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Dan Y Skirrid Farm
Llantilio Pertholey | Abergavenny | NP7 8AU



Dan Y Skirrid Farm

A place of joy and wonder, Dan y Skirrid is sheltered into the hillside where the most incredible mountain and valley views can be seen. One such mountain, the Bloreng, is believed to have been the inspiration for the hymn 'All Things Bright and Beautiful,' a worthy testimony to these marvellous surroundings.

"We've lived here for nine years and still can't believe our luck," explains Clare, "we have panoramic views of the most beautiful scenery every day of the year and the wildlife here is as dramatic as the landscape. We often see buzzards, red kite and woodpeckers - even the rare curlews are nesting nearby. The sunsets are incredible and at night, with no light pollution the stars create another wonderful view for us especially when the full moon appears over the mountains. We have this amazing private and peaceful location and as we're only a ten minute drive to Abergavenny we're not in the least bit remote."

It is a lifestyle that most of us would envy – a beautiful 17th Century home that has been completely renovated, full of light and space and surrounded by open countryside with spectacular views. There's such a magical atmosphere about the place during this time, it's a very special place for us."

"We've been astonished at how easy it's been to commute from here," adds Nigel. "The excellent road and rail network is easy to access so that my journeys to work in Berkshire and London have been relatively trouble free. The house has so much potential for a growing family as there's so much space. Our location, bordering Wales and England, gives us an extra advantage for not only do we have the most incredible scenery there is also a greater choice of transport networks, shops, schools and of course cultural and leisure pursuits to enjoy, for example, the Ryder Cup golf course at the Celtic Manor in Newport, salmon fishing on the River Usk and opportunities to enjoy caving and hang gliding, all within a few miles."*

Nigel and Clare

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent



A rare opportunity to purchase a fantastic combination of a beautiful stone farm house, superb equestrian facilities with outbuildings and land of just under 24 acres in a rural location with far reaching views but within easy access of a major 'A' roads. Dan y Skirrid Farm has been much improved over the last 8 years by the present owners including refurbishment of the main house and gardens and upgrading of the equestrian facilities. An attractive stone barn lies at right angles to the main house, planning permission has been obtained from Brecon Beacons National Park to link this barn to the main house and provide two holiday cottages. Whilst the present owners have not converted the barn, it has been fully restored and is presently used as a workshop/store. The accommodation is beautifully presented and includes a spacious drawing room with magnificent fireplace, and double doors to an outside terrace with superb, panoramic views, a dining room with large Inglenook fireplace, a modern bespoke 'farm-house style' kitchen with doors to an outside terrace and access to the rear. On the first floor are 4 bedrooms, 3 en-suites, including the master bedroom with dressing area and en-suite and a staircase leading to a second floor bedroom with bathroom. The bathrooms have all been tastefully updated and a lovely feature is a 'slipper bath' which has been positioned to enjoy views of the spectacular countryside. The front of the house is approached via a long driveway leading to the front of the house and a parking area. The stunning, contemporary front gardens have recently been landscaped taking inspiration from a well-known garden designer who was involved with the National Botanical Gardens of Wales and incorporate an impressive water feature. The mature rear garden is equally impressive with stone terraces affording breath taking views. At right angles to the house is the stone barn. Behind the house is another substantial parking area (not overlooked by the house), 8 loose boxes and a round lunging pen. The property is offered just under 24 acres the majority being pasture, divided into separate fields all having a water supply (self filling troughs fed from a bore hole.)



Accommodation

Entrance Porch

An impressive entrance hall with hardwood turned staircase to first floor with cupboard under. Triple aspect windows. Ceramic tiled floor. Glazed panelled door to :-.

Entrance Hall

An impressive entrance hall with hardwood turned staircase to first floor with cupboard under. Stone step up to Dining Room. Two windows to front. Dado and picture rail. Three radiators.

Drawing Room

19'2 x 18'2 (5.84m x 5.5m)

French doors opening onto side terrace with specular views. Two windows to rear, again with views. Magnificent fireplace with inset cast iron LPG gas 'wood burning stove' on a flag stone hearth. Spot lighting. Dado and picture rails. Three radiators.



