



# WERNGOCHLYN FARM

LLANTILIO PERTHOLEY | ABERGAVENNY





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LLANTILIO PERTHOLEY | ABERGAVENNY | MONMOUTHSHIRE | NP7 8BH

WERNGOCHLYN FARM OFFERS A TRULY DIVERSE RURAL PROPERTY PACKAGE AND IS A REAL GEM IN THE HEART OF MONMOUTHSHIRE. INCLUDING A GRADE II LISTED FARMHOUSE WITH ADJOINING COTTAGE AND A BEDSIT ALONGSIDE FOUR EXEMPLARY HOLIDAY LETS, AN INDOOR SWIMMING POOL AND A GAMES ROOM AS WELL AS EXCELLENT EQUESTRIAN STABLING, INDOOR AND OUTDOOR SCHOOLS AND PADDOCKS EXTENDING IN ALL TO 8.86 ACRES.

*Werngochlyn is extremely well located in the heart of Monmouthshire, just outside the well-known market town of Abergavenny. Positioned in a peaceful and private situation, benefitting from the fabulous backdrop of the Skirrid Mountain, Werngochlyn appeals to a range of purchasers including those within the tourism and leisure industry, those with an equestrian drive and also multi-generational family purchasers. Werngochlyn offers a remarkable property rarely seen in the market.*

FOR SALE AS A WHOLE WITH A LEASEBACK OVER PART OR AS FREEHOLD OF PART ONLY

- Superb location in Central Monmouthshire close to the Market town of Abergavenny •
- Great accessibility via B4521 (Old Ross Rd.) connecting directly to A465 and Abergavenny •
  - Private position with far reaching views of the Skirrid mountain •
  - Beautiful setting sat within its own farmland •
- A beautiful and extensive Grade II Listed Farmhouse ready for sympathetic modernisation with a self-contained bedsit and an excellent three-bed Cottage •
- Four desirable and sought after Holiday Cottages with an indoor swimming pool and games room •
  - Additional traditional buildings offering tremendous potential (STPP) •
- In a sought-after and well renowned tourist area, Werngochlyn Farm offers the opportunity to purchase a thriving self catering holiday letting business with scope to expand •
- Significant equestrian facilities including indoor and outdoor schools •
  - In all approximately 8.86 acres (3.58 hectares) •
  - Offered For Sale by Private Treaty •

Abergavenny 2.9 miles • Crickhowell 9.0 miles • Monmouth 14.8 miles  
Newport 21.7 miles • Hereford 24.2 miles • Cardiff 41.6 miles • Cheltenham  
64.1 miles • M4 (J.24) 25 miles • M50 (J.1) 30 miles • Abergavenny Train  
Station 3.4 miles • Newport Train Station 21.4 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.



