



## Lower Penlasgarn Farm

Lasgarn Lane, Trevethin,  
Pontypool, NP4 8TR

A very appealing smallholding with traditional Farmhouse, Granary stone barn with planning consent for conversion to a two/three bedroom dwelling, along with stables, agricultural barn and ring fenced parcel of grazing pasture fields

- Detached four bedroom traditional farmhouse requiring modernisation •
- The Granary detached stone barn with planning consent for residential conversion •
- Stables, Outbuildings, Barn & large yard •
- In all approximately 21.52 acres •



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# Lower Penlasgarn Farm, Lasgarn Lane, Trevethin, Pontypool, NP4 8TR

Lower Penlasgarn Farm forms a very appealing Smallholding situated in a very accessible location, near Pontypool, in South-East Wales.

The property comprises a traditional four bedroom farmhouse requiring some modernisation and refurbishment and with potential for extension/reconfiguration. There is also the opportunity to convert a detached stone barn into a two bedroom dwelling.

With a useful range of outbuildings including Stabling and large agricultural barn, and good grazing pasture fields wrapping around the farmhouse and buildings, Lower Penlasgarn Farm offers an excellent Smallholding package for any agricultural, equestrian or rural property purchasers.

Trevethin – 0.5 miles • Pontypool / A472 – 2.8 miles  
Newport / M4 – 10.5 miles • Abergavenny – 14 miles

## Location & Situation

Lower Penlasgarn Farm enjoys a convenient and accessible location a short distance from the settlement of Trevethin, which has a host of local facilities and amenities including retail outlets and Welsh medium secondary school, Ysgol Gyfun Gwynllyw. Trevethin forms one of the outer suburbs of Pontypool, situated to the south of the Brecon Beacons National Park.

Further extensive facilities and amenities are situated within Pontypool, along with the neighbouring town of Cwmbran. There are excellent road connections at Pontypool to Newport/M4, Usk and Abergavenny. Direct rail services to Newport & Cardiff are available from Pontypool & Cwmbran train stations.



## The Farmhouse

The traditional farmhouse is situated centrally within the landholding, along with a collection of traditional outbuildings, and large agricultural barn. The farmhouse has an appealing character and comprises of stone construction with slate tiled roof. The front aspect has exposed warm stone, with rendered and painted elevations to the other aspects, and uPVC double glazed windows throughout. The dwelling is in need of some further modernisation and refurbishment throughout, and offers a purchaser the opportunity to configure and refurbish to their own requirements. There is potential for the existing dwelling to be extended, possibly to incorporate part of a former traditional stone barn that is now redundant, however adjoins the western aspect.

The existing accommodation is set out over two floors;

**Entrance Porch** with external entrance door and door opening into open plan Kitchen & Dining Area;

**Kitchen** with range of fitted wall & base wooden units & worktop; sink & drainer; feature LPG Gas Rangemaster; window to side aspect; Quarry tiled floor throughout;

**Dining Area** with raised stone hearth fireplace with fitted Wood Burner and window to side aspect; door through to Sitting Room;



**Inner Hall** with door to Shower Room; Staircase to first floor landing; under stairs cupboard;

**Shower Room** with tiled floor and timber panelling; enclosed shower cubicle; WC & pedestal basin;

The first floor accommodation is accessed from a central staircase located in the Inner Hall to a first floor landing which provides access to;

**Bedroom 1** large double bedroom with front aspect window & walk in dressing area;

**Bedroom 2** double bedroom with rear aspect window;

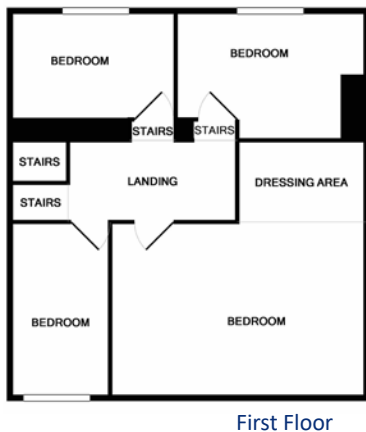
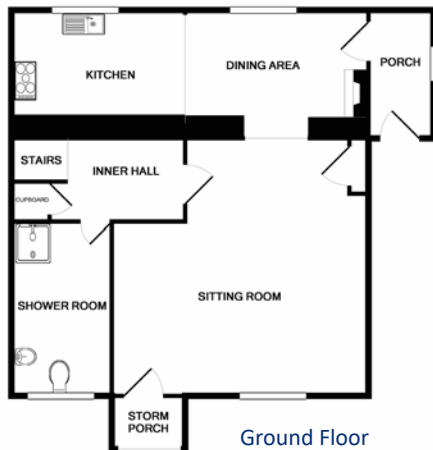
**Bedroom 3** double bedroom with rear aspect window;

