



# DUFFIELDS FARM

REDBROOK | MONMOUTH | MONMOUTHSHIRE







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DUFFIELDS FARM IS SITUATED WITHIN THE STUNNING COUNTRYSIDE OF THE PRESTIGIOUS WYE VALLEY ON THE MONMOUTHSHIRE / GLOUCESTERSHIRE BORDER, CLOSE TO THE WELSH BORDER TOWNS OF MONMOUTH AND CHEPSTOW

*Duffields Farm offers two traditional character residences situated in an attractive private courtyard setting, with scope for further expansion of the existing residential accommodation, along with two traditional buildings, with potential for alternative uses. The courtyard is situated in a superb elevated position with far reaching uninterrupted views of the stunning Wye Valley.*

Superb location close to Monmouth & principal road connections  
 Excellent situation within the Wye Valley Area of Outstanding Natural Beauty (AONB) • Private position enjoying stunning views • Traditional four bedroom farmhouse residence with accommodation set out over three floors  
 Three bedroom barn conversion (No. 3 Duffields) with scope for further extension  
 Stone outbuildings with potential for conversion to alternative uses  
 Dutch Barn offering scope for stabling or machinery/fodder storage  
 Good pasture grazing land • In all 64.21 acres – available with only 32.72 acres if required • Wonderful wildlife appeal with adjoining Forestry • Wealth of recreational & leisure opportunities in Wye Valley and wider region

**In all approximately 64.21 acres**

Duffields Farmhouse Residence: Spacious Utility Room • Kitchen with Breakfast area • Sitting Room • Stairs to first floor landing with two first floor double Bedrooms • Bathroom • Stairs to second floor landing with double bedrooms Shower Room • Separately accessed Storage Rooms

No. 3 Duffields Barn Conversion: Kitchen • Dining Room • Sitting Room  
 Stairs to first floor landing with three double bedrooms • Bathroom  
 Stairs to second floor Storage Room

Redbrook Village 0.5 mile • Monmouth 2.8 miles  
 Chepstow 14 miles • Gloucester 22 miles

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

Duffields Farm enjoys an excellent location surrounded by stunning open countryside which is designated within the Wye Valley Area of Outstanding Natural Beauty on the Monmouthshire / Gloucestershire border, a short distance outside of the popular riverside village of Redbrook. An extensive range of shopping and recreational facilities are only a short car distance away at the Historic Border town of Monmouth. The town boasts excellent schools, especially Haberdashers Private School for Boys and Girls, and an up-market traditional shopping street, along with boutique shops, Waitrose supermarket, M&S Food Store and an extensive range of recreational and leisure facilities/clubs.

Situated along a private road, which serves only a handful of properties, Duffields Farm enjoys a private position with no immediate neighbours to the courtyard, which benefits from stunning uninterrupted views over open countryside.

There are excellent connections to the main road network with the A466 at Redbrook directly connecting to Monmouth and Chepstow. Access to the M4 via the A40/A449 and M50 via the A40 is easy from Monmouth with the M48/M4 easily connected to at Chepstow. A main line railway station is also accessible at Chepstow.

An abundance of tourism and recreational activities exist within the Wye Valley and wider region, especially within the beautiful Usk Valley which is only a stone's throw away and Brecon Beacons National Park located to the north of Abergavenny. The quaint villages of Tintern and Trellech are popular villages for residents or tourists to visit in the area.





## THE PROPERTY

Duffields Farm offers an excellent rural residential property package with two independent dwellings providing scope for multi-generation living, or for the second dwelling to be utilised as a revenue generating investment such as a holiday / residential let. The opportunity exists to develop the residential accommodation of both current dwellings into the additional storage areas adjacent.

Duffields Farmhouse offers four bedroom accommodation set out over three floors. The principal access is via a spacious Utility Room with Storage Room and Wood Store. A timber staircase in the Storage Room leads to further useful storage on the first and second floor, which has potential for further development to residential accommodation (subject to any necessary consents). These Storage Rooms sit between Duffields Farmhouse and the barn conversion, known as No.3 Duffields, should these be converted to provide independent accommodation in the future and become known as No. 2 Duffields.

A door from the ground floor Storage Room/Wood Store leads into the farmhouse Kitchen with breakfast area. A further dining area is accommodated in the adjoining Sitting Room which has a wealth of character features such as exposed beams and stone surround fireplace, with fitted woodburner. French doors open into the front courtyard.

