



# Wain-y-Parc Farm

## Trelleck Grange, Chepstow Monmouthshire, NP16 6QW

A beautiful small farm situated in a wonderful location and position within the Wye Valley and offering an attractive family residence along with self-contained cottage, modern buildings and stable yard

- Spacious six bedroom character property • Potential for self-contained annex •
- Self-contained two bedroom cottage • Extensive range of outbuildings •
- Equestrian stable yard • Excellent ring fenced grazing fields •
- In all approximately 60 acres •



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*Wain-y-Parc Farm is an attractive and appealing country property offering a small farm or landed rural property package with diverse potential income streams.*

The principal residence provides for a six bedroom property with character accommodation throughout. Additional single storey accommodation provides scope for a self-contained annex to be created if required adjacent to the main residence.

A self-contained two bedroom cottage, known as Stable Cottage, adjoins the main residence and currently provides a useful investment income. The property also has a small stable yard with loose boxes, office/studio room, fodder store and tack room along with a collection of modern construction agricultural buildings.

An attractive wildlife pond and parcel of woodland lie to the north of the farmhouse with several good grazing paddocks extending from the modern agricultural buildings and yard.

The land, which principally comprises of large gently sloping grazing pasture or hay meadows, extends in a compact ring fenced parcel mainly to the east of the yard and buildings. In all this beautiful property extends to approximately 60 acres.

Llanishen – 2 miles • Trellech – 2.8 miles

Chepstow – 6.5 miles • Monmouth – 8.2 miles

## Location & Situation

Wain-y-Parc Farm enjoys an excellent location close to the Monmouthshire / Gloucestershire border, situated in stunning open countryside within the Wye Valley Area of Outstanding Natural Beauty.

The property is situated close to the hamlet of Trelleck Grange, with the villages of Llanishen and Trellech close by. The Welsh Border towns of Monmouth and Chepstow, which offer a wide range of amenity, educational and recreation facilities are within easy travelling distance.



## Wain-y-Parc Farm Residence

The principal residence is an attractive character property having been converted from a former traditional granary barn. The residence offers extensive and spacious accommodation which briefly comprises;

**Entrance Hallway** (4.63m x 3.18m) with natural flagstone floor, doors to principal reception rooms and kitchen accommodation with under stairs study, cloakroom with WC and stairs to galleried first floor landing;



**Sitting Room** (6.93m x 5.0m) spacious reception room with windows and patio doors to front and rear aspects; Jotul wood burning stove;

**Dining Room** (5.92m x 4.69m) windows to side aspects and patio doors to front aspect; flagstone hearth with Jotul wood burning stove;

**Kitchen** (9.37m x 6.14m maximum) with spacious double dining areas and an extensive range of fitted solid wood wall and base units and work surfaces. Inset butler sink, pantry cupboard, brick surround alcove housing Stanley oil fired Range, door through to further accommodation / potential annex accommodation; double doors from breakfast area to rear garden;

**Rear Hall** accessed from Kitchen with outside doors to side and rear gardens, storage cupboard and door leading into office and passage to secondary kitchen;

**Office** (3.34m x 2.37m) with window to side aspect;

**Secondary Kitchen** (5.40m x 4.33m maximum) with fitted wall and base units with worktop, twin full height storage cupboards, stainless steel kitchen sink, space for white goods and slate hearth with Jotul wood burning stove; door continuing through to;

**Laundry / Utility Room** (4.09m x 2.92m) window to side aspect with extensive storage units and stainless steel deep double sink unit with drainage and plumbing for washing machine & drier; outside door to rear garden;

The first floor accommodation is all accessed via the staircase in the Entrance Hallway to a split level galleried landing;

**Master Bedroom** (5.48m x 4.55m) large double master bedroom with double built in wardrobes fitted with mirrored glass sliding doors; ensuite bathroom;

**Bedroom 2** (4.71m x 3.52m) large double bedroom with ensuite bathroom including airing cupboard;

**Bedroom 3** (4.77m x 3.60m) large double bedroom with double aspect Velux windows with walk in wardrobe and ensuite bathroom;

**Bedroom 4 / Study** (3.35m x 1.86m) single bedroom or study with Velux roof lights;

**Bedroom 5** (3.51m x 3.51m) double bedroom with window to front aspect and ensuite shower room;

**Bedroom 6** (4.39m x 3.86m) double bedroom with window to rear aspect and ensuite shower room.



## Wain-y-Parc residence accommodation

### Stable Cottage

Forming a semi-detached, yet self-contained, two bedroom cottage adjoining the principal residence, Stable Cottage offers excellent residential investment income, or secondary self-contained family/holiday accommodation. Stable Cottage is currently let out to a tenant under an Assured Shorthold Tenancy Agreement providing useful investment income. Further details of the tenancy agreement are available on request.

The accommodation briefly comprises of a Kitchen and Dining Area, separate Sitting Room with stairs to first floor accommodation which comprises of a large double bedroom, second bedroom and bathroom.



### Stable Yard

Situated around a compact concrete yard is an extensive collection of equestrian facilities, providing for up to nine stables. Six loose boxes are used for stabling, with three boxes currently being used for a studio office/domestic storage. A built in fodder store with roller shutter door and secure tack room also form part of the stable yard. The yard offers excellent potential for the private stabling of multiple horses, or a livery enterprise.



### Agricultural / Equestrian Buildings

An extensive collection of modern construction agricultural buildings lie to the east of the residential accommodation and Stable Yard. A further four bay building provides for a useful implement / fodder barn.



