



PENTRE BACH FARM

LLANTARNAM | CWMBRAN | SOUTH WALES







PENTRE BACH FARM

PENTRE LANE | LLANTARNAM | CWMBRAN | TORFAEN | NP44 7AR

PENTRE BACH FARM OFFERS A RARE HISTORICAL COUNTRY RESIDENCE AND AGRICULTURAL PROPERTY WITH EXCELLENT ACCESSIBILITY TO THE SOUTH WALES ROAD NETWORKS AND SET WITHIN A GREEN JEWEL OF BEAUTIFUL COUNTRYSIDE.

Pentre Bach Farm is situated along a quiet country lane, a short distance from the village of Llantarnam, with excellent accessibility to the M4 (Junctions 25A, 26 & 27). The property is steeped in history, as at one time was held by the Cistercian Monks of Llantarnam Abbey and used as a Grange and reputed Manor. The character farmhouse offers the potential to be developed further into a beautiful country residence especially with the re-development of 'The Great Hall' which adjoins the farmhouse. The collection of outbuildings offer scope for re-development to suit a purchaser's requirements, along with a compact ring fenced and gently rolling block of pasture land and woodland.

- Superb accessible location to all principal South Wales road connections including M4 •
- Beautiful position and situation within open countryside •
- Traditional Grade II* Listed five bedroom Farmhouse •
- Spacious accommodation set out over two floors and connected via two staircases •
- Impressive traditional brick building adjoining Farmhouse referred to as 'The Great Hall' •
- Potential for Conversion/Redevelopment of The Great Hall (subject to the necessary consents) •
- Private courtyard with collection of agricultural outbuildings offering scope for redevelopment •
- Ring fenced block of good grazing pasture/fodder land with well managed deciduous woodland •
- Excellent appeal to agricultural, equestrian, recreation, conservation and sporting interests •

In all approximately 215 acres

Available as a Whole or in three Lots

Lot 1: Pentre Bach Farmhouse, The Great Barn, Outbuildings with 8.50 acres

Pentre Bach Farmhouse Residence: Entrance hallway with cross passage to rear stone arch porch
Kitchen with Breakfast area | Sitting Room | Drawing Room | Spacious Utility Room | Shower Room
Study | Main Staircase to first floor Master Bedroom and two Double Bedrooms Bathroom suite
Rear staircase to two first floor Double Bedrooms

The Great Hall | Traditional & Timber framed outbuildings | Triple Span Dutch Barn
Offered with 8.50 acres

Lot 2: 165 acres of Pasture/Fodder Grassland with Woodland North of Pentre Lane

Lot 3: 41.35 acres of Grassland adjoining South of Pentre Lane

Llantarnam 1 mile • Cwmbran 3 miles • M4 (J.26/Newport 3 miles
Cardiff 15 miles • Severn Bridge (M4) 15 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

Pentre Bach Farm enjoys an excellent accessible location in south-east Wales, being situated in open countryside between the towns of Cwmbran and Newport, a short distance north of the M4. Major road connections are only a short distance away including easy access to three motorway junctions to favour travelling east or west along the M4.

The property has a quiet, tranquil setting being situated within a 'Green Jewel' of countryside and benefiting from a lovely position surrounded by its own land, and beautiful outlook, especially with elevated views towards the Severn Estuary. Pentre Lane provides easy access to the property.

An extensive range of shopping and recreational facilities are only a short car distance away at the highly regarded shopping centres of Cwmbran and Newport. Both centres have recently benefited from significant investment recently including the new Friars Walk shopping and leisure complex at Newport. There are strong primary and secondary schooling at Cwmbran or Newport, with the excellent Rougemont Private School for Boys and Girls nearby at Llantarnam Hall.

The Monmouthshire to Brecon Canal crosses Pentre Lane, a short walk away to the east. Pentre Bach is also well located for utilising the wealth of recreational and leisure facilities available in the region particularly Golf and Dining at the Celtic Manor Leisure Resort, Newport and Sporting/Entertainment events at Cardiff. National Hunt Racing is hosted at Chepstow Race Course, the home of the Welsh Grand National.

There are excellent connections to the main road network with Junctions 25A (east) 26 & 27 all within short easy reach. The A4042 at Llantarnam provides a direct connection to the A40/A465 at Abergavenny. A main line railway station is also accessible at Newport, providing direct connections to Cardiff/Swansea, Manchester, Bristol/Bath and London.