## LOCATION & SITUATION

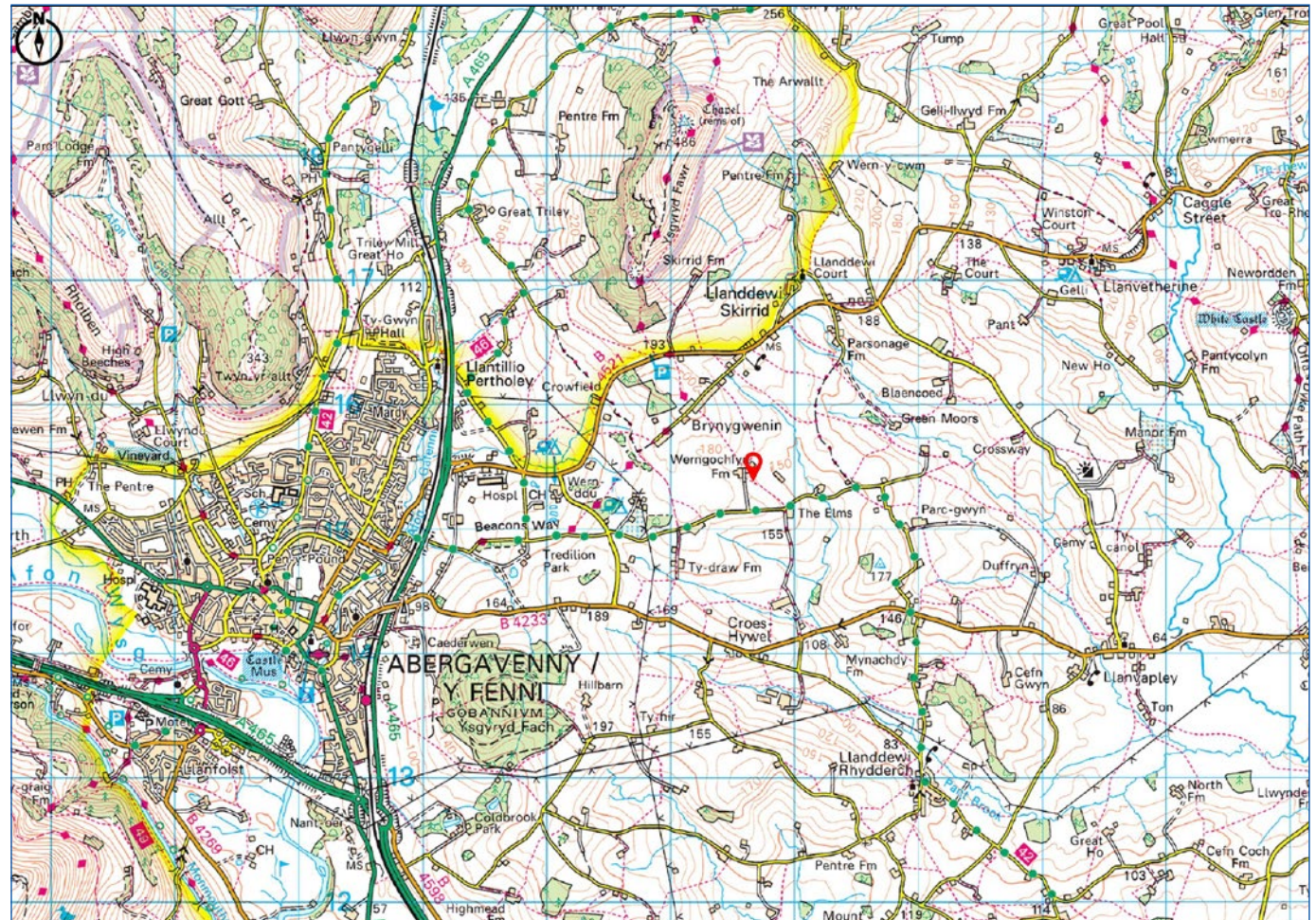
Werngochlyn Farm is surrounded by magnificent Monmouthshire countryside positioned inside the rural settlement of Llantilio Pertholey and within easy reach of Abergavenny. The area is blessed with first-class restaurants including the renowned Walnut Tree (within walking distance), The Bell at Skenfrith and The Black Bear Inn, Bettws Newydd. Within Abergavenny, noted for its world-famous annual Food Festival, there is an extensive array of dining opportunities ranging from traditional 'pub grub' to more refined dining. The Angel Hotel in Abergavenny has been rejuvenated to its former glory and although most famous for its award-winning afternoons teas it has become the go to place to meet and is a real focal point and hub within the town. For wine lovers, The Sugarloaf Vineyard is a must as well as The White Castle Vineyard with award winning wines which can be purchased from the Cellar Door and tours of the vineyards and wine tasting sessions can be arranged.

Werngochlyn Farm is located just 2.9 miles from Abergavenny, a town known as the gateway to Wales and within easy access of the main road links to the A465, A40, A449 and on to the M4/M5 and M50 motorway networks. The cities of Cardiff, Bristol and Hereford are all within an hour's drive and connections to main line trains, reaching London Paddington in under 3 hours, can be found at the railway station in Abergavenny just 3.4 miles from the property. Surrounding the town is stunning countryside and there are beautiful walks through the Brecon Beacons National Park and the nearby Monmouthshire and Brecon Canal.

Abergavenny is just 6 miles from the border with England and is a thriving market town with many high street boutique shops and still hosting a weekly indoor market in the town centre. For those with a historical interest Monmouthshire is packed with several notable assets including Abergavenny, White Castle, Skenfrith and Raglan Castles as well as Llanthony Priory and Tintern Abbey all within easy reach. The town also has a Waitrose and fantastic primary and secondary schools. Wernddu Golf Club, a scenic undulating parkland course overlooking Abergavenny, is just a short drive away as is the respected Monmouthshire Golf Club at Llanfoist. Within the town the Borough Theatre hosts numerous events throughout the year ranging from comedy and musical acts to more traditional theatrical performances.

Monmouth is located just 14.8 miles from the property and boasts excellent schools including Haberdashers independent boys' and girls' schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and the recently rebuilt state of the art Monmouth Comprehensive School.

The long, sweeping drive is only the start and the approach and exclusivity of Werngochlyn Farm has been well noted by more than a few TV and Film producers and on a number of occasions the Farm has provided the most appealing and diverse recording location for several popular television series' and short films. including Netflix's popular series Sex Education. Werngochlyn certainly is one of the most attractive properties in Monmouthshire.







## WERNGOCHLYN FARMHOUSE

Werngochlyn Farmhouse provides an appealing semi-detached 5-bedroom farmhouse with additional converted attic space which could potentially provide additional accommodation. Profiting from spectacular views across the Monmouthshire countryside Werngochlyn Farmhouse is truly a special and well noted property within the area and one which offers such vast potential is rarely seen in the market. The farmhouse is Grade II listed.

Stepping into the farmhouse you are greeted by the charming yet traditional hallway with timber panelling and a stone tile floor. Leading through into the kitchen, which delivers a large space for entertaining and welcoming guests. The kitchen profits from an oil-fired Rayburn, fitted work units and is the true heart of Werngochlyn Farmhouse. With a large reception/living room, feature fireplace and views over the garden. The dining room provides an excellent space for hosting family and friends and again benefits from views over the garden to the front of the house. There is additional utility and storage space complementing the ground floor.