The first & second floor accommodation each provide for two double bedrooms, along with a bathroom serving the first floor bedrooms and shower room serving the second floor bedrooms.

No. 3 Duffields comprises an independent three bedroom dwelling, which is link connected with an impressive traditional building and with scope to extend the residential accommodation on the second floor and into the adjacent accommodation. The principal accommodation at present comprises an entrance hall leading into Dining Room, with an open plan character into the Sitting Room and separate Kitchen area. A staircase from the Dining Room leads to a landing area serving all three double Bedrooms and a family Bathroom with further staircase to the second floor accommodation currently used as storage.

Both Duffields Farmhouse and No. 3 Duffields have private garden areas to the side / rear of the properties, with Duffields Farmhouse enjoying a spacious vegetable garden, and more formal lawned gardens with shrub borders and stone features alongside the entrance driveway. An attractive raised stone flower bed also runs along the front of the terrace of No. 3 Duffields.

# DUFFIELDS FARMHOUSE



GROUND FLOOR

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements, levels, elevations, areas and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as a basis for any building application. The services, systems and equipment shown here are not to be taken as a guarantee as to their availability or efficiency can be given.  
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1ST FLOOR



2ND FLOOR

# NO. 3 DUFFIELDS



GROUND FLOOR

1ST FLOOR



1ST FLOOR

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## BARN & LAND

To the front aspect of the existing dwellings and contained within the courtyard are two traditional stone barns, known as 'Cider Barn' and 'Pigeon Loft Barn'. Both barns currently have two storey accommodation and are used as a workshop, storage and with racing pigeon aviaries above. The barns have potential for conversion to alternative uses and a planning consent is currently being pursued by the vendors for conversion to two holiday let units. If successful, and the barns are converted, this would make a valuable source of potential additional revenue. Other potential uses may also be permitted, such as ancillary residential use, subject to obtaining the necessary consents.

A useful Dutch Barn building currently used for storing machinery is situated adjacent to the entrance, with separate access from Duffields Lane.

Several enclosures of good permanent pasture land wrap around the courtyard to three aspects which slopes down to the boundary with the adjacent Forestry land. Some of this land forms traditional hay meadows which can be cut for fodder, whilst some of land is more steeply sloping and more suited to extensive grazing. The land surrounding the farmstead extends to approximately 32.72 acres.

Separated by only Duffields Lane a further parcel of grazing/fodder grassland is situated to the west of the lane and comprises of two field enclosures along with a small area of woodland. These fields are mainly level and form valuable fields for Duffields Farm, extending in total to approximately 31.49 acres.

In all Duffields Farm extends to approximately 64.21 acres (25.99 hectares).



## KEY INFORMATION

**Services:** Mains electricity, private water supply from borehole, private drainage to independent septic tanks. Oil fired central heating to Duffields Farmhouse with Woodburner and Calor Gas heating to No. 3 Duffields with Woodburner.

**Wayleaves, Easements & Rights of Way:** The property is offered with all existing wayleaves, easements and all private and public rights of way and other such rights, whether these are specially referred to in these Particulars or not.

**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:** Duffields Farmhouse Band E – No. 3 Duffields Band F

**Local Authority:** Monmouthshire County Council. Telephone: 01633 644644.

**Viewings:** Strictly by appointment with the selling agents.

**Directions:** From Monmouth take the A466 to Chepstow, crossing over Wye Bridge. At the mini roundabout take the second exit, signposted 'Tintern/ Chepstow', staying on the A466. Proceed several miles along this road following the River Wye until reaching Redbrook village. Take the first left signposted 'Newland'. Proceed up the hill passing underneath the former railway bridge. Approximately 300m after the bridge is a private lane on the left. Proceed up this lane and Duffields Farm can be found on the right hand side. Postcode: NP25 4LU.