PENTRE BACH FARMHOUSE

Pentre Bach Farm offers a unique and rare historical landed property which was a former Grange and reputed Manor connected with Llantarnam Abbey and the Morgans of Tredegar House at Newport. The property has significant appeal for any purchaser with an interest in historical properties and excellent potential for modernisation. The "Great Hall" adjoined to the eastern elevation of the farm house was a former residence, referred to in historical records "Cefn Vynach" that is Monks- Ridge.

The farmhouse dates back to the 15th Century and has a wealth of historical charm and period features such as stone arch entrance porchway, original mullion windows, traditional beams and flagstone floors. The residence offers 5 bedroom accommodation set over two floors. It has spacious accommodation consisting of living areas to either side of a traditional cross passage.

The stone arched front entrance has a spacious crossed passage providing access to the kitchen/breakfast dining area with a rear staircase to the eastern first floor accommodation. A Sitting room with front aspect outlook is accessed from the kitchen with potential to be utilised as a formal Dining Room if required.

The Drawing room is also accessed from the crossway passage at the centre of the residence. A flagstone laid floor passage provides access to the principal staircase and additional reception rooms.

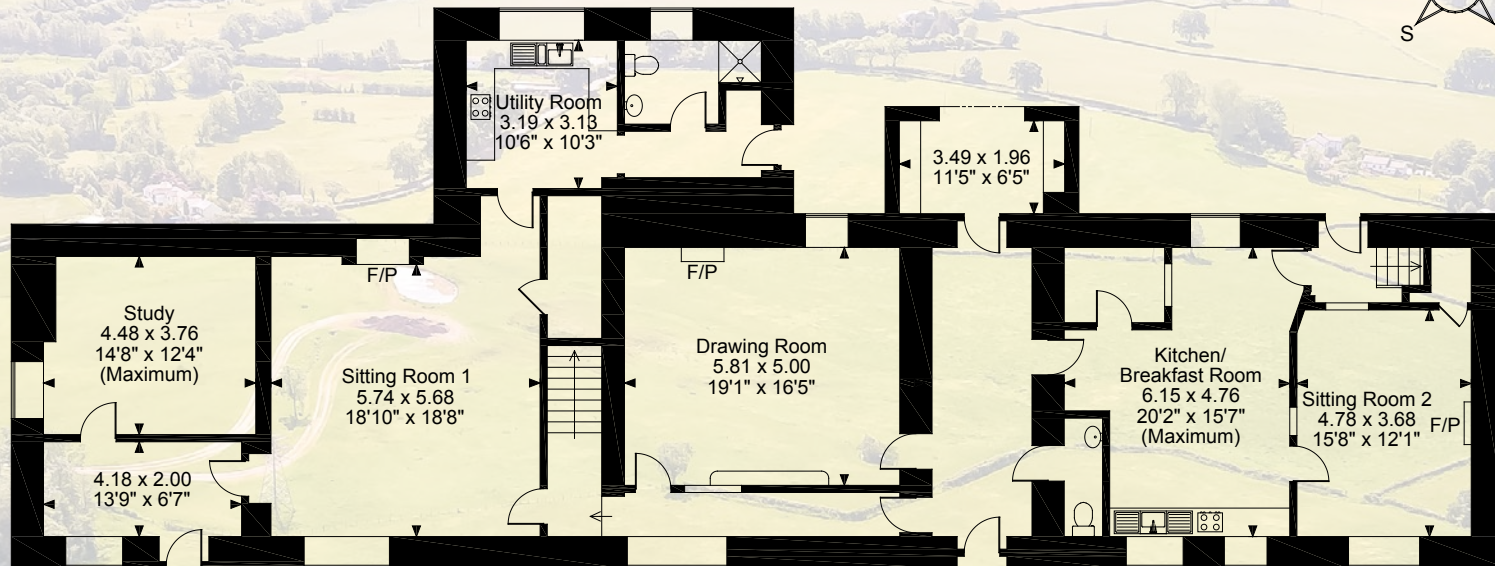
A spacious sitting room with original flagstone floor and feature stone fireplace with woodburner leads to the second reception hallway and the study. A large utility room and shower room is laid out to the rear aspect.

The first floor accommodation is accessed from the principal staircase and leads to an impressive spacious central bedroom, first floor landing, two double bedrooms and a bathroom. The rear staircase serves a further two double bedrooms and bathroom and connects back into the central bedroom.

