



Pencoed Farm

Newcastle, Monmouth

Monmouthshire, NP25 5NU

Unique rural smallholding package situated in a very accessible yet private and secluded position close to the village of Newcastle

- Excellent accessible location on Monmouthshire/Herefordshire border •
- Three bedroom bungalow (subject to AOC) • Detached double garage •
- Two bay modern agricultural building • Private drive direct from B4347 •
- Compact ring fenced block of 21 acres of excellent grassland •



Pencoed Farm

Newcastle, Monmouth, Monmouthshire, NP25 5NU

A rural smallholding situated in stunning open countryside on the Monmouthshire/Herefordshire border. Pencoed Farm Bungalow is surrounded with 21 acres of good grassland paddocks/pasture land and easily accessible via its own private drive directly from the Newcastle to Skenfrith Road.

This property comprises of a three bedroom bungalow in very good condition (subject to Agricultural Occupancy Clause), a detached double garage and recently constructed two bay agricultural storage building. In all, the smallholding extends in total to 21.14 acres.

Newcastle – 0.5 mile
Skenfrith – 1.8 miles
Monmouth – 6.5 miles
Abergavenny – 14 miles

- Excellent location on Monmouthshire/Herefordshire border close to Newcastle village
- Private and secluded position
- Three bedroom bungalow (subject to AOC)
- Detached double garage
- Modern two bay agricultural building
- Ring fenced block of 21 acres of pasture land
- EPC rating of Bungalow : E

Location & Situation

Pencoed Farm is situated just to the north of the attractive rural settlement of Newcastle, a short distance from Monmouth, and enjoys an excellent location on the Monmouthshire/Herefordshire border. The property is very accessible, with its own private drive directly off the B4347.



Description

The property enjoys a good position and is not directly overlooked by any other properties. With an appealing ring fenced block of good grassland around the bungalow and agricultural building, either side of the access drive. There are good views towards the Blorenge and Black Mountains with stunning rolling countryside surrounding the smallholding.

Accommodation

The Bungalow is of a timber frame and block non-standard construction with rendered elevations. The accommodation is well laid out and comprises of;

Entrance hall (3.91m x 1.52m) leading from front door to all principal rooms;

Living room (5.18m x 2.80m) with large double aspect windows, wood burner and brick feature fire place;

Kitchen (5.18m x 2.67m) newly fitted wall and base units, and built in fan oven. Airing cupboard and a further large storage cupboard, with door into utility room;



Utility room (2.02m x 1.70m) with worktop area, sink and base unit, with door through to Conservatory;

Conservatory (6.59m x 2.17m) glazed to all three sides with two separate doors at either end to the outside;

From central hallway;

Bathroom (2.63m x 1.71m) with WC, basin and shower over panelled bath. Wall mounted electric heater and radiator.

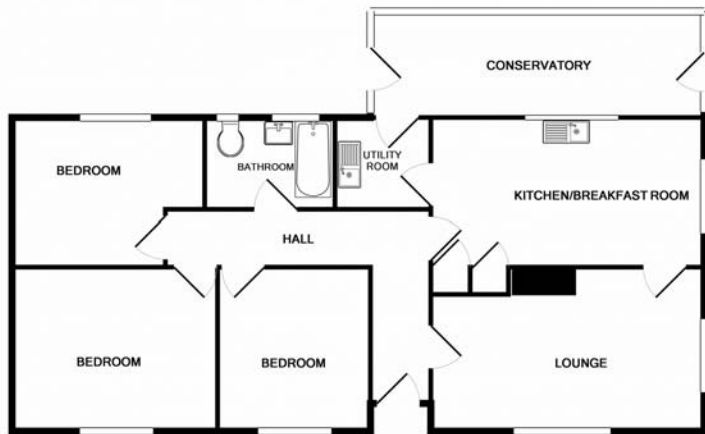


Bedroom One (3.78m x 2.78m) with window to front aspect;

Bedroom Two (3.93m x 3.26m) with window to front aspect;

Bedroom Three (3.24m x 3.01m) with window to rear aspect;

Floorplan



Plans for illustration only and not to scale.

