

# GREAT CAMPSTON



ABERGAVENNY | MONMOUTHSHIRE









# GREAT CAMPSTON

CAMPSTON HILL | PANDY | ABERGAVENNY | MONMOUTHSHIRE | NP7 8EE

*Abergavenny about 7.4 miles | Hereford about 17 miles | Monmouth about 13 miles  
(Distances approximate)*

## ‘A WONDERFUL COMPACT ESTATE IN AN UNRIVALLED SETTING’

Substantial Georgian house with excellent reception rooms, 8 bedrooms and 6 bathrooms

2 bedroom guest cottage

3 bedroom bungalow

Delightful gardens and grounds, green house, tennis court and swimming pond

Extraordinary far reach views, mature woodland and pasture

Extensive range of traditional stone and modern farm buildings

**In all about 275.53 acres**



Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

## GREAT CAMPSTON ~ A BRIEF HISTORY

It is thought that the earliest parts of the present house are 17th Century but it is understood that there has been a settlement on the site of Great Campston since at least the 12th century. It has its origins as a monastic grange belonging to the Cistercian Abbey at Dore and after the Dissolution of the Monasteries in 1536, Campston was granted to Joā Cokke of London and in 1600 came into the possession of Joā Pritchard. The Pritchard family lived here for many years and

Charles II was entertained at Great Campston in 1645 on his way to Raglan. The Battle of Campston Hill where Owain Glydwr suffered a heavy defeat in 1404 is thought to have been fought on the property.

The vendor acquired Great Campston in 2002 and has undertaken a major renovation and rebuild of the property to the highest of standards and in a sympathetic manner to create a lovely family home.





## SITUATION

- ~ Great Campston enjoys a stunning location on the Welsh Marches close to the Monmouthshire/Herefordshire border. Surrounded by stunning open countryside with superb views towards the Skirrid, the Sugar Loaf and the Black Mountains.
- ~ Nearby are the villages of Pandy, Llanvihangel Crucorney and Grosmont where local amenities are available. Abergavenny is just 7 miles to the south west and transformed itself into a bustling market town with a good bakery, several cafes, restaurants and hotels as well as hosting the annual food festival. Crickhowell is just 12 miles to the west and was recently voted as having the UK's best high street with its wide range of independent shops. The larger country capitals of Hereford and Monmouth are also within easy reach.
- ~ The area is well served with both primary and secondary schools and at Hereford, the exceptional Hereford Sixth Form College. In addition there are a number of independent schools in the area, including Haberdashers' Monmouth, Hereford Cathedral School and Christ College, Brecon.
- ~ Monmouthshire and Herefordshire boast a wide range of recreational and sporting opportunities especially on the Rivers Wye and Usk and in the Brecon Beacons and the Black Mountains whilst the world renowned Hay Festival at Hay-on-Wye is only 24 miles to the north.
- ~ Whilst in a magical rural setting, Great Campston is well connected with the A40 just 12 miles south giving quick access to Newport, the M4, Bristol and the M5. There are mainline rail stations to Paddington at Hereford, Newport and Abergavenny. The railway line from Newport to London is now electrified therefore making the journey times shorter. There are international airports at Cardiff, Bristol and Birmingham.





## THE HOUSE

From Campston Hill, the long drive leads down to the attractive stone farm building which provides the arched entrance to the courtyard. A garden path leads up to the front door and into the panelled entrance hall off which are the drawing and dining rooms.

The drawing room is a light filled room with parquet flooring and decorative plaster work, of particular note is the marble mantelpiece with Wedgewood Jasperware plaques. Opposite is the spacious dining room with parquet flooring, plaster moulding as well as frame and panel wainscoting. Both rooms benefit from double doors directly opposite each other which, when open, create a large entertaining space. The hall then leads to the library, a comfortable room with French doors to the outdoor dining terrace and the garden.

Leading from the hall through an arch is the elegant inner hall with stone staircase leading to the first floor. The hand forged wrought iron balustrade is topped with an oak hand rail and extends to the second floor with an atrium above.









Beyond the stairs is the large Joāny Grey designed kitchen complete with an AGA and a substantial handcrafted island to the centre. The bespoke finishes add to the family feel making it the hub of the house. The kitchen leads to a connected breakfast room and dining area with green oak beams, an open fire and doors to a raised stone terrace providing outdoor dining space. Beyond this is a further room suitable to a multitude of uses such as a playroom, snug or cinema room and also provides a rear entrance.