**Bedroom 4** single bedroom with front aspect window;



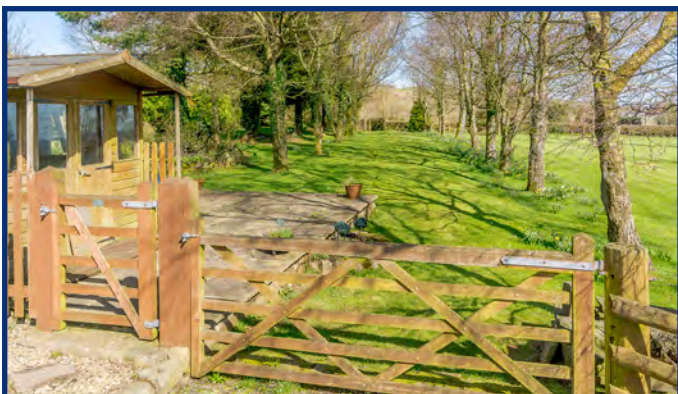


## Farmhouse Accommodation Floorplan



## Gardens

To the east of the farmhouse is a large enclosed lawned garden with avenue of trees, along a former driveway, which has potential to be reinstated, should independent access be required to The Granary Barn. A timber summerhouse with patio terrace is situated within the Garden area, and extensive area of lawn for amenity use. A number of ornamental trees are informally planted around the fringe of the lawned area.



## The Granary Barn

An extensive courtyard lies to the front aspect of the farmhouse, with attractive two storey Granary Barn, with stone steps to the first floor accommodation, and single storey stone range to the southern elevation. The Barn has previously had planning consent granted under Planning Reference 10/P/00415(E), dated 11th January 2011, for Conversion into a Residential dwelling. The Approval Notice & approved drawings are available from Powells upon request. The vendors believe this planning consent to be implemented due to the planning conditions that were discharged prior to the expiry date of the application. All parties are to make and rely upon their own enquires in respect of the implementation of the planning consent.

## Outbuildings

Within the front courtyard, opposite The Granary Barn, is a further range of stone/block buildings with two storey stone and slate Hay Barn and single storey range which is currently used as stabling with three stables. The former concrete block parlour is situated to the front of the buildings. The buildings offer potential to be re-developed (subject to the appropriate planning consents) to suit a purchasers own requirements. An extensive yard area, previously used for fodder/ machinery storage lies to the rear aspect of the outbuildings. A large four bay timber framed agricultural building lies to the rear aspect of the farmhouse. The outbuildings are accessed via a second separate driveway access from Lasgarn Lane, than the drive that serves the dwelling & courtyard.