Outside: A very useful detached double garage is situated adjacent to the bungalow with electricity connected. An extensive concrete standing yard area is situated to the front of the garage. A large enclosed garden area, laid to lawn and shrubs is situated to the rear of the bungalow with grass area to the front aspect.

Agricultural Building

A recently constructed modern two bay open fronted agricultural storage building is situated to the east of the bungalow. This building has potential for further extension, or alternative uses such as a workshop, stabling or fodder store (subject to obtaining the necessary planning consents). This building is accessed direct from the drive and screened from the bungalow by a coniferous hedge.



The Land

A block of good mowing grass/grazing pasture land is laid out in five principal field parcels, wrapping around the bungalow and farm building.

All fields are easily accessible, especially from the access drive. All the field parcels comprise of gently sloping grassland enclosed with good post and wire fences and mature hedgerows.

The principal field parcels have mains water troughs installed. An attractive wildlife pond providing a natural water supply, is also situated in the field north of the farmstead.

The land extends to approximately 21 acres (8.50 hectares).

Planning

Pencoed Farm Bungalow is subject to an Agricultural Occupancy Condition. Further details and a copy of the planning consent for the Bungalow are available from the selling agents.



Services

Electricity is connected to the Bungalow, garage and agricultural building. Mains water is also connected. Foul drainage is to a septic tank situated in the rear garden.

Fixtures & Fittings

All internal fixtures and fittings of the bungalow are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion. The land is currently let out under a Grazing Licence, this will however be concluded prior to completion.



Local Authority

Monmouthshire County Council. Telephone: 01633 644644.

Pencoed Farm Bungalow is classified as Band E for Council Tax Purposes.

