



BRYN EDRYCH FARM

THE HENDRE | MONMOUTH | MONMOUTHSHIRE





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BRYN EDRYCH FARM OFFERS A SUPERB LIVESTOCK HOLDING SITUATED IN EAST MONMOUTHSHIRE, CLOSE TO THE WELSH BORDERS, WITH RECENTLY CONSTRUCTED FARMHOUSE, AN EXCELLENT COLLECTION OF BUILDINGS AND RING FENCED BLOCK OF GOOD GRASSLAND EXTENDING TO AROUND 96 ACRES.

Agricultural Holdings of the quality of Bryn Edrych Farm rarely come to the market. The farmhouse, buildings and land offer an immaculate livestock Holding, situated in an excellent location and position in rolling Monmouthshire countryside.

- Excellent accessible location with direct connection to Old Monmouth / Abergavenny Road
 - Easy access to A40 at Monmouth & Abergavenny
 - Private situation and position with views over stunning open countryside
- Four bedroom beautifully presented farmhouse (constructed approximately 4 years ago) subject to AOC
- High specification accommodation set out over three floors with potential for attic rooms to form two additional en-suite bedrooms
 - EPC Rating C (Rating 80)
- Excellent collection of modern agricultural livestock & general purpose buildings including twin span cattle/general purpose steel galvanised building
 - Ring fenced block of good grassland suitable for grazing & fodder and mainly south facing
 - In all approximately 96 acres

Bryn Edrych farmhouse accommodation:

- Spacious central Reception Hall with Cloakroom • Full length open plan fully fitted Kitchen with Breakfast & Dining Area and enclosed walk in Pantry
 - Rear Utility with Boiler and enclosed Shower Room & WC
- Sitting Room • Study/Bedroom Stairs from Entrance Hall to first floor landing • Three first floor double Bedrooms including impressive Master Bedroom with Walk-In Wardrobe
 - Jack & Jill Shower Room from Master Bedroom & Landing • Family Bathroom • Stairs to second floor landing
 - Two Attic Rooms on second floor with potential for finalising to two double Bedrooms both with shower en-suites

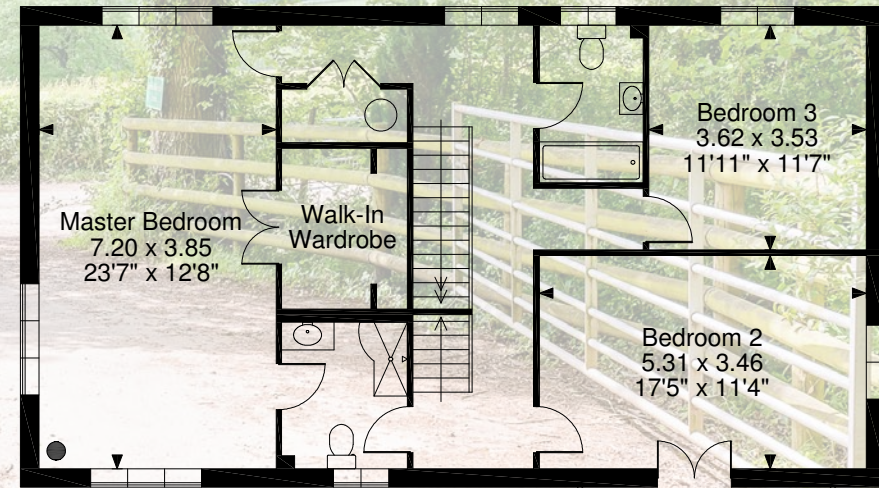
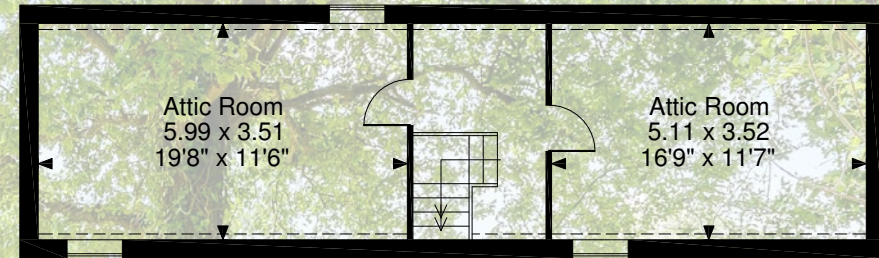
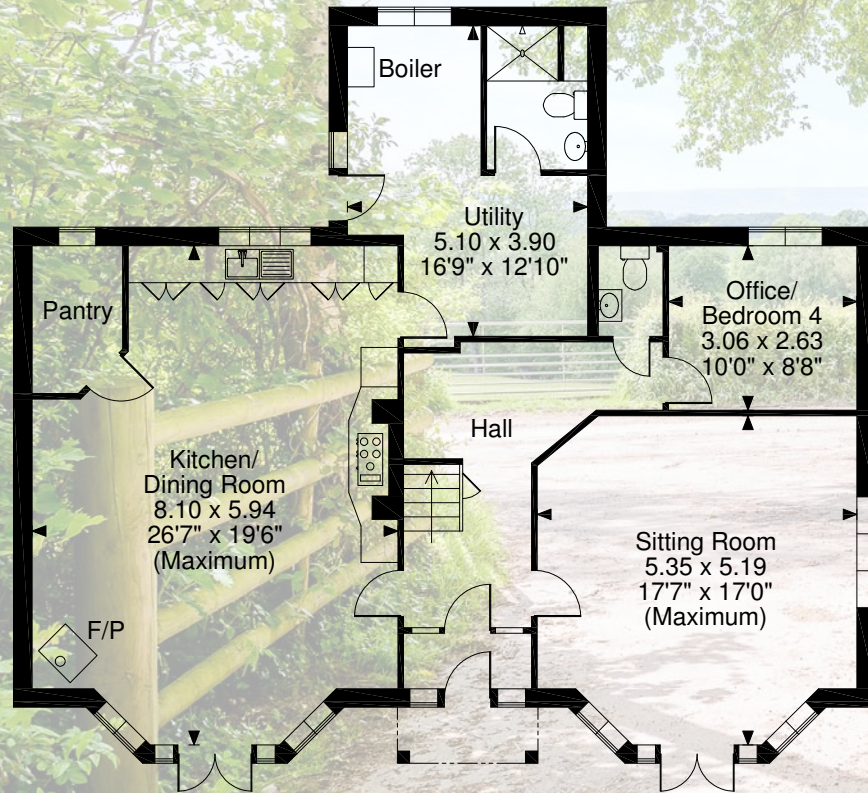
Services: Electricity & Mains Water is connected to farmhouse & buildings • LPG Gas boiler for central heating to farmhouse & wood burners • Foul drainage to Septic Tank • Telephone & Broadband connected

The Hendre 0.75 mile • Monmouth 5.0 miles • Abergavenny 10.5 miles • Ross-on-Wye 17.0 miles • Hereford 20 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.

FARMHOUSE ACCOMMODATION FLOORPLAN

Bryn Edrych Farm, The Hendre, Monmouth
Approximate Gross Internal Area
2767 Sq Ft/258 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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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.









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