### Powells Chartered Surveyors, Land & Estate Agents

Singleton Court Business Park

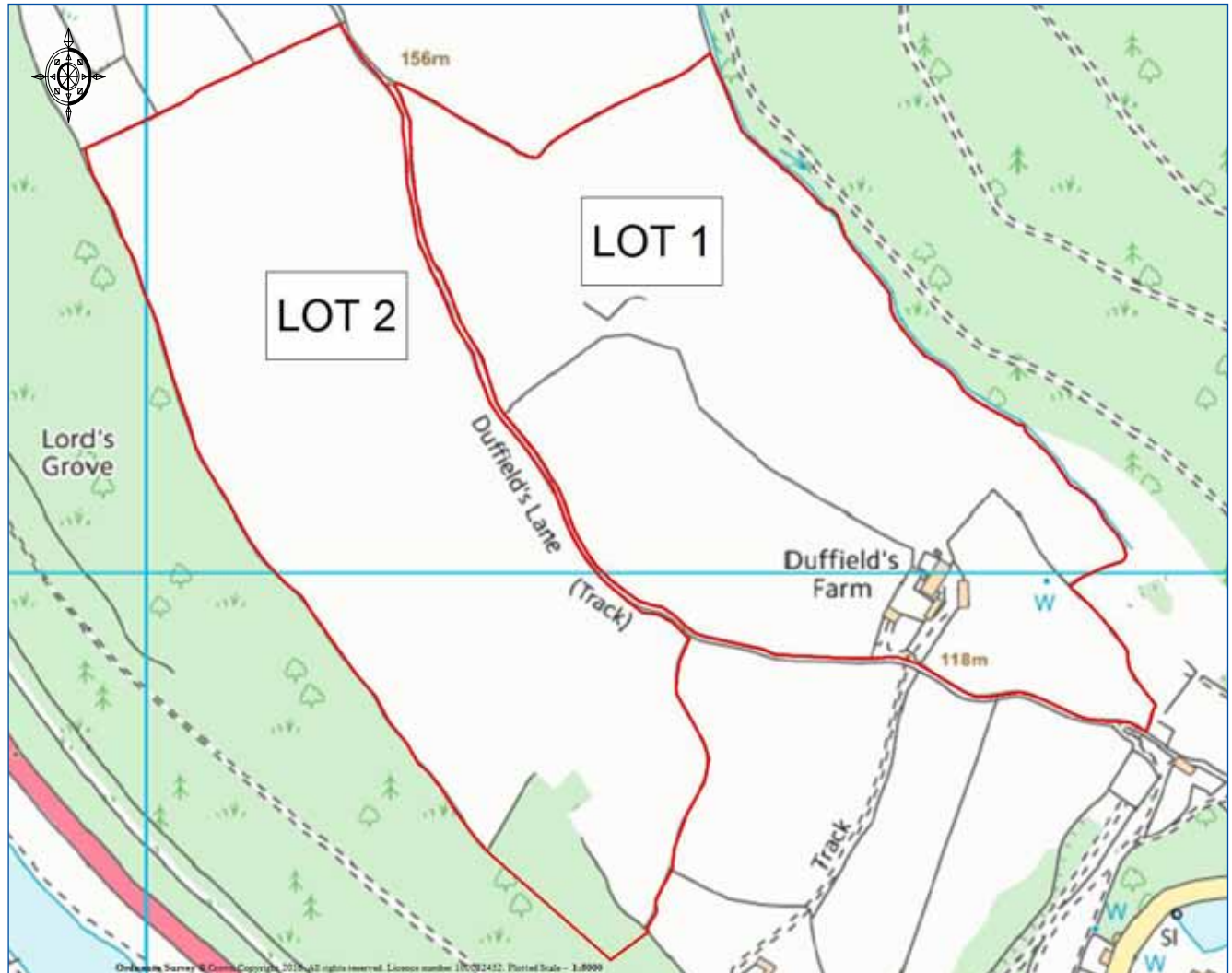
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NP25 5JA

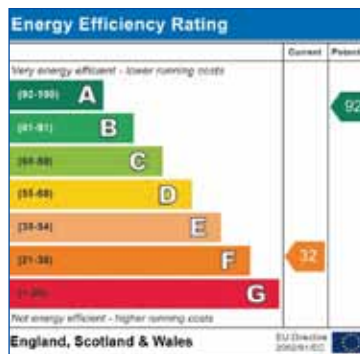
Telephone: 01600 714140

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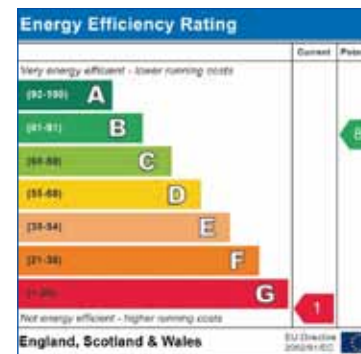
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Duffields Farmhouse



3 Duffields



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