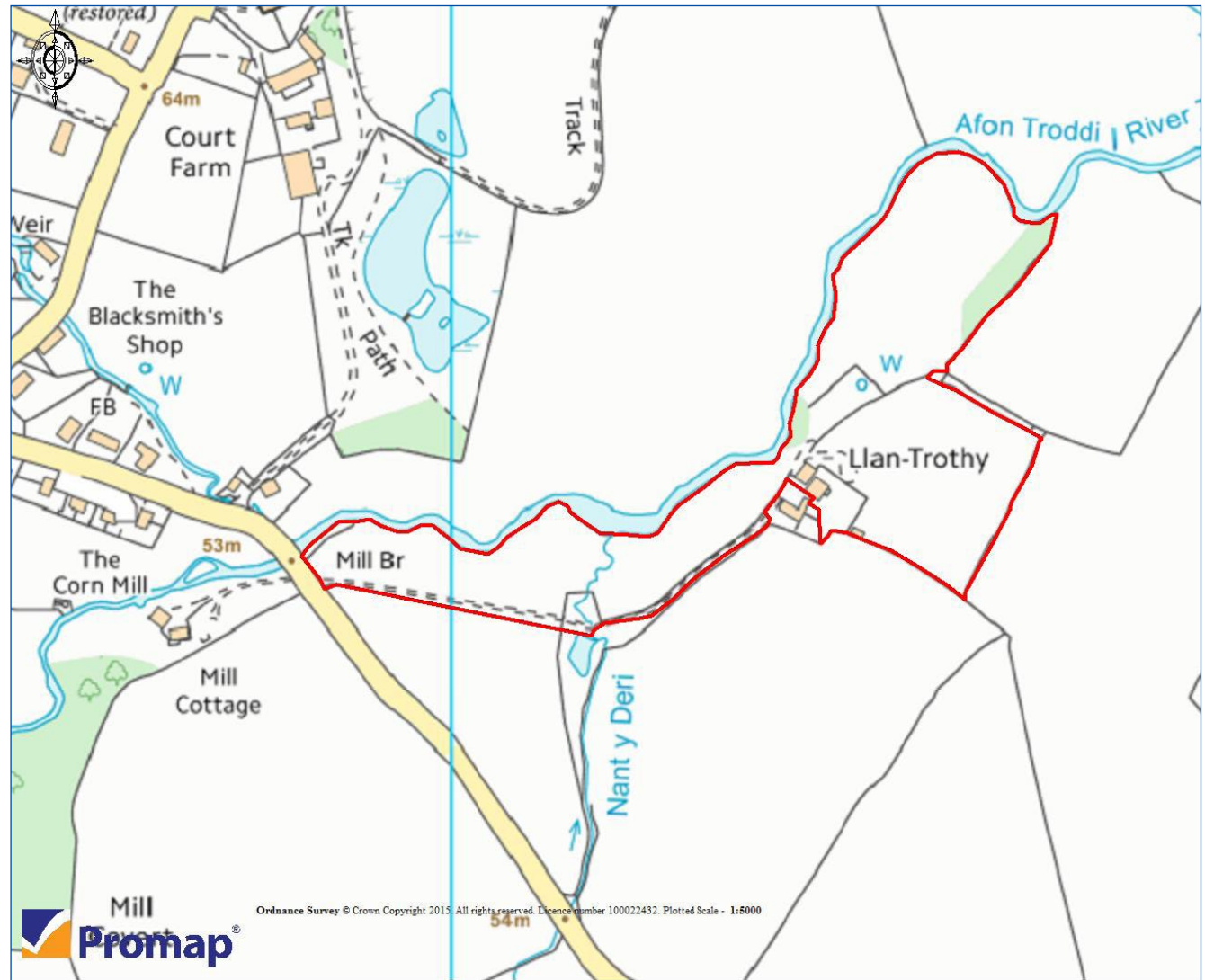
Monmouth

NP25 5JA

Telephone: 01600 714140

Email: [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk)

[www.powellsrural.co.uk](http://www.powellsrural.co.uk)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	Potential
79	80
England, Scotland & Wales	
EU Directive 2002/91/EC	

## 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 full information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared April 2015.