

## Foxes Bark Farm

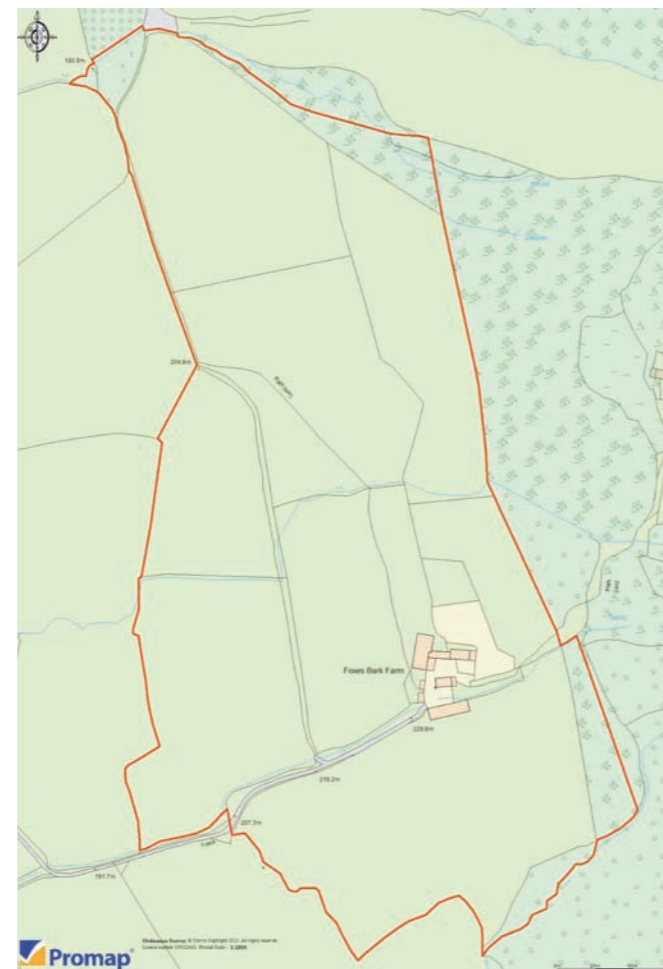
Llantilio Pertholey, Abergavenny, Monmouthshire NP7 8AU

### Floor Plans

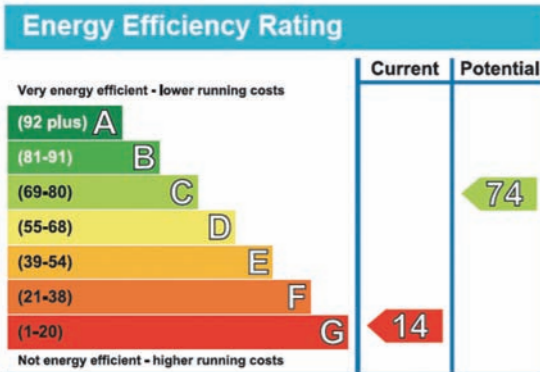


TOTAL APPROX. FLOOR AREA 1832 SQ. FT. (170.2 SQ. M.)  
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for 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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### Site Plan



### EPC



Singleton Court Business Park, Monmouth, NP25 5JA  
Telephone: 01600 714140 • [www.powellsrural.co.uk](http://www.powellsrural.co.uk)

Joint Agent: J. Straker, Chadwick & Sons -  
Telephone 01873 852624.



## Foxes Bark Farm

Llantilio Pertholey, Abergavenny  
Monmouthshire

A delightful rural smallholding situated in a stunning position close to Abergavenny and with excellent redevelopment potential

- Excellent location and position • 31 Acres of traditional pasture land •
- Stone farmhouse requiring modernisation •
- Traditional stone barn with potential • Range of outbuildings •



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# Foxes Bark Farm

Llantilio Pertholey, Abergavenny, Monmouthshire NP7 8AU

A delightful rural property package situated in a stunning position on the fringe of the Brecon Beacons National Park with views over the market town of Abergavenny and Black Mountains.

Foxes Bark Farm comprises a traditional stone farmhouse requiring modernisation along with a detached traditional stone barn and extensive range of outbuildings. The small farmstead is contained centrally within a ring fenced block of traditional pasture land.

Abergavenny – 2 miles  
Hereford – 20 miles  
Brecon – 21 miles

- Excellent location on Monmouthshire / Herefordshire border
- Stunning position on the south-west side of the famous Skirrid Mountain
- Stunning views over Abergavenny/Black Mountains
- Traditional farmhouse requiring modernisation
- Stone Barn & range of outbuildings
- 31 Acres of good grazing pasture land

## Location & Situation

Foxes Bark Farm enjoys an excellent location on the Monmouthshire/Herefordshire border. The property is situated just within the Brecon Beacons National Park and lies to the east of the main A465 Abergavenny to Hereford road. The property enjoys a peaceful elevated position at the end of a private drive, on the western slope of the famous Skirrid Mountain. There are stunning views over Abergavenny and towards the Black Mountains.