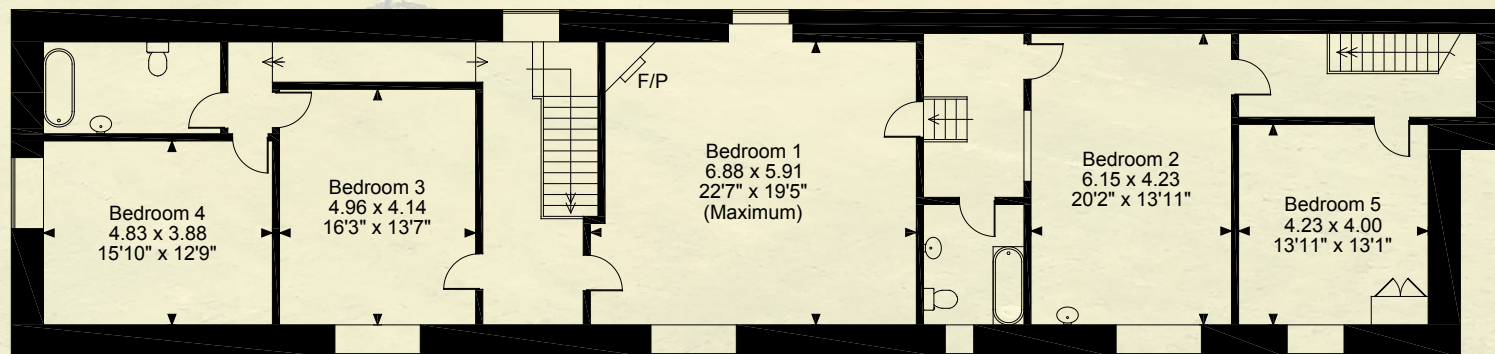
The enclosed lawned gardens to the front and side aspect of the farmhouse sit within the traditional walled garden which would have been originally established by the Cisterian Monks of Llantarnam Abbey when they inhabited the property.



Pentre Bach Farm, Pentre Lane, Llantarnam, Cwmbran, Torfaen
Approximate Gross Internal Area
4289 Sq Ft/399 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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[These plans are for indicative purposes and guidance only, and must not be relied upon as a statement of fact. Your attention is drawn to the Important Notice on the last page of text of the Particulars].

THE GREAT HALL, OUTBUILDINGS & LAND

The Great Hall is an impressive former residence, fronting towards the main access drive. The building has more recently been used as a barn, however with a wealth of character features remaining from its original occupation, such as carved stone fireplaces denoting the former floors. The Great Hall, along with adjoining range of traditional stone buildings offers potential (subject to the necessary consents) for a superb historical building conservation and development project. A second residence may be possible, or incorporation within the spacious existing farmhouse, to form an impressive country residence.

To the north of the farmhouse complex is situated a collection of agricultural buildings connected by a hard standing yard. An open fronted Byre with stone elevations and former brick cow shed may offer additional potential for conversion (subject to all necessary consents) with a timber framed former livestock building and triple span Dutch Barn to the rear of the farmhouse forming useful footprints for potential re-development of other agricultural/equestrian buildings if required.

A traditional stone barn to the side of the rear gardens of Pentre Bach farmhouse may have potential to be utilised as a Garden Room, or similar amenity uses.

Extending north of the farmhouse and buildings is a compact ring fenced block of primary permanent pasture land, which currently has organic status. The majority of the fields provide good agricultural grazing and mowing land with gentle slopes.

The land leads up to Limeklin Wood at the northern most point of the farm which is comprised of a number of mature oak and beech trees, with other deciduous species, which has been well managed for low key timber production and conservation benefits. Some wooded dingles and streams provide excellent shelter and natural water for livestock and was recently used as showcase study for Agroforestry with the Royal Forestry Society.

The principle block of land extending away from the farmhouse complex forms Lot 2 on the Lotting Plan shown on Page 11 of the brochure. Lot 2 extends in total to approximately 165 acres. Independent access exists from Pentre Lane and via Pentre Bach Farm drive (subject to final negotiations if Lot 2 is sold separately to Lot 1).

Separated by Pentre Lane a further parcel of grazing/fodder pasture land is situated to the south of the farmhouse and forms an excellent block of grassland comprising of three field enclosures with natural water supply.

