



Cefn Rhyswg Farm

Cwmcarn, Newport,
NP11 7FB

An extremely attractive and productive upland farm situated in an excellent location overlooking the Abercarn & Cwmcarn valleys



- Recently constructed superb farmhouse (AOC) • Productive upland holding •
- Excellent range of good modern buildings • Mainly level/gently sloping upland pasture •
- Common grazing rights • In all approximately 73.80 Acres (29.864 Hectares) •



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Cefn Rhyswg Farm offers a unique and special upland farm package which has proved to be a very productive Holding. The Farm is situated on a plateau between the Abercarn & Cwmcarn Valleys, with the majority of the land being level or gently sloping, with stunning views all around.

The Vendors have recently constructed the six bedroom farmhouse (two bedrooms yet to be decorated) which offers spacious accommodation furnished to a high specification. Cefn Rhyswg Farm benefits from an excellent range of existing modern buildings and certainly offers a valuable and unique agricultural property package.

The Farm is offered as a whole or in two lots.

Abercarn – 1.5 miles

Cwmcarn – 2.0 miles

Newport/M4 – 10.5 miles

- Excellent location and position with stunning views towards the Brecon Beacons and over Cwmcarn Forest
- Six bedroom recently constructed dwelling subject to Agricultural Occupancy condition (TAN 6 Dwelling)
- High quality modern agricultural buildings including general purpose ten bay building, implement building and fodder storage with stabling
- Compact block of ring fenced land mainly all laid to productive pasture
- EPC Rating of farmhouse: D

Location & Situation

Cefn Rhyswg Farm is located between the settlement of Abercarn & Cwmcarn, north of Newport & Cardiff. The farm is situated in an elevated, yet secluded, position upon a plateau overlooking two valleys. A tarmac drive provides access from Rhyswg Road at Abercarn through the existing forestry to Cefn Rhyswg Farm. The farm enjoys an excellent position with views over Cwmcarn Forest and north towards the Brecon Beacons.



Description

Cefn Rhyswg is available as a whole (73.80 acres) or available in two lots;

Lot One comprises of the Farmhouse, Buildings and surrounding ring fenced land extending in total to 50.20 acres.

Lot Two comprises the block of good grazing pasture land to the east of the entrance drive extending in total to 23.60 acres and shown hatched blue on the sale plan attached.

Cefn Rhyswg Farmhouse is an impressive dwelling, having been recently constructed in 2012. The spacious accommodation over three floors has been built and furnish to a very high standard. The Farm offers a superb agricultural package with a well built and very comfortable house, good range of agricultural buildings and excellent compact parcel of gently sloping pasture land.

The Farm is well laid out with the majority of the land lying conveniently around the farmstead and then connected land extending to the east of the farmstead. The land in total is approximately 73.80 Acres (29.864 Hectares).

Accommodation

The Farmhouse ground floor accommodation comprises;

Entrance Porch (2.30m x 1.23m) leading into central hallway (2.45m x 3.56m) with tiled floor and oak staircase to first floor;

Kitchen/Dining Area (6.97m x 3.03m min) spacious and light room with fitted wall and base units, hob, oven, tiled floor. Solid Fuel Range connected to a thermo store for underfloor heating (ground floor only). Double French doors to the rear;

Wet Room (1.45m x 0.92m) off the kitchen with Shower, WC and basin and door to outside from rear lobby;

Sitting Room (7.05m x 3.52m) spacious family room with feature timber beam fireplace, wood burner and French doors to the side of the property;

Study (2.97m x 2.66m) very useful double aspect room;

The first floor accommodation is accessed via oak staircase leading to central landing area with further stairs to second floor accommodation.

Open Landing (4.37m x 3.23m) with access to four bedrooms and family bathroom;

Bedroom One (4.09m x 3.55m) spacious master bedroom with built in wardrobe and en-suite shower room (1.56m x 2.54m);



Bedroom Two (4.13m x 3.25m) double bedroom with built in wardrobe;

Bedroom Three (3.25m x 3.65m) double bedroom with built in wardrobe;

Bedroom Four (3.29m x 2.68m) double bedroom

Family Bathroom (2.06m x 2.55m) basin, WC, bath and shower with stone effect tiles.

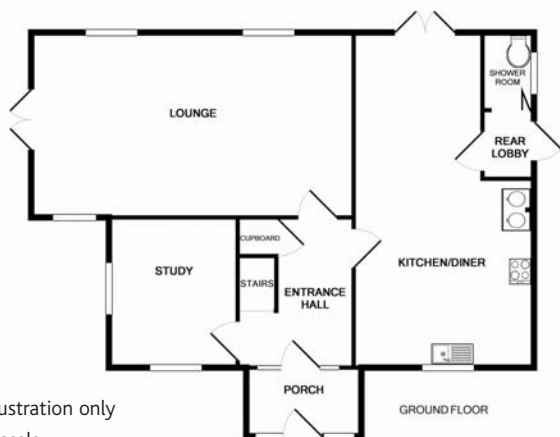
The second floor accommodation, is yet to be furnished or decorated and with velux windows to install (if required). Landing area leading to;

Bedroom Five (3.50m x 3.93m);

Bedroom Six (2.25m x 3.93m);

Bathroom (0.95m x 2.73m) serving both second floor bedrooms.