Wayleaves, Easements & Rights of Way

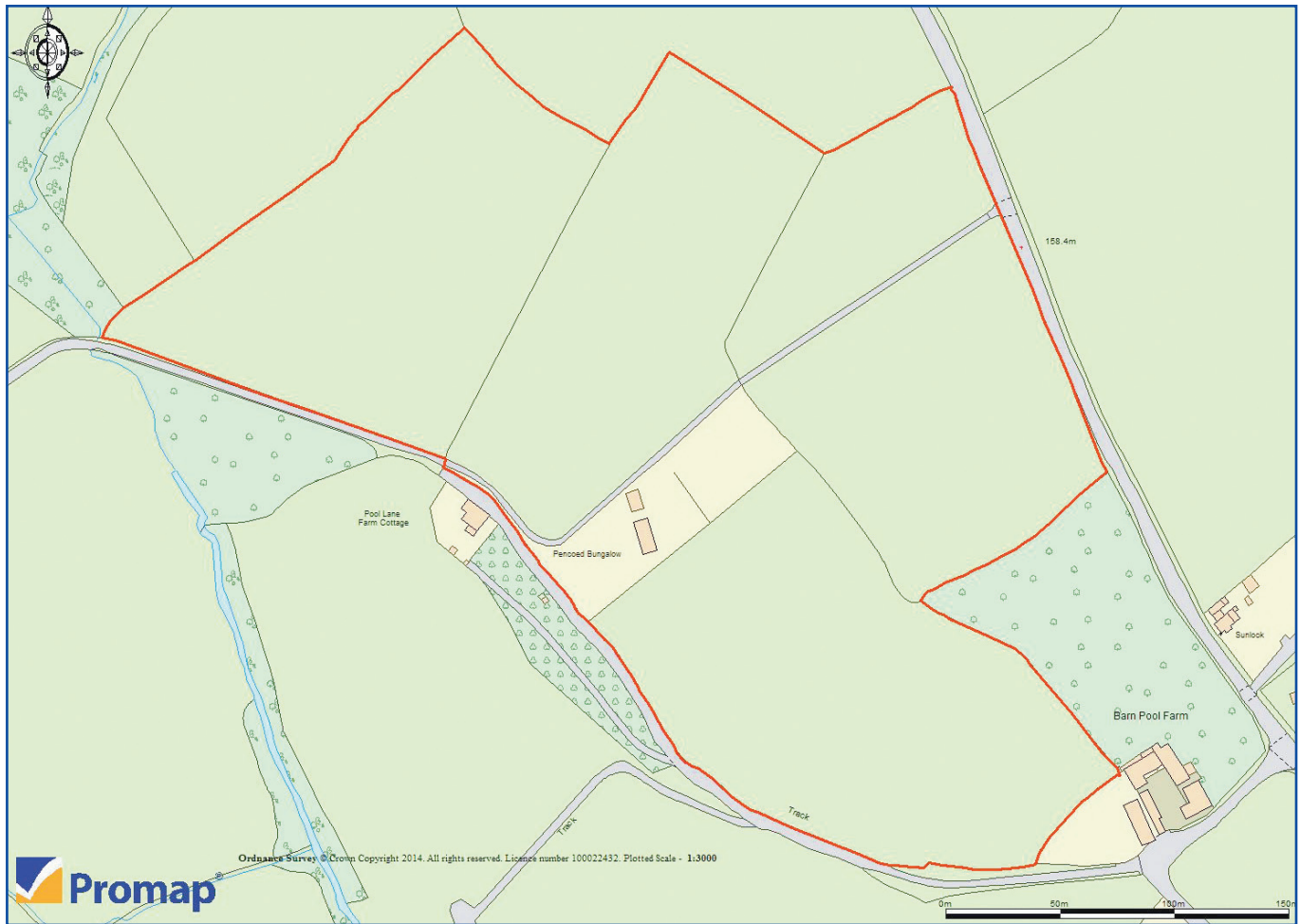
The property will be sold subject to and with the benefit of all wayleaves, easements and public/private rights of way whether they are specifically referred to these particulars or not. There are no private rights of way that we are aware of. A public footpath crosses the corner of the northern most field parcel.

Single Payment Scheme

The land is registered for the Single Payment Scheme and the vendor will claim this for the 2014 year. No Entitlements or the Contract Route for eligibility to establishing Basic Payment Scheme Entitlements will be included in the sale, but may be available by separate negotiation.

Pencoed Farm

Newcastle, Monmouth, Monmouthshire, NP25 5NU

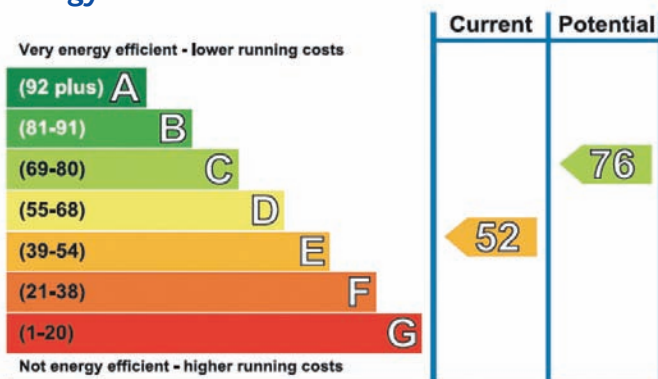


Sale Method

The Property is offered for sale by Private Treaty.

The vendor and selling agents reserve the right to sell the Property by Tender or Auction at a later stage to conclude the sale process.

Energy Performance Certificate



Directions

From Monmouth proceed along the B4233 towards Rockfield, take the right turn at Rockfield onto the B4347 and follow this to the village of Newcastle. Proceed straight through the village and the entrance to Pencoed Farm is the second entrance on the left, 0.5 miles from the village.

Viewings

Strictly by appointment with the Selling Agents - Powells. Telephone 01600 714140.



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

Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared April 2014.