From the breakfast room, a spiral staircase leads to a state of the art wine cellar with extensive dry storage capacity, naturally ventilated and maintaining the correct temperature. Beyond the kitchen is a large utility room with a back door, plumbing for white goods and Belfast sink.





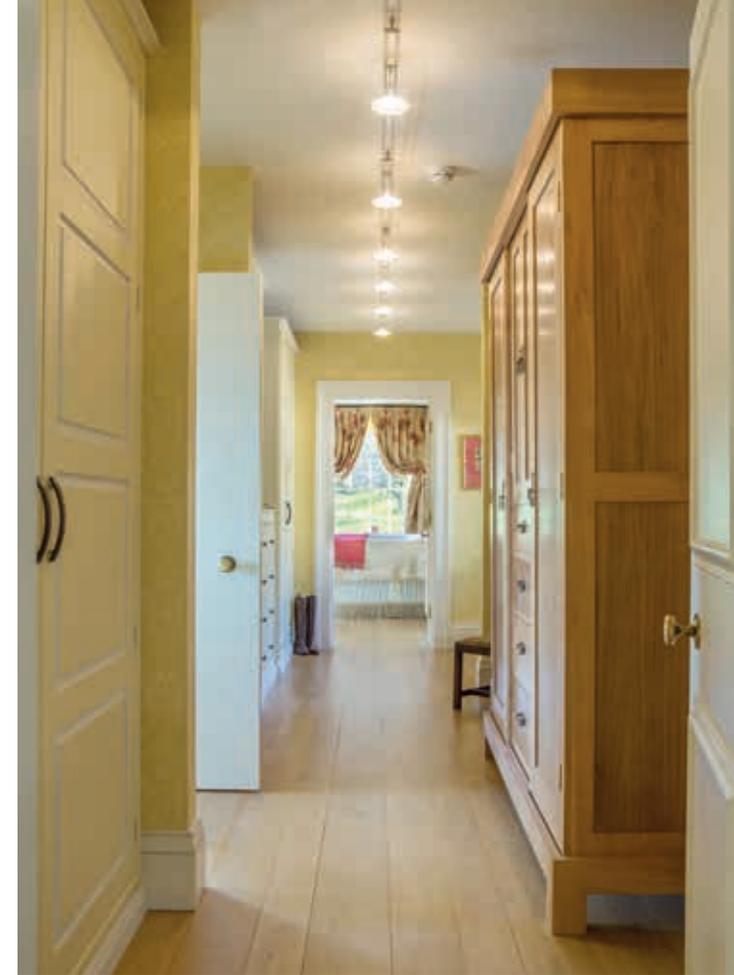
Upstairs the first floor comprises 6 bedrooms, 4 bathrooms and an office, all reached from the expansive landing. The master bedroom comprises a spacious suite of rooms including a dressing room with fitted wardrobes, bathroom and shower. Four of the other large bedrooms are of a more formal nature.

The second floor comprises two further bedrooms and two bathrooms as well as a large attic well suited to use as a playroom. There is also a door out to the garden.

Adjoining the house beyond the playroom and a covered arch are a further two store rooms which could provide further accommodation if required.







# FLOOR PLAN



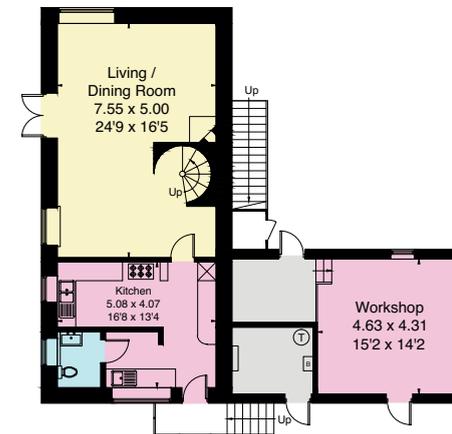


## THE BILLIARD ROOM

Named after a previous owners use for it, the Billiard Room is a delightful two bedroomed cottage located in the grounds of Great Campston. The cottage comprises a kitchen and living room, two bedrooms and two bathrooms as well as