The first floor comprises five bedrooms, all of ample size for double beds with one bedroom suited and a second profiting from direct access to the main family bathroom which also has a second access from the landing. There is a third small bathroom accessed from the landing. The combination of the bedrooms and three bathrooms provides tremendous and well thought out living spaces well suited to large family living or possibly larger holiday letting or group type accommodation (STPP).

The attic space has been converted and provides two self-contained flats, both offering a double bedroom, bathroom, a kitchen and an open living/dining space. Again this is well suited to providing additional accommodation for larger groups of guests but would equally create the most peaceful and appealing home working office space or similar. With these converted attic rooms included Werngochlyn would easily sleep large numbers of guests with seven large bedrooms on offer.

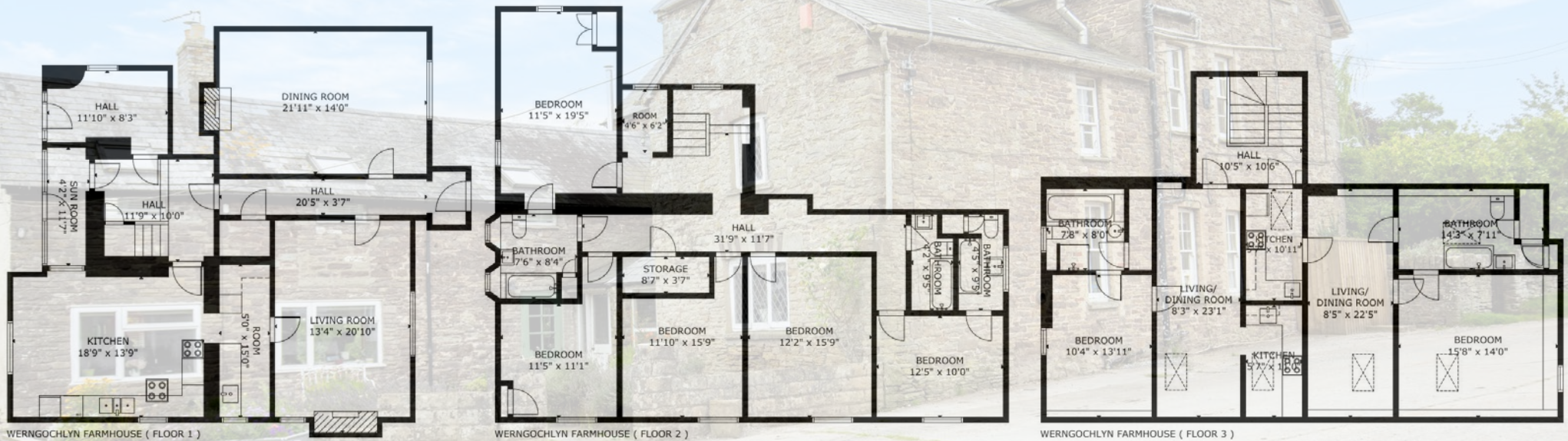
The property is ready for some sympathetic redecoration and updating internally but offers a truly substantial yet homely traditional farmhouse in the most superb situation.

Originally an additional reception room within the main body of the farmhouse, the bedsit, known as The Flat provides a useful addition to the property. It currently provides a useful rental income via a current tenancy however it would be extremely straight forward to reincorporate the flat to provide a substantial reception room within the main house. Vacant possession will be available to the flat at completion.

Externally the gardens provide the most appealing setting. Mostly laid to lawn with a number of mature trees providing privacy to the main house but still allowing occupiers to appreciate the scenic situation of the farmhouse.



# FLOORPLAN - WERNGOCHLYN FARMHOUSE



GROSS INTERNAL AREA

TOTAL: 3,949 sq ft

WERNGOCHLYN FARMHOUSE(FLOOR 1): 1,351 sq ft, WERNGOCHLYN FARMHOUSE(FLOOR 2): 1,365 sq ft

WERNGOCHLYN FARMHOUSE(FLOOR 3): 1,233 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

## WERNGOCHLYN COTTAGE

Werngochlyn Cottage provides a more modern living space with an appealing and naturally light filled dwelling. On the ground floor the accommodation provides a traditional yet modern kitchen with double doors directly to the terrace and garden as well as a walk-in pantry. The terrace is a real morning sun trap and offers a glorious spot for an alfresco breakfast, a morning coffee or similarly an evening barbeque. From the kitchen, the large living room benefits from doors to the garden but also a large, feature fireplace with a traditional log burning stove installed. This is truly the most appealing of rooms to relax within and perfect for a winter evening by the fire or summers days in the garden. There is also a ground floor cloakroom/shower room as well as a useful laundry/utility room/office.

The first floor offers three bedrooms. The first being the main bedroom, profiting from ample natural light and a small, suited bathroom as well as fitted wardrobes spanning the main wall offering ample hanging and storage space without encroaching into the room. The second and third bedrooms both provide lovely sleeping accommodation and also benefit from a family bathroom. The décor of the Cottage is very bright, yet classical and appealing and the natural lighting really gives the cottage a welcoming and homely feeling throughout.