Dining Room

14'1" x 13'3" (4.29m x 4.04m)

Double aspect windows with views. Two radiators. Exposed timbers. Large Inglenook stone fireplace with inset bread oven and flagstone hearth.

Kitchen/Breakfast Room

20'4" x 14'3" (6.2m x 4.3m)

A light and spacious room with spectacular views. Bespoke painted fitted handmade kitchen with a range of base and wall cupboards with a combination of oak and tiled work surface over. Inset stainless steel sink drainer. Integral appliances include : dishwasher; microwave/combination oven and stainless steel range with LPG hob and electric grill. Tiled splash backs. Island unit with space for fridge and freezer under. Limestone floor. Cast iron radiator. Door to rear gardens and access to loose boxes and rear parking area. Dining area with corner cast iron log burning stove with tiled hearth and steel flue.

Utility Room/Boot

10'3" x 7'1" (10.3m x 7.1m)

Wooden stable door to rear. Ceramic tiled floor. Radiator. Built-in cupboard. Space and plumbing for washing machine and dryer. Floor mounted boiler and water cylinder.

Cloakroom

Ceramic tiled floor. Opaque window to rear. Low level W.C. Butler style ceramic sink. Radiator:

Staircase with turned balustrade, newel posts and handrail to first floor.





First Floor Landing

Two windows to front. Two radiators. Steps up to inner landing. Staircase to second floor. Vaulted ceiling with skylight. Dado rail.

Master Bedroom

18'1 x 13'7 (5.51m x 4.14m)

Window to side with views. Radiator. Spotlighting. Door to :

Dressing Room

Window to rear with views. Radiator. Built-in wooden wardrobes. Spotlighting. Opening to

En-Suite Bathroom

Window to rear. Radiator. Low Level W.C. Pedestal wash hand basin. Spotlighting. Roll edged 'slipper' bath with claw feet positioned to enjoy the views whilst bathing! Fully tiled surround.

Bedroom 5/Study

13'11 x 7'2 (4.24m x 2.18m)

Window to rear. Radiator.



Inner Landing

Two windows to front with views. Radiator. Exposed timbers. Dado rail. Built-in cupboard.

Bedroom 2

12'6 x 9'3 (3.81m x 2.82m)

Window to front. Radiator. Built-in oak wardrobes. Door to :

En-Suite Bathroom

Wooden floor with spotlight inset. Window to rear. Low level W.C. Pedestal wash hand basin with mixer tap. Dado rail. Roll edged bath with hand held shower. Extractor fan. Tiled splash backs.

Bedroom 3

13'7 x 10'10 (4.14m x 3.3m)

Window to rear. Radiator. Spot lighting. Access to loft. Built-in storage cupboard. Exposed timbers. Door to en-suite :

En-Suite Shower Room

Limestone floor. Pedestal wash hand basin. Low level W.C. Chrome towel radiator. Spot lighting. Walk in shower cubicle with fully tiled surround. High level internal window. Extractor fan.

Second Floor Landing

Vaulted ceiling with skylight. Built-in storage cupboard. Spot lighting.

Loft Bedroom

18'1 x 11'4 (5.51m x 3.45m)

Triple aspect room with breath-taking views. Under eaves storage and access to loft storage.

Bathroom

Wooden floor. Skylight to rear elevation. Radiator. Low level W.C. Pedestal wash hand basin with tiled splash back. Panel bath with hand held shower head. Built in storage cupboard. Access to loft. Spot lighting.



Outside

Outbuildings

Stone Barn

37'8 x 18'5 (11.48m x 5.61m)

Planning consent has been granted by Brecon Beacons National Park under reference number M20734 to link the barn to the main farm house and convert the barn to two holiday cottages. Whilst the present owners have not completed the conversion, they have fully restored the barn and prepared the barn for the completion of internal works. At present the barn is used for storage. Large double wooden doors and single door to rear. Two windows to front and side. Three arrow slit windows to front and two more to the rear. Power and light.

Workshop (part of stone barn)

20'5 X 9'4 (6.22m x 2.84m)

Forming part of the stone barn with planning consent. Double doors to side. Power and lighting.