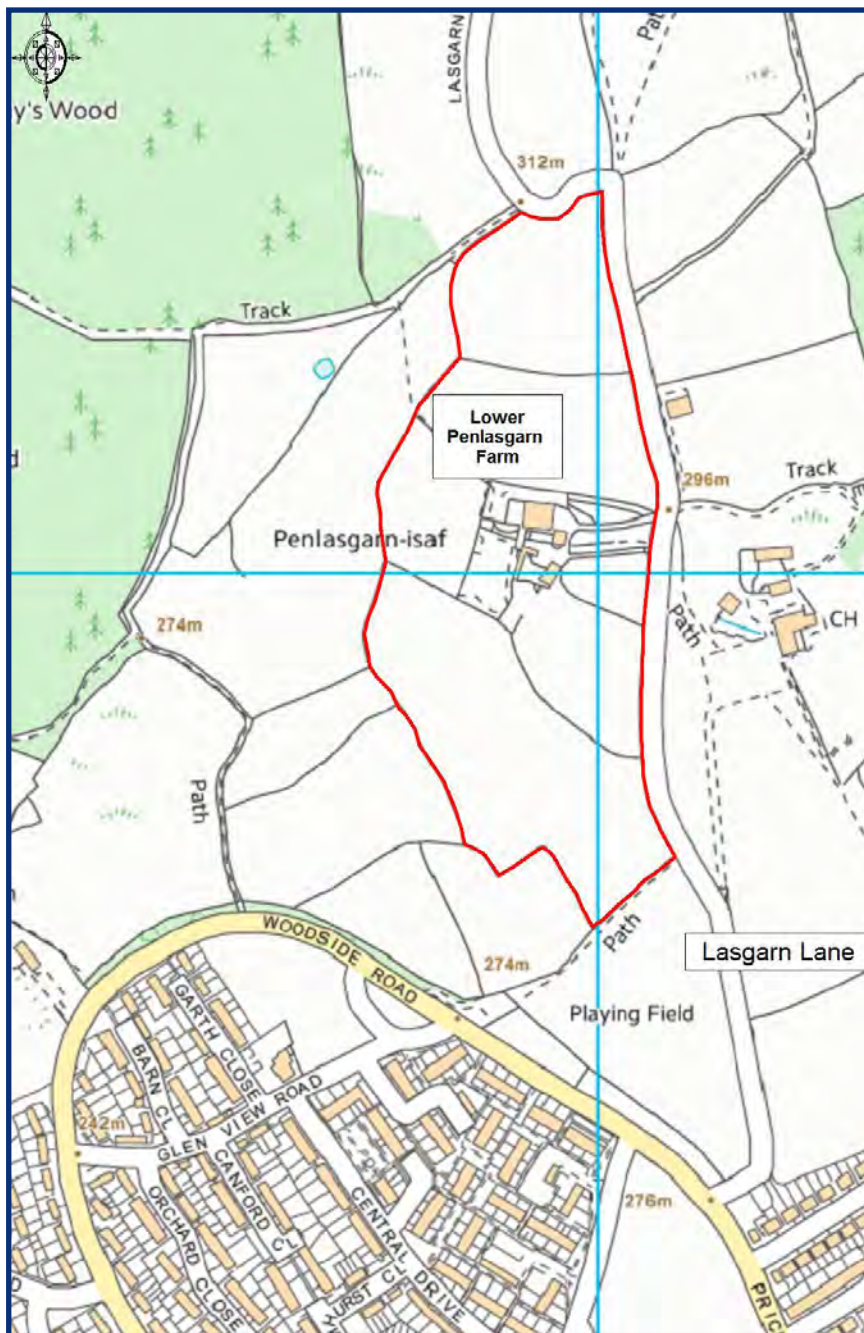
## The Land

The land comprises of five principal enclosures which offer excellent grazing and/or fodder grass fields. The land is gently sloping and has potential to be sub-divided further if required.





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## Services

Lower Penlasgarn Farm is connected to electricity and mains water. Central heating and hot water is provided by an oil fired boiler and woodburners in Dining Area & Sitting Room. LPG Rangemaster in Kitchen. Foul drainage to septic tank.

## Tenure

Freehold with vacant possession upon completion.

## Local Authority

Torfaen County Borough Council.

Lower Penlasgarn Farm is listed as Band C for Council Tax.

## Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit of, all existing Wayleaves, Easements and any Public and Private Rights of Way, that currently exist, whether these are specifically referred to in these particulars or not.

## Directions

From A472 at Pontypool take the A4043 signed Abersychan, proceed north, passing straight over three roundabouts on the A4043. Turn right into Hospital Road immediately prior to a Texaco Garage on the right hand side. Proceed along Hospital Road up a gentle hill until reaching the junction with Leigh Road. Turn right and proceed along Leigh Road until reaching a junction with Church Avenue. St Cadocs Church will be visible to the right. Turn left into Church Avenue and proceed up the hill, over the mini-roundabout and continue up Church Avenue towards the top of the hill. Lasgarn Lane is signposted on the right hand side. Turn into Lasgarn Lane and follow the lane, passing the entrance to Pontypool Golf Club on the right hand side. Lower Penlasgarn Farm is the next property on the left.

## Viewings

Viewings are strictly by appointment with the Selling Agents.

Please contact Powells: 01600 714140



Singleton Court Business Park, Monmouth, NP25 5JA  
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