Werngochlyn Cottage looks out onto a lovely garden, mainly laid to lawn, with views reaching over the paddocks providing a delightful area to relax and digest the beautiful surroundings.

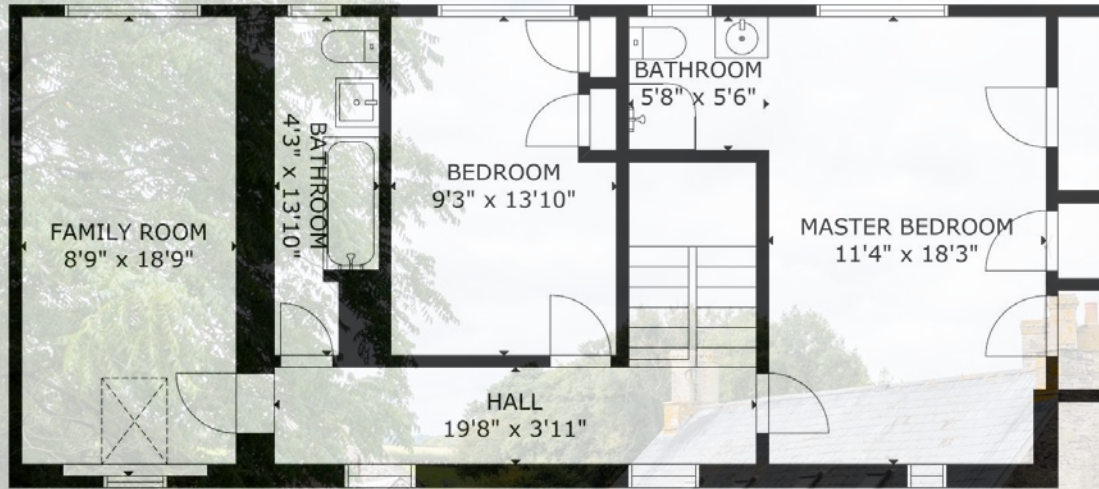
The vendor wishes to retain the Cottage, Stables and some of the land under a sale and leaseback option terminable only by the tenant. Details of the proposed lease can be discussed with the selling agent. If the freehold option is sold only then the vendor will retain the Cottage & Stables/Land offering a first refusal to the purchaser of the Werngochlyn Farmhouse and Holiday Cottages. For more information please discuss with the selling agent.

The proposed lease area is outlined in blue on the attached sale plan.