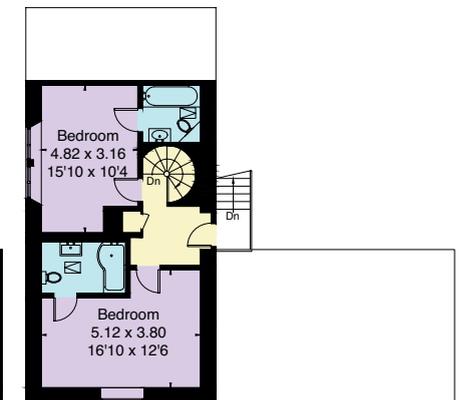
a useful drying room and storeroom to the side. The vendors currently let the cottage as a holiday rental and as a consequence the cottage generates a useful additional income.

BILLIARD ROOM  
GROUND FLOOR



OUTBUILDING  
GROUND FLOOR

BILLIARD ROOM  
FIRST FLOOR



OUTBUILDING  
FIRST FLOOR



*The Billiard Room*

## GARDENS AND GROUNDS

A notable feature of Campston is the gardens and grounds and great care and thought has been put into the planting and landscaping. Around the house are a number of areas providing outdoor dining space and shelter. Close to the house the garden comprises

a formal planting scheme bordering lawns becoming more natural as it leads into the adjoining woodland. The gardens have been opened to the public for a number of years under the National Gardens Scheme and Campston was known for its wonderful display

of tulips. Behind the house there is a large productive vegetable garden with a fruit cage and a hard tennis court. To the south of the Billiard Room and gardens is a large stone barn beyond which an avenue of trees leads away to the wonderful view of the Skirrid. Further to the

south there is a lake which is regularly used for wild swimming in the summer months. To the east there is a small range of brick buildings providing useful storage.





## THE FARM AND LAND

Originally a dairy farm, the farm is known locally as an excellent stock farm. The farm is let on a 10 year Farm Business Tenancy to a young local couple who farm to a high standard and as a consequence the farm provides a substantial additional income. South facing and gently sloping, the land is currently laid to grass and extends to just about 206 acres

in all. Much fencing has been done in recent years and an ongoing programme of reseeding and liming has put the farm in good heart.

There is a large range of agricultural buildings mainly comprising steel portal framed buildings, these would be suitable to an equestrian use if required. The buildings are

surrounded by a substantial apron of concrete.

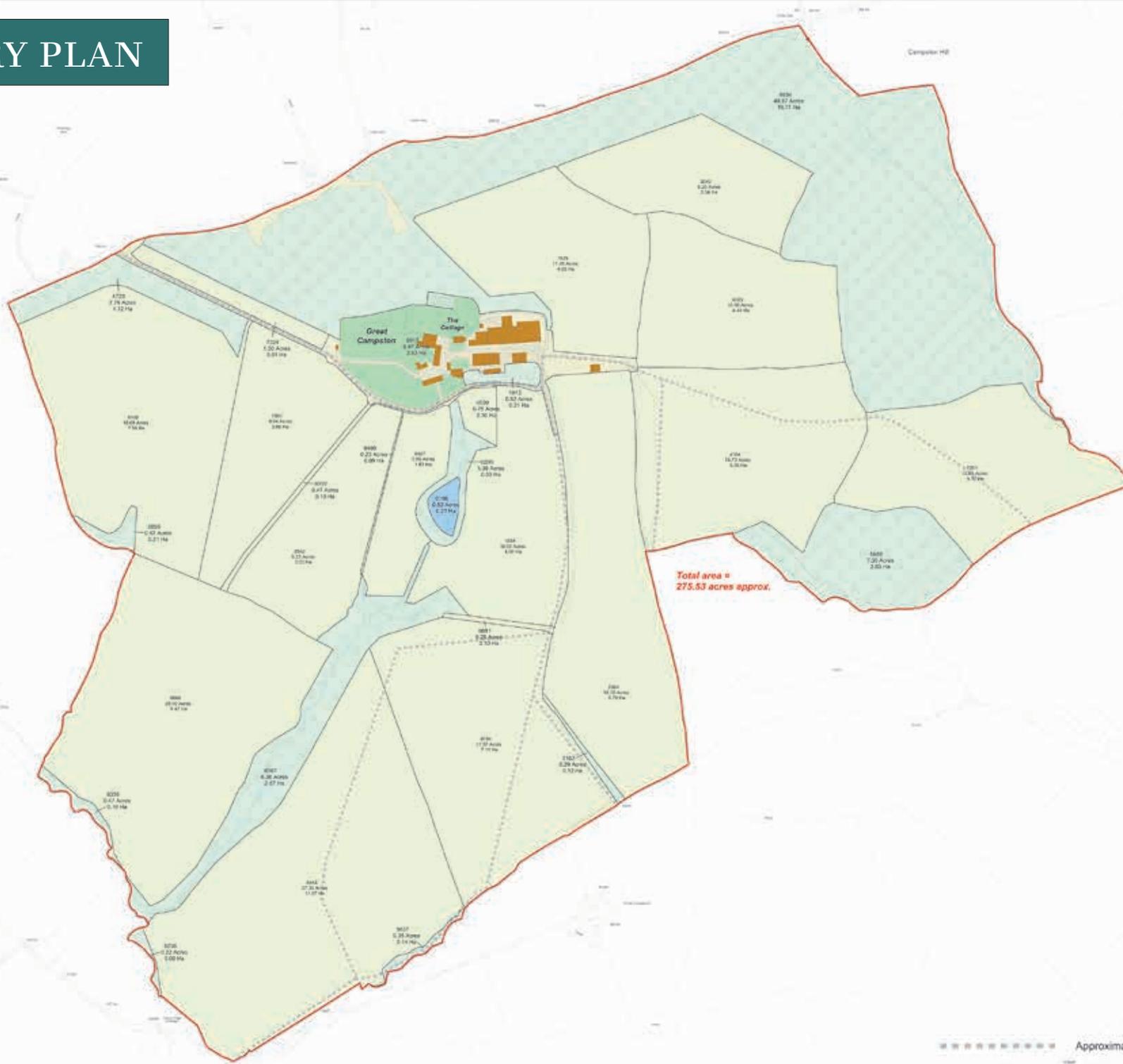
The farm benefits from a three bedroom bungalow occupied by the tenant farmer and family and the vendors carried out an extensive renovation of the bungalow prior to its occupation. In addition to the farm there is approximately 70 acres of mixed