With the A465 and Abergavenny only a short distance away there is easy access to a number of main traffic routes including the A40 to Brecon or Monmouth and the A4042 to Pontypool/M4/Cardiff. A Mainline train station is situated a short distance away on the Hereford side of Abergavenny.

## Description

Foxes Bark Farm offers an attractive rural property package with tremendous potential for modernisation or re-development of the farmhouse into a stunning residence. The traditional stone barn also offers potential for conversion to alternative uses (subject to obtaining the necessary planning consents). A small courtyard area lies between the farmhouse and traditional stone barn. To the west there is a collection of mainly timber framed outbuildings providing useful livestock shelters/fodder storage.

To the north and south of the farmstead are a number of traditional grazing pasture fields. In all the property extends in total to approximately 12.94 Hectares (31.98 Acres).



## Foxes Bark Farmhouse

See floor plans on the rear cover.

Foxes Bark Farmhouse is a traditional stone under slate attractive dwelling with recently installed timber effect double glazing. The property is in need of modernisation internally and offers the potential for the accommodation to be extended (subject to obtaining planning). The accommodation is laid out over two floors and has potential for redevelopment into an attractive country residence.

The Ground Floor accommodation briefly comprises;

**Entrance Hallway** (6.43m x 1.48m) with front door to courtyard and rear door to garden area;

**Sitting Room** (4.02m x 3.60m) with double windows to front and door to rear dairy and stairs up to first floor rear landing (now not used);

**Kitchen** (5.47m x 5.04m) double aspect with stairs to first floor;



**Staircase** from Kitchen to First Floor accommodation, access from Landing and briefly comprising:

**Bedroom One** (3.12m x 2.98m) double aspect room;

**Bathroom** (2.98m x 2.62m) with bath, basin and WC; adjacent airing cupboard;

**Bedroom Two** (5.93m x 2.83m) double room accessed from landing with second door through to rear landing area and bedroom 3;

**Bedroom Three** (3.7m x 2.80m) double room with window to side aspect towards Black Mountains.

To the front aspect of the property is a small garden area with lawn & shrub borders and a useful lean-to extension on the east elevation of the house. This provides additional storage and houses an outside WC. To the rear is a further lawned area leading to a small orchard with several fruit trees.

## Traditional Barn

Situated to the south of the farmhouse is a detached traditional stone barn with sheeted roof, which is situated in a stunning position. The barn offers potential for conversion to alternative uses such as a holiday let use (subject to obtaining the necessary planning consent).

## Outbuildings

A number of mainly timber framed/pole barn buildings lie to the west and south of the courtyard. Several tin sheet clad barns are also used for fodder storage in addition to forming useful livestock shelters. There is potential for these buildings to be improved, or be replaced by more modern buildings / stabling.

## The Land

The land mainly comprises of traditional pastureland and although it is gently sloping, it is certainly capable of being cut for mowing grass in addition to grazing. The land comprises of a compact number of enclosures which extend to the north and south of the farmstead. The land is currently being grazed by both cattle and sheep. There are several springs providing a natural water supply.



## Services

Electricity is connected to the farmhouse and buildings. The farmhouse and buildings are served by a private water supply from a spring situated in Foxes Bark Wood via a collection tank. The necessary rights of access for the maintenance of the private water supply will be included in the sale. A BT line is understood to be connected. Private drainage to Septic Tank. Heating is by way of an oil fired Rayburn together with a wood burner in the Sitting Room.

## Fixtures & fittings

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

## Tenure

Freehold with Vacant Possession upon completion. It is understood that the land is currently subject to a grazing licence which ends on 31st August 2013.



## Local Authority

Monmouthshire County Council. Telephone: 01633 644644.

The farmhouse is 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 rights of way, both private & public, whether they are specifically referred to in these particulars or not.

## Single Payment Scheme

There are no Single Payment Scheme Entitlements included within the freehold sale.

## Sale Method

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

## Viewings

Strictly by appointment with Powells – 01600 714140 or the joint selling Agents, J Straker Chadwick & Sons – 01873 852624. A number of viewing days will be arranged for the internal viewing of the farmhouse.

## Directions

The property is located approximately 2.5 miles from the historic market town of Abergavenny, and approximately 1 mile from the A465 Abergavenny to Hereford road. From Abergavenny proceed north towards Hereford on the A465 and after approximately 2 miles take the right turn signposted Pen-y-parc.

Follow this lane and after a short distance you will arrive at a grass triangle, turn right and proceed along this lane for approximately 0.5 mile until you come to the entrance for Pentrefelin Stud / Dan Y Skirrid Farm. Proceed up this private drive, passing Dan Y Skirrid Farm and continue up the private drive and Foxes Bark Farm can be found at the end of the drive.