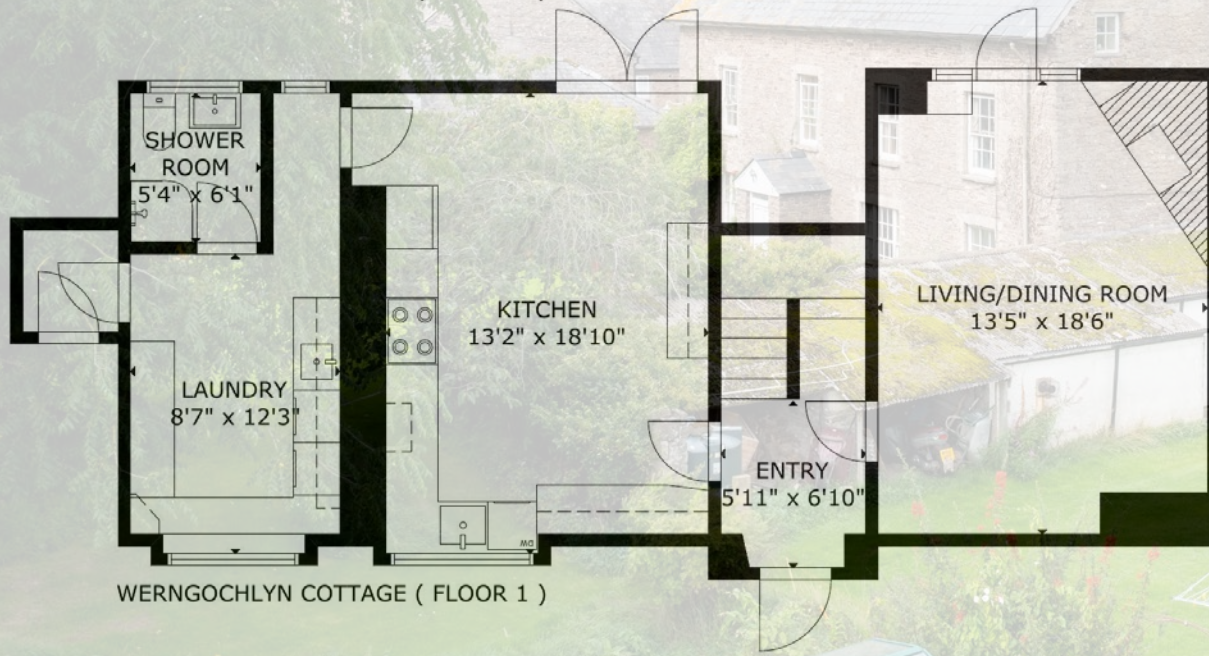




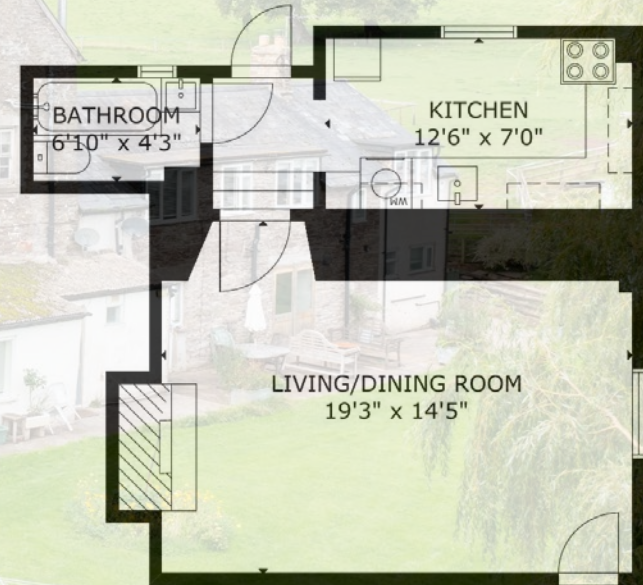
# FLOORPLAN - WERNGOCHLYN COTTAGE AND WERNGOCHLYN FLAT



WERNGOCHLYN COTTAGE ( FLOOR 2 )



WERNGOCHLYN COTTAGE ( FLOOR 1 )



FLAT - OFF MAIN HOUSE

GROSS INTERNAL AREA  
 TOTAL: 1,594 sq ft  
 WERNGOCHLYN COTTAGE ( FLOOR 1 ): 793 sq ft, WERNGOCHLYN COTTAGE ( FLOOR 2 ): 801 sq ft  
 EXCLUDED AREAS: FLAT - OFF MAIN HOUSE: 441 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



## HOLIDAY COTTAGES

The Holiday Cottages at Werngochlyn Farm are truly first-rate. With four, traditionally converted, self-contained holiday units offering desirable and well laid out accommodation alongside an appealing games room and indoor swimming pool with a hot tub. Wifi is available within the cottages allowing those who wish to continue working in the peaceful surroundings the opportunity to do so. Both the Granary and Dairy Cottages have feature woodburning stoves installed providing a warm and homely feeling for guests, especially during the winter months. The cottages offer sought-after, self-contained, holiday accommodation within easy reach of Abergavenny and the Brecon Beacons and the numerous attractions the area offers for those who enjoy the outdoors but also the many venues within the area including food, sport and entertainment and several wedding venues. The location, accessibility and quality provide a very sought-after experience in comparison to many other local offerings.

Popular all year round the occupancy rates are high and the cottages are well regarded and have received numerous complementary reviews from both regular and new guests with a significant number of repeat customers really appreciating Werngochlyn and the atmosphere of the property.

Briefly the extent of the holiday cottages is outlined below;

**Granary Cottage** - 3 bedrooms; 2 bathrooms; kitchen; living/dining room

**Stable Cottage** - 2 bedrooms; bathroom; kitchen; living/dining room

**Cowshed Cottage** - 2 bedrooms; bathroom; kitchen; living/dining room

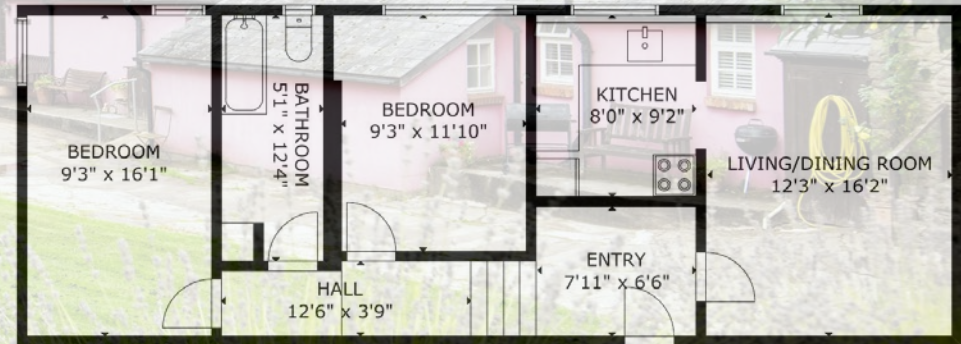
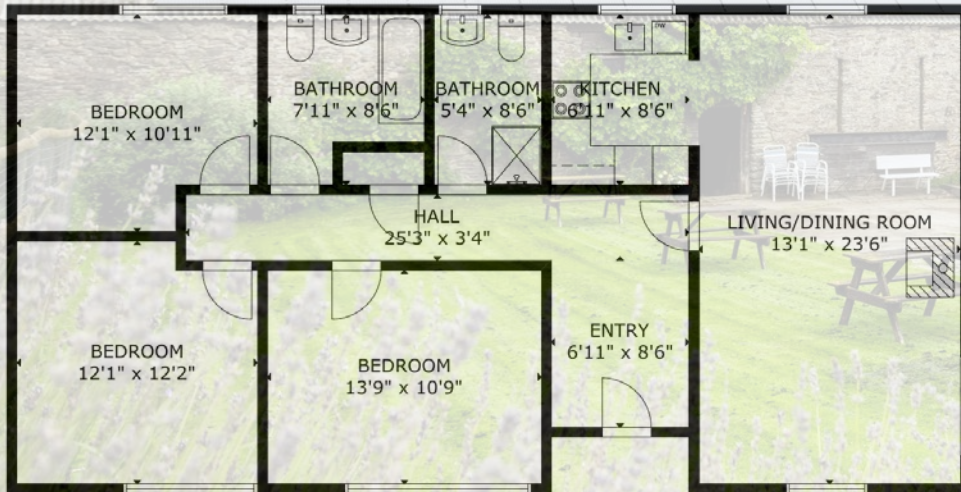
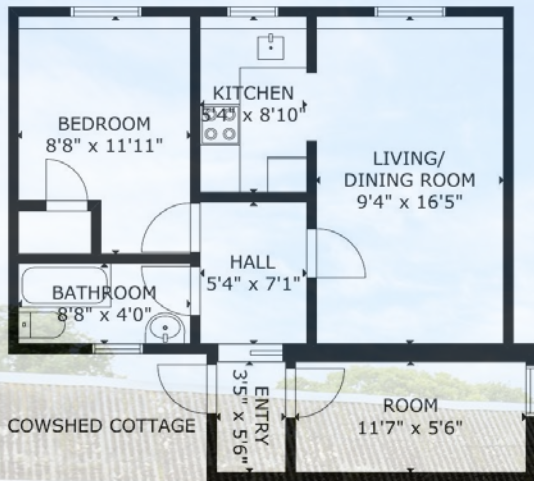
**Dairy Cottage** - 2 bedrooms; bathroom; kitchen; living/dining room