### Land

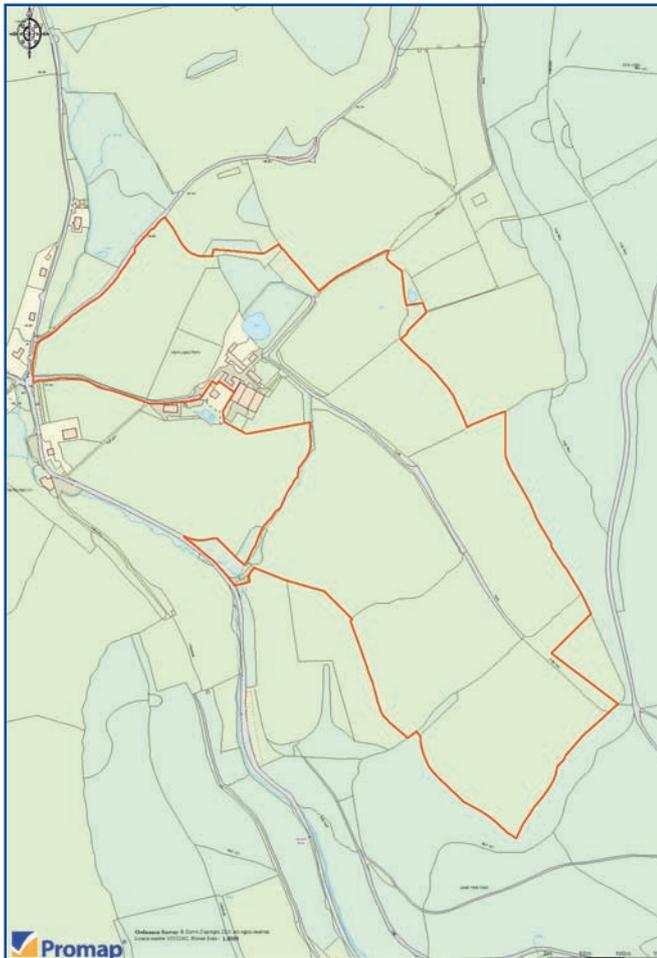
The land forms an excellent ring fenced parcel of mainly gently sloping pasture land with approximately 1 acre of woodland and a wildlife pond to the rear of the residence. The fields are all principally large enclosures, with some sub divided paddocks. The land offers good grazing or fodder fields and with potential for further post and rail paddocks to be extended further if required.

The land adjoins extensive areas of Forestry offering excellent outriding potential. There is an alternative access direct from the Council lane into the eastern most parcel of land. The land is currently let under a grazing licence for cattle grazing until 31st October 2015. In total Wain-y-Parc Farm extends to approximately 60.15 acres (24.34 hectares).



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## Services

Wain-y-Parc Farm Residence and Stable Cottage are both independently connected to electricity and a private water supply. The heating of both properties is by independent oil fired central heating. Private drainage to septic tank.

## Fixtures & Fittings

All internal fixtures and fittings are excluded from the sale, however may be available by separate negotiation.

## Tenure

Freehold with vacant possession upon completion, subject to a grazing licence on the land which runs until 31st October 2015. Vacant possession will be available to Stable Cottage on completion.

## Local Authority

Monmouthshire County Council: Tel – 01633 644644  
Wain-y-Parc Farm is Band H for Council Tax purposes.  
Stable Cottage is Band E for Council Tax purposes.

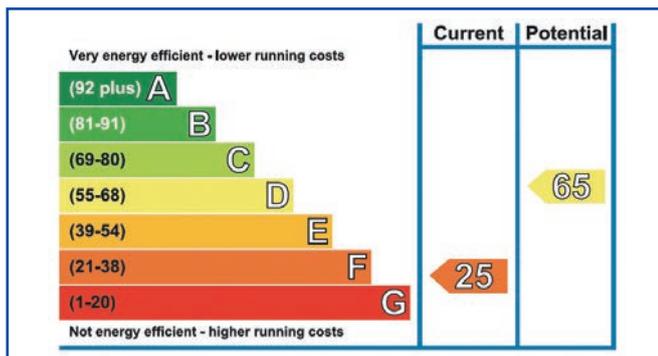
## Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all existing Wayleaves, Easements and Public and Private Rights of Way, whether they are specifically referred to in these particulars or not. A Public Right of Way crosses part of the property.

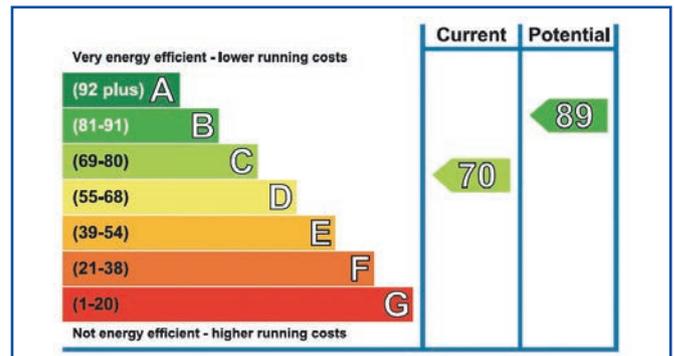
## Directions & Viewings

For detailed directions and viewing arrangements please see the accompanying Brochure Covering letter, or contact a member of the Powells Agency team.

## Energy Performance Certificate Rating for Wain-y-Parc Farm Residence



## Energy Performance Certificate Rating for Stable Cottage



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