Stable Block to Rear of House

32'11 x 59'9 (10.03m x 18.21m)

Part stone faced barn with eight 12' x 12' stables plus feed room. Power, lighting and water supply plus self-filling water drinkers throughout.

Lunging Ring

47'9 (14.55m) (diameter)

Rubber and sand floor, round lunging ring with stockboarding panelled sides.

Gardens and Land

Gardens

The front of the house is approached via a long driveway continuing to a parking area to the side of the house with hard standing for several vehicles.

The front of the house is entered via a wooden 5 bar gate leading to a beautiful contemporary garden with much colour and a striking stainless steel water feature. The professionally designed gardens have been completed within the last year and incorporate a stone terrace. The rear garden is equally impressive with lawns, mature shrubs and trees and planted beds with stone retaining walls. A vegetable/kitchen garden lies to the rear of the barn. From all aspects there are breath taking views towards the mountains and open countryside.





Land

The house is offered with land amounting to just under 24 acres, the majority of which is divided into paddocks with stock proof fencing and self filling water troughs in each field (bore hole fed). The land is in good heart and all fields are well sheltered with mature hedges and trees. NB There is a right of access across the driveway in favour of a neighbouring land owner. There is also a public footpath across the fields. NB Further pasture land and ancient woodland available by separate negotiation.

Services

The house has an oil fired central heating system. LPG Gas for the range hob. Mains electricity. Private water supply (bore hole). Septic tank drainage. Telephone line currently installed (subject to telephone transfer regulations) and broadband.

Location

The property is located approximately 2 miles from the historic market town of Abergavenny, 1 mile from the A465 and 3 miles from the Hardwick roundabout which gives access to the A40, A449 which in turn link to the M4/M5 and M50 motorway network. Both the County town of Monmouth and the Cathedral City of Hereford are approximately 20 miles.

Main line railway stations can be found in both Abergavenny and Hereford. The house is within a few miles of a Waitrose supermarket and a wide range of amenities can be found in Abergavenny including a theatre and cinema. Triley Fields Equestrian Centre offers indoor equestrian facilities and other equestrian facilities, the centre can be accessed on horseback via a bridleway leading to the lane on which the farm is situated or alternatively, approximately 5 minutes' drive away. The farm is situated within the Brecon Beacons National Park and there are a number of outdoor activities offered locally. The market town of Abergavenny and the Monmouthshire area generally has become well known for its excellent local food produce and a number of first class restaurants are within a 10 mile radius of the house.

Wayleaves, easements and rights of way


The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

Directions

From Abergavenny take the A465 towards Hereford. Continue along the A465 and take the second right hand turning signposted Pen-Y-Parc (this turning is just after a left hand turning to Abergavenny). Continue along the lane and when reaching a junction with a grass triangle in the middle take the right hand fork. Continue along the lane for circa half a mile until reaching the entrance to Dan y Skirrid Farm on the left hand side.



Energy Performance Certificate



Das-y-Skidd, Llantfa Perthole, ABERGAVENNY, NP7 8AU

Dwelling type: Detached house
Date of assessment: 16 August 2012
Date of certificate: 16 August 2012


Reference number: 3432-7038-0100-3134-1002
Type of assessment: RDEAP, existing dwelling
Total floor area: 213 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 5 years:	£7,833
Over 5 years you could save	£3,763

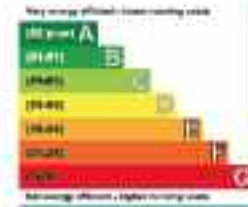
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£270 over 5 years	£270 over 5 years	
Heating	£7,283 over 5 years	£3,524 over 5 years	
Hot Water	£270 over 5 years	£270 over 5 years	
Total	£7,833	£4,068	


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

Key energy efficient home rating scale



Current Potential






The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 5.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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

Recommended measure	Indicative cost	Typical savings over 5 years	Available with Green Deal
1. Floor-to-roof insulation	£1,500 - £2,000	£1,080	
2. Internal or external wall insulation	£4,000 - £14,000	£7,000	
3. Photo insulation	£000 - £1,000	£420	

See page 5 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/saveenergy or call 0300 123 1234 (standard national rate). When the Green Deal matures, it may allow you to make your home warmer and cheaper to run at no up-front cost.



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