There is a communal laundry room alongside the games room as well as ample room within the building to hold parties or small gatherings for guests. Coupled with the outdoor seating areas and children's play area the holiday cottages truly cater for groups of all sizes and ages.

Werngochlyn Holiday Cottages benefits from its very own website where bookings can be made as well as operating through an agency. A link to the website can be found here [www.werngochlynfarm.org](http://www.werngochlynfarm.org).



# FLOORPLAN - HOLIDAY COTTAGES



GROSS INTERNAL AREA  
TOTAL: 3,030 sq ft

GRANARY COTTAGE: 1,091 sq ft, STABLE COTTAGE: 702 sq ft, COWSHED COTTAGE: 498 sq ft  
DAIRY COTTAGE: 739 sq ft

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## TRADITIONAL BUILDINGS

The main building, currently used as storage alongside the workings of the livery yard and farm offers a range of opportunities. The 17th Century building with timber double doors to the side elevations, arrow slit windows under a slate tile roof with the most excellent timber beams is in a good condition throughout. Specifically this main building above the yard offers tremendous potential to provide truly fabulous additional accommodation alongside the current holiday cottages or as an additional residence (subject to planning and listed building consents being obtained). The traditional building, once a large threshing barn dating probably from the 17th Century is Grade II listed but could deliver the most desirable wedding venue alongside the other buildings and holiday cottages. With a separate driveway to the main yard the building offers tremendous scope to be utilised in a variety of ways.

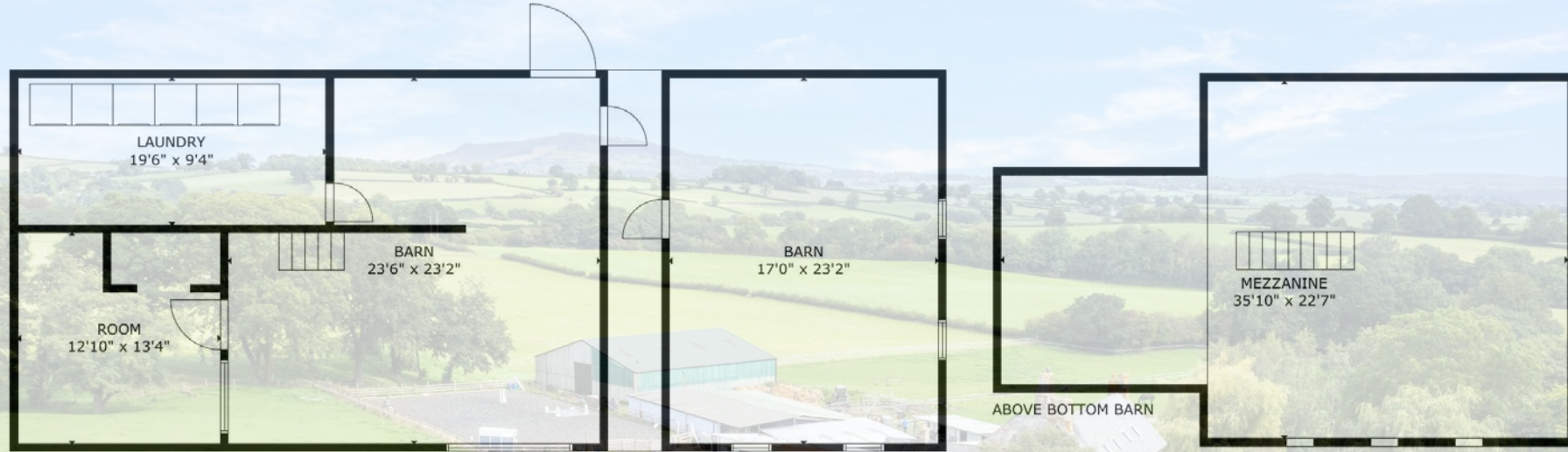
Planning has not been pursued by the current owners allowing a purchaser a full opportunity to enquire towards any use which may suit their aims and desires for the future of this spectacular threshing barn. The building is offered with no overage or clawback provision.