woodland. There are numerous rides through the woodland and it encompasses much of the northern boundary of the land as well as a small copse running either side of the dingle through which the stream runs.





# BOUNDARY PLAN



NOTE: For identification purposes only NOT TO SCALE

Approximate route of public footpath



# GENERAL REMARKS AND STIPULATIONS

## METHOD OF SALE

By private treaty.

## SERVICES

Mains Water and electric. There is also a farm borehole water supply. Private drainage. Calor gas fired AGA, oil fired central heating to house, Billiard Room and bungalow. Knight Frank have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## LOCAL AUTHORITY

Monmouthshire County Council

## COUNCIL TAX BAND

Band I.

## TENURE AND POSSESSION

Freehold subject to Farm Business Tenancy.

The farm is subject to a Farm Business Tenancy starting on the 1st January 2017. There is a break clause allowing the termination of the tenancy on the sale of Great Campston subject to a minimum of 12 months written notice from the term date. Further details are available on request.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with benefit of all rights, including rights of way, whether public or private, light, support drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to in the Conditions of Sale or not. A footpath crosses the land. It should be noted that this footpath has been diverted and may appear as a different route on older maps.



## ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available upon request.

## BASIC PAYMENT SCHEME

It is understood that BPS has been claimed by the Tenant. It should be noted that the entitlements are personal to the Tenant.

## SPORTING, TIMBER AND MINERAL RIGHTS

In so far as they are owned the sporting, timber and mineral rights are included in the sale of the property. It should be noted that the sporting rights are excluded from the tenancy.

## HEALTH AND SAFETY

Given the potential hazards of a working farm, we would ask you be as vigilant as possible when visiting the farm for your own personal safety, in particular around the farm buildings.

## FIXTURES AND FITTINGS

Items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded from the sale, although some may be available by separate negotiation. It should be noted that the Billiard Room business and fittings are available by separate negotiation.

## LISTED BUILDINGS

Grade II Listed.

## PLANS

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy himself as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

## AGRICULTURAL TIE

It is understood that the bungalow is subject to an Agricultural Occupancy Condition.

## VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the property or any part of it, or any right attached to it becoming a chargeable event for purposes of VAT, such tax would be payable in addition to the purchase price.

## VIEWING

Strictly by appointment with Knight Frank. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.



