

Blue Bell Farm

Penycaemawr, Usk, Monmouthshire NP15 1LX

Energy Performance Certificate



Blue Bell, Penycaemawr, USK, NP15 1LX
 Dwelling type: Detached house Reference number: 0378-0030-7241-0112-4984
 Date of assessment: 03 September 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 04 September 2012 Total floor area: 105 m²

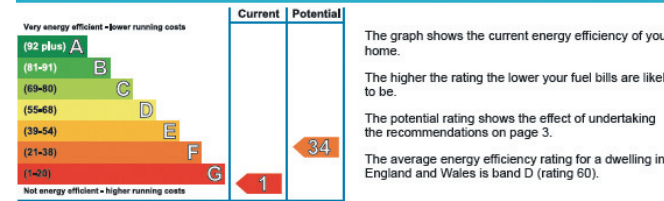
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£12,744
Over 3 years you could save	£6,708

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£237 over 3 years	£240 over 3 years	You could save £6,708 over 3 years
Heating	£10,542 over 3 years	£5,049 over 3 years	
Hot Water	£1,965 over 3 years	£747 over 3 years	
Totals	£12,744	£6,036	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

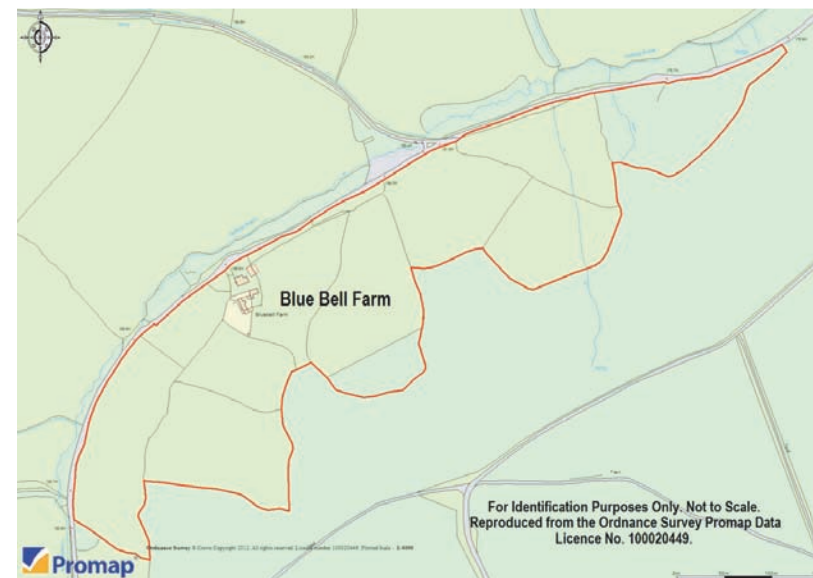
Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£850 - £1,500	£1,734	✓
2 Internal or external wall insulation	£4,000 - £14,000	£2,871	✓
3 Floor insulation	£800 - £1,200	£753	✓

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.



Viewings

Strictly by appointment with Powells – 01600 714140. A number of viewing days will be arranged for the internal viewing of the farmhouse.



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

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Blue Bell Farm

Penycaemawr, Usk, Monmouthshire

Traditional rural smallholding with excellent development potential situated in a stunning position on the edge of Wentwood Forest

• Excellent location •

- Farmhouse with potential for redevelopment •
- Traditional stone barn with development potential •
- 28 Acres of traditional meadows and woodland •



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Blue Bell Farm

Penyaemawr, Usk, Monmouthshire NP15 1LX

A special and attractive rural property package which is likely to be highly sought after in central Monmouthshire. Blue Bell Farm comprises a traditional 'cottage style' farmhouse with excellent potential for redevelopment, range of traditional and modern buildings including an attractive stone granary barn with potential for alternative uses (subject to obtaining the necessary planning consents) all contained centrally within a ring fenced block of traditional meadows and woodland.

Usk - 5 miles
M4 (J.24) - 7.5 miles
Chepstow - 9.5 miles
Cardiff - 25 miles

- Excellent accessible location
- Peaceful position on edge of Wentwood Forest
- Traditional farmhouse with potential for redevelopment to create a stunning residence
- Collection of traditional and modern buildings
- 28 Acres of traditional hay meadows & woodland
- Bridleway connecting to Bridle network of Wentwood Forest

Location & Situation

Blue Bell Farm enjoys an excellent accessible location in the heart of the Monmouthshire countryside close to the attractive market towns of Usk and Chepstow. The property is situated in a peaceful position with the farmhouse not viewed by any immediate neighbours and enjoying extensive road frontage to Penyaemawr Lane and surrounded by the stunning Wentwood Forest.