Within the main courtyard there are several traditional buildings adjoining the cottages. Used as a games room, laundry, and a more general space these again offer scope to be converted to provide additional holiday accommodation (STPP) but currently provide a great space to enjoy the area, meet with friends or other guests and enjoy a game of pool or similar but really, they complement the holiday cottages extremely well and provide vital space for guests during those wet weather days.

The sheer expense, quality and layout of the traditional buildings is something rarely seen in the market. These are justly some of the best kept listed buildings and offer a truly remarkable opportunity to a purchaser. These buildings provide significant curiosity and suitability for a vast array of potential uses alongside the already well-established businesses at Werngochlyn.



# FLOORPLAN- TRADITIONAL BUILDINGS



BOTTOM BARN



TOP BARN

GROSS INTERNAL AREA  
TOTAL: 2,035 sq ft  
BOTTOM BARN: 1,347 sq ft, ABOVE BOTTOM BARN: 688 sq ft  
EXCLUDED AREAS: TOP BARN: 1,452 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## EQUESTRIAN STABLING AND LAND

Home to a recognised and respected livery yard the buildings, stables and schools lend themselves very well to being continued as a livery yard or as part of a more private equestrian enterprise. With a significant range of stables and an excellent indoor school the equestrian facilities add a real distinction to Werngochlyn and add expansive appeal to the diverse property package which is on offer. With stabling for 20 horses alongside a secure tack room, ample covered storage space for hay & feed as well as several ancillary stores and buildings. The vendor has recently installed 3 surfaced winter turnout areas which are extremely useful during the winter months.

Previously the yard was used for teaching horse riding and both the indoor and outdoor arenas, with lovely, well drained all-weather surfaces, are flood lit allowing for winter and evening schooling to be undertaken. Although currently an established, popular, and appreciated livery yard, with significant earning capacity, the expanse of the buildings does propose some potential for other uses (STPP). The equestrian offering is well suited to private use for eventers or similar but there is also huge demand locally for livery establishments and therefore there is significant earning potential. Coupled with the holiday cottages, Werngochlyn, as a whole, provides a small, diversified rural estate with expansive income potential.

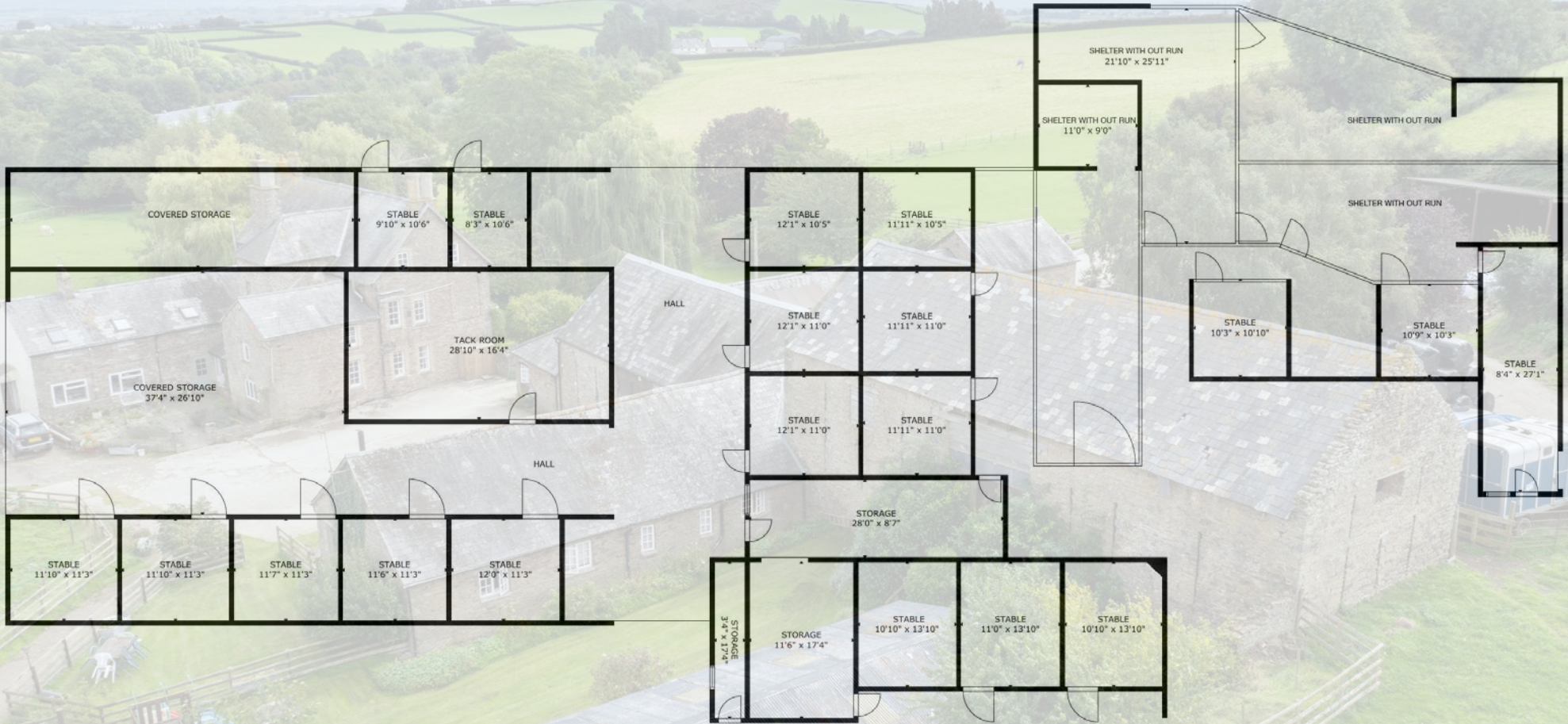
The Land is split into a number of mainly level grazing enclosures offering good grazing for equestrians or livestock. There are several mature trees and many of the boundaries are of native hedging adding shelter, and amenity appeal as well as being a haven for wildlife. A small brook runs through the yard and a small wildlife pond offers a lovely and tranquil area to absorb the surroundings within the already remarkable setting of Werngochlyn.

