



WELL HOUSE FARM

EARLSWOOD | CHEPSTOW | MONMOUTHSHIRE





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WELL HOUSE FARM OFFERS A UNIQUE OPPORTUNITY FOR THE REJUVENATION OF AN EXCELLENT SMALLHOLDING WITH SIGNIFICANT EQUESTRIAN APPEAL. THE PROPERTY OFFERS A PEACEFUL AND SOUGHT-AFTER OPPORTUNITY TO ACQUIRE A DESIRABLE AND RARE SMALLHOLDING WITHIN EASY REACH OF MAJOR SETTLEMENTS AND TRANSPORT ROUTES.

WELL HOUSE FARM PROVIDES EXCEPTIONAL APPEAL TO PURCHASERS LOOKING TO ENJOY ITS UNIQUE SITUATION WITHIN THE MONMOUTHSHIRE COUNTRYSIDE AND BENEFITTING FROM A STRIKING SITUATION AND POSITION OVERLOOKING THE PROMINENT WENTWOOD FOREST AND SEVERN ESTUARY.

Well House Farm is extremely well located in South Monmouthshire, just outside the hamlet of Earlswood in a tranquil situation, and just over 7 miles west of Chepstow. The property is situated above a quiet country lane that easily connects to the B4245, Chepstow to Usk Road.

FOR SALE AS A WHOLE OR IN TWO LOTS

- Superb location in South Monmouthshire close to the village of Shirenewton & Border Town of Chepstow.
- Good accessibility via A48 connecting directly to M4 (J. 24) & M48 (J.2) at Chepstow.
- Private position with far reaching views over Wentwood Forest and the Severn Estuary.
- A four-bedroomed dwelling which might benefit from sympathetic modernisation.
 - A range of agricultural & equestrian buildings as well as an all weather arena.
 - Well managed paddocks suited to equestrian grazing.
 - Lot 1 – Farmhouse, buildings and Land extends in all to approximately 16.00 acres (6.48 hectares).
 - Lot 2 - Additional parcel of pastureland extending in all to 4.93 acres (2.99 hectares).
- Offered for sale by private treaty with vacant possession available upon completion.
 - Shirenewton 2.2 miles • Chepstow 6.6 miles • Usk 8.1 miles • Newport 14 miles • Bristol 23 miles • Cardiff 25 miles • M48 (J.2) 7.8 miles • Newport/M4 (J.24) via A48 8.9 miles • Chepstow Railway Station 7.5 miles • Newport Railway Station 13.7 miles • Bristol Airport 33 miles • Cardiff Airport 47 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

The rural hamlet of Earlswood, situated approximately 7 miles west of the Welsh Border town of Chepstow and only a couple of miles from the main village of Shirenewton. The settlement of Earlswood has a thriving village hall (<https://www.earlnew.com/>) which forms the epicentre of community engagement.

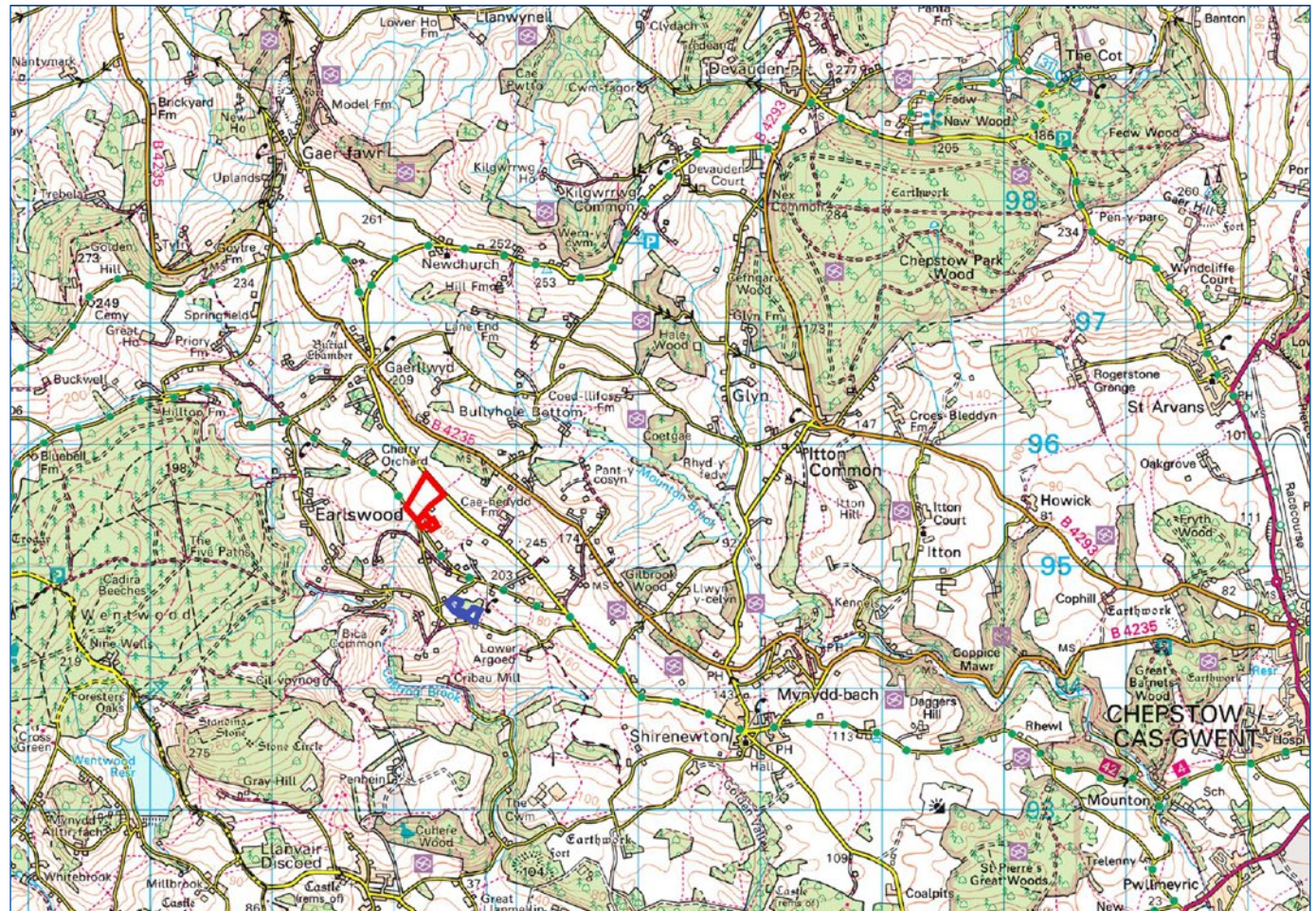
Shirenewton is a highly regarded village with basic amenities such as Public House, Recreation Ground, Church and Primary School (www.shirenewton.org). St Pierre Marriot Hotel and Country Club at Chepstow is located nearby, with the Celtic Manor Leisure Resort situated a little further away at Newport providing an extensive range of leisure and recreational facilities. Horse Racing, including jump & flat racing, along with music & leisure events are hosted at the renowned Chepstow Racecourse.