Main road connections are only a short distance away at Usk with the A449 connecting directly to the M4 or to the A40 and onto the M50/M5. A mainline train station is situated at Chepstow with stations also at Caldicot and Rogiet. The stunning riverside town of Usk has a diverse range of local amenities and facilities including the renowned Three Salmons Hotel, Primary School and attractive Old Market Square.

Description

Blue Bell Farm offers an attractive rural property package which has tremendous potential for the creation of a stunning residence and possible conversion of the traditional granary barn (subject to obtaining the necessary planning consents). The farmhouse and collection of traditional and modern outbuildings is positioned centrally in the ring fenced block of land extending along the edge of Wentwood Forest. The traditional hay meadow fields are enclosed with mature hedgerows with two areas of woodland. In all the property extends in total to approximately 11.663 Hectares (28.82 Acres).



Blue Bell Farmhouse

Blue Bell Farmhouse was traditionally a stone under slate cottage style dwelling which has been extended over the years with several extensions. The property is in need of modernisation and offers potential for the previous extensions to be replaced with a more substantial extension with possible further enlargement of the accommodation (all subject to obtaining the necessary planning consents).

The accommodation is laid out over two floors which are connected via a spiral staircase in the sitting room. Any major redevelopment of the property is likely to lead to the first floor accommodation being reconfigured and a new central staircase being installed. The farmhouse offers excellent potential for redevelopment into a stunning residence.

The existing Ground Floor accommodation briefly comprises;

Entrance Porch (2.16m x 1.71m) at rear of property into;

Kitchen (3.63m x 2.24m) with range of base units & cooker;

Dining Room (4.22m x 3.21m) with Rayburn, door to gallery room & downstairs cloakroom with WC;

Utility Room (5.01m x 1.83m) accessed via front entrance porch with range of base and wall units and leading into;

Old Dairy (3.08m x 3.05m) with overhead storage space;

Sitting Room (5.65m x 3.05m) accessed from Dining Room and with open fireplace and double aspect windows.

Spiral staircase from Sitting Room to First Floor accommodation;

Bedroom One (3.62m x 3.10m) double room with window to front aspect; sliding door through to;

Bedroom Two (2.35m x 2.98m) single room with double aspect windows and steps up to;

Bedroom Three (3.57m x 3.53m) double room leading through to;

Bathroom (3.56m x 2.36m) with fitted airing cupboard storage & hot water tank; Bath and WC.

To the front aspect of the farmhouse is an attractive garden area laid to lawn with a number of shrub & herbaceous borders and a small greenhouse. There is a large parking area to the side of the property and access into the adjacent Paddock.

Traditional & Modern Buildings

Situated to the north of the farmhouse is a collection of traditional & modern buildings briefly comprising;

Traditional Stone Granary Barn with Lean-to Garage. The traditional stone barn is in good condition with sturdy stone two storey elevations under a corrugated fibre cement roof. The barn offers potential for conversion to alternative uses including residential (subject to obtaining the necessary planning consents).

Lean-to Storage Shed adjacent to Granary Barn. Providing a useful open fronted store.

Hay Barn – three bay pole barn with corrugated sheeted roof and part clad elevations with two bays open.

Cow Shed – compact livestock building with profile sheeted roof and concrete block/timber boarded elevations. Adjacent to small traditional stone barn (part restored with concrete block) forming a useful store.

The Land

The land mainly comprises of traditional hay meadows which extend to the east, west and south of the farmhouse & buildings. There are also two small parcels of woodland including a stand of mature beech & oak adjacent to Wentwood Forest. The land has traditionally been cut for an annual hay crop and occasionally grazed by cattle. Dense mature hedges divide each field parcel with most fields also enclosed with post & barbed wire fencing. There are several springs providing a natural water supply.



Services

Mains electricity is connected to the farmhouse. A private water supply from a borehole is connected to the farmhouse which is gravity fed from a collection tank situated in the corner of the garden. A BT line is connected. Private drainage to Septic Tank. Heating is by way of a solid fuel Rayburn together with an open fire in the Sitting Room.

Fixtures & fittings

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

Tenure

Freehold with Vacant Possession upon Completion.

Local Authority

Monmouthshire County Council. Telephone: 01633 644644.

The farmhouse is Band D 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 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 Agents reserve the right to sell the property, or any part of, by Tender or Auction at a later stage.

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 up the hill. After passing through woodland on either side, there is a tight left hand bend at the top of the hill.

A short distance after this, there is a junction to the left (do not take this - Sat Navs may direct this way but please ignore). A short distance after this turning there is a left turn signposted 'Shirenewton 5 1/2 miles'. This junction is approximately 4.5 miles from Usk Cricket Club.

Proceed along this lane for approximately 0.7 mile and the entrance to Blue Bell Farm can be found on the right hand side with mature trees to either side of the entrance.

Telephone: 01600 714140

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