In all Werngochlyn Farm extends in total to approximately 8.86 acres (3.58 hectares).





# FLOORPLANS - STABLES



GROSS INTERNAL AREA  
 TOTAL: 7,826 sq ft  
 STABLE: 7,826 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## KEY INFORMATION

**Services:** Spring water & mains electricity are connected to the property. Foul drainage is to existing private septic tanks within the curtilage of the property. An oil-fired central heating system serves the main farmhouse and Rayburn. LPG gas provides heating to the holiday lets. There are two solar panel arrays which serve the property in addition to the mains electricity supply. The swimming pool is heated via an Air Source Heat Pump.

Interested parties should satisfy themselves upon the availability and connection of all/further services and utilities and rely upon their own enquiries although it is understood mains water is available to be connected from the top of the farm drive subject to a purchasers own investigations.

**Tenure:** Freehold with Vacant Possession Available. Note: There is a small section of the Farmhouse which is Leasehold. The lease is in favour of the current owners and will be made available within the Freehold.

**Council Tax:** Werngochlyn Farmhouse - Band H  
Werngochlyn Cottage – Band D  
Werngochlyn Flat – Band A

**Business Rates:** The Holiday lets are registered for Business Rates with a current Rateable Value of £10,000.

**Sale Method:** Private Treaty.

**Basic Payment Scheme:** There are no Basic Payment Scheme Entitlements included within the sale.

**Local Planning Authority:** Monmouthshire County Council. Telephone: 01633 644 644.

**VAT:** It is understood that VAT will not be chargeable on the sale price.

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

Two Public Rights of Way (footpaths) cross the property. We are not aware of any other third-party Rights of Way.

**Directions:** From the Hardwick roundabout in Abergavenny take the A465 towards Hereford. Proceed along this road for approximately 1 mile then turn right for Skenfrith on the B4521. At the T junction, Maindiff Court Hospital will be opposite you. Turn left and stay on B4521 for approximately 200 yards. Then turn right towards Blossom Touring Park. At the cross roads take the left turn onto Elms Lane. Continue for approximately 0.7 miles and the entrance to Werngochlyn is sign posted on the lane. Continue down the driveway and you will arrive at the courtyard of Werngochlyn Farm.

**Postcode:** NP7 8BH  //spindles.beast.pythons

**Viewings:** Strictly by appointment with the selling agents. As the property comprises of traditional buildings, applicants viewing must exercise extreme care. All parties view at their own risk and no liability is accepted by the vendor or selling agents who have acted reasonably in seeking to clear the buildings, provide safe access and ensure viewings are as safe as possible.

**Further Information:** For further information please contact Edward Fletcher BSc (Hons) MSc MRICS FAAV or David Powell BSc (Hons) MSc MRICS FAAV on 01600 714140 or email [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk)



**EPC Ratings:**  
Werngochlyn Farmhouse – D(58)  
Werngochlyn Cottage – E(50)  
Cowshed Cottage – F(23)  
Dairy Cottage – G(20)  
Granary Cottage – F(22)  
Stable Cottage – G(14)

### Powells Chartered Surveyors Land & Estate Agents

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Monmouth Email: [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk)  
NP25 5JA [www.powellsrural.co.uk](http://www.powellsrural.co.uk)



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