Floor Plans



Plans for illustration only
and not to scale.



Modern Agricultural Buildings

Cefn Rhyswg Farm benefits from a good range of modern agricultural buildings in excellent condition, conveniently situated alongside the farmhouse which briefly include;

Four Bay Implement Building - open fronted, with lean-to fodder building including several integral stables/loose boxes;

Ten Bay General Purpose Building - very good steel portal framed building, formerly used for free range poultry and with plumbing and lighting systems retained if required in future. Five bays are now used for livestock rearing with ventilated cladding and removal feed barriers.



The Land

The land comprises of a number of well laid out grazing and mowing grass fields contained in a compact block around the main farmstead, with a small area of rough grazing. A further block of land (Lot 2) lies to the east of the main farmstead, connected via the farm driveway. The majority of the land is good level to gently sloping grassland which has proved to be very productive under the excellent management of the current vendors.



Services

Electricity is connected to the farmhouse and farm buildings. A private water capture system with extensive storage facilities is used to collect rain water. Foul drainage to septic tank. Heating by way of solid fuel Range to central heating system and underfloor heating (ground floor only) with electrical Immersion.

Fixtures & Fittings

All internal fixture and fitting are excluded in the sale but may be available by separate negotiation.

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Tenure

Freehold with Vacant Possession upon Completion.

Local Authority

Caerphilly County Borough Council. Telephone: 01443 815588.

Council Tax: The Farmhouse is classified as Band F.

Wayleaves, Easements & Rights of Way

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

Single Payment Scheme

The land is currently registered for the Single Payment Scheme and all Entitlements are excluded from the sale. A Glastir and Glastir Commons Scheme are currently claimed on the farm and any purchaser will be required to take on these schemes, which provide a useful income for the Holding.

Sale Method

The Property is offered for sale by Private Treaty. The Agent reserve the right to sell the Property, or any part of, by Tender or Auction at a later stage to conclude the sale process.

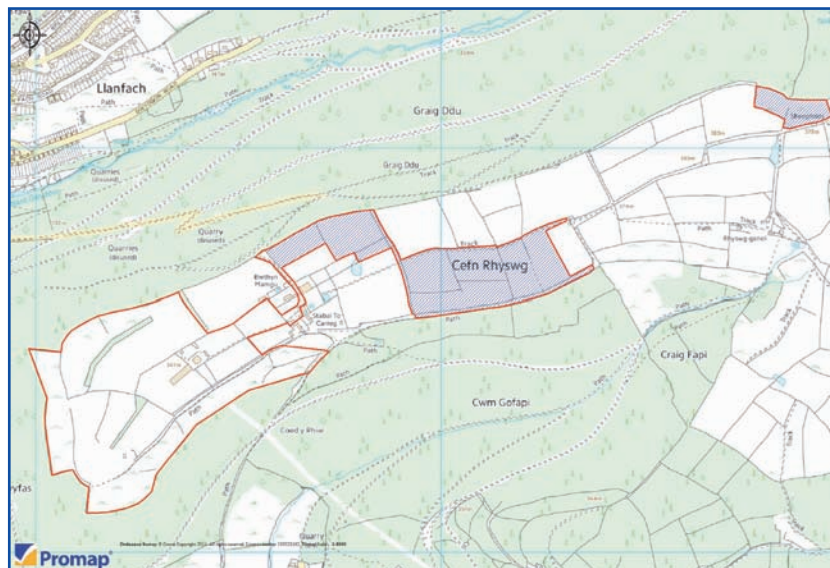
Directions

From Crumlin, proceed south on the A467, at the roundabout with the A472 (heading west) proceed straight over this roundabout continuing on the A467 (2nd exit signposted Newport). Continue until the next roundabout at Abercarn and take the first exit onto the B4591. Continue along the B4591 which runs parallel with the A467 and pass through Abercarn high street. Proceed down the gentle hill towards re-joining the A467 and turn left up the hill which is signposted Rhyswg Road.

Take the first left to continue up the hill along Rhyswg road. After the next right hand bend, continue straight on (do not follow Rhyswg road around to the right). This single track tarmac road proceeds through the forestry and climbs up the hill around several bends and provides access to several properties, including Cefn Rhyswg Farm on the plateau at the top of the hill. The farm entrance is immediately in front after passing both residential properties.

Viewings

Strictly by appointment with the sole selling agents - Powells: 01600 714 140.



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

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