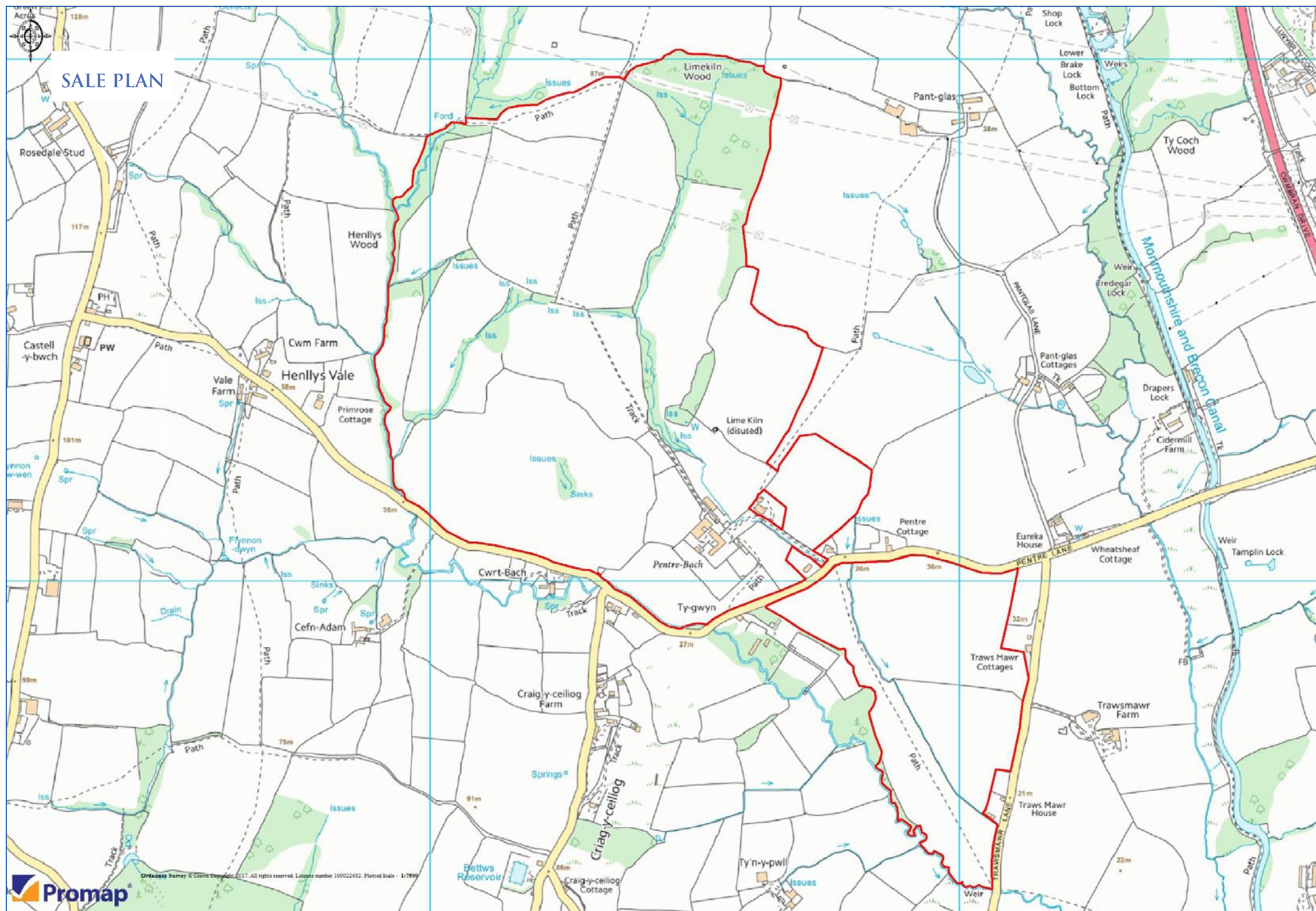
These fields are mainly level and form valuable grazing or hay fields, extending in total to approximately 41.3 acres. This land forms Lot 3 as shown on the Lotting Plan on Page 11 of the brochure.

In all Pentre Bach Farm extends to approximately 215 acres (86.91 hectares) certified Organic with Soil Association Reference no. G4651.