Usk itself offers a beautiful riverside town, the river Usk, named after the town, being arguably one of the jewels in the crown of Welsh river valleys. The town has a traditional shopping street with boutique shops, a range of hotels and restaurants, local Primary School, doctors surgery and vets and Usk Castle to explore.

Chepstow is a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain. Chepstow has both independent education (St. John's on-the-Hill which is a co-educational day and boarding preparatory school with all year-round Day Nurseries) and state secondary education.

Well House Farm benefits from good roadside access from the quiet country lanes but also spectacular far-reaching views towards the Severn Estuary. The nearby Wentwood Forest, which is part of the largest block of ancient woodland within Wales with a recorded history spanning over 1000 years is a haven for outdoor and wildlife enthusiasts.

An abundance of tourism and recreational activities exist within Wentwood Forest and the wider region, especially the beautiful Wye & Usk Valleys, and slightly further afield the Brecon Beacons National Park located to the north of Abergavenny. Tintern Abbey along with impressive Castles, at Chepstow, Caldicot and Raglan provide historic jewels for visitors to the region.





WELL HOUSE FARMHOUSE

Well House Farm is a traditionally constructed farmhouse sat in an accessible position with excellent views towards the Wentwood Forest and the Severn Estuary.

A quaint traditional Welsh Farmhouse, Well House Farm provides a purchaser the opportunity to reside in the peaceful, yet well connected, South Monmouthshire countryside but within easy reach of Newport, Bristol and Cardiff.

Stepping inside through the side porch and into the kitchen which has a bright and welcoming feel. With fitted kitchen units and space for a breakfast/dining table. Moving down into the first reception room, with a dual aspect and a wood/solid-fuel stove, which is also connected to the heating system. Following into the main reception room, again profiting from a feature woodburning stove within a large, exposed stone fireplace the room offers an excellent space for entertaining and has ample room for a large dining table should that be of desire. The main reception room also has a small porch leading into the appealing gardens but offering a useful secondary access to the dwelling.

The first floor comprises three double bedrooms, all with ample storage space and a further single bedroom which would be a great child's bedroom or home office. A family bathroom with a bath, wash basin and WC completes the accommodation on the first floor.

Generally, the dwelling would benefit from internal modernisation however the situation of Well House Farm is something not often seen in the market and could be rejuvenated to become the most appealing of small holdings.

Externally the Property has a driveway from the lane with access into a small carport on the western elevation of the dwelling but also there is good access into the stables and yard area with ample turning and parking space for vehicles with outstanding access to the main buildings.

The lawned garden, mainly to the front, provides a lovely space to enjoy the situation and views that are on offer. There are several garden buildings which offer useful space for garden tools etc but also a brick-built range comprising a useful utility/laundry room and the above mentioned car port. With a southerly aspect Well House Farm is a real sun trap and provides for a lovely family home in a desirable location.



GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.

1ST FLOOR
671 sq.ft. (62.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1770 sq.ft. (164.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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