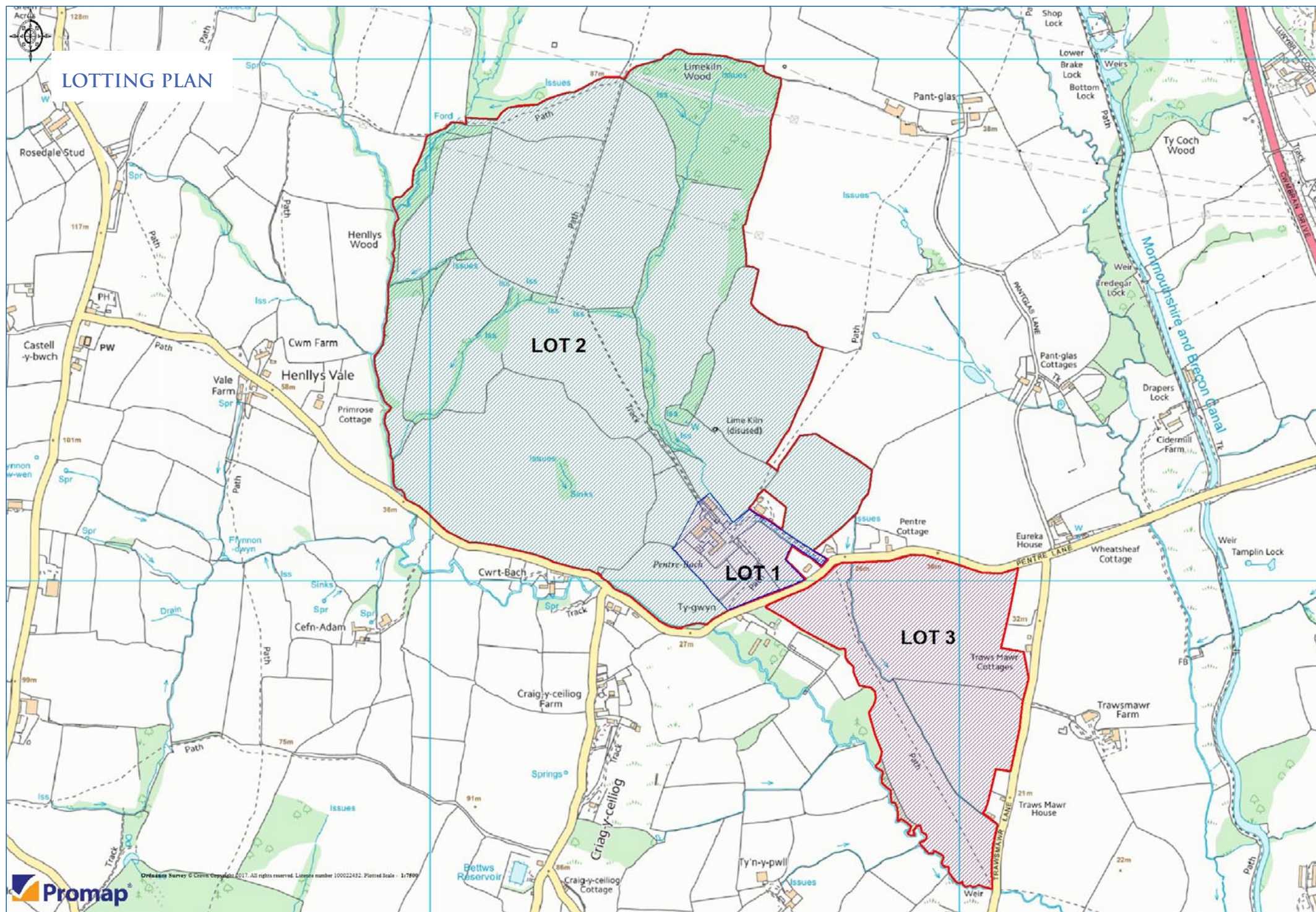




SALE PLAN



LOTING PLAN



KEY INFORMATION

Services: Electricity & mains water are connected to the farmhouse & some outbuildings. Private water supply from well to the land & natural water supplies. Mains water is available to the land. Private foul drainage to septic tank & separate cesspit. Two oil fired central heating boilers to two principal parts of the farmhouse with wood burner/open fires.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements and all private and public rights of way and any other such rights, whether these are specially referred to in these Particulars or not. A right of way for agricultural purposes is proposed to be granted along part of the private drive if Lot 2 is sold separately to Lot 1.

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

Basic Payment Scheme: There are no Basic Payment Scheme Entitlements included in the sale.

Council Tax Band: Pentre Bach Farmhouse Band E.

CADW Listing Reference: Pentre Bach Farmhouse & associated outbuildings – Grade II* Listed Ref. 3126; Limekiln N of Pentre Bach – Grade II Listed Ref. 82036.

Local Authority: Torfaen County Borough Council. Telephone: 01495 762200.

Viewings: Strictly by appointment with the selling agents. A number of viewing days of the property will be scheduled.

Directions: From Junction 26 M4 (A4051) or Junction 25 M4 (A4042) proceed to Rougemont School roundabout (where Cwmbran Drive/Newport Road/Malpas Roads all meet). Take the exit from Rougemont School roundabout for Newport Road (sign posted 'The Three Blackbirds Inn'). Proceed along Newport Road until reaching Pentre Lane on the left at the top of the hill (sign posted 'The Three Blackbirds Inn'). Proceed along Pentre Lane for just over a mile passing over Cwmbran Drive (A4051) and the Brecon to Monmouthshire Canal. Continue straight on at the Trawsmawr lane junction for approximately quarter of a mile and then take the first right into Pentre Bach Farm drive. Postcode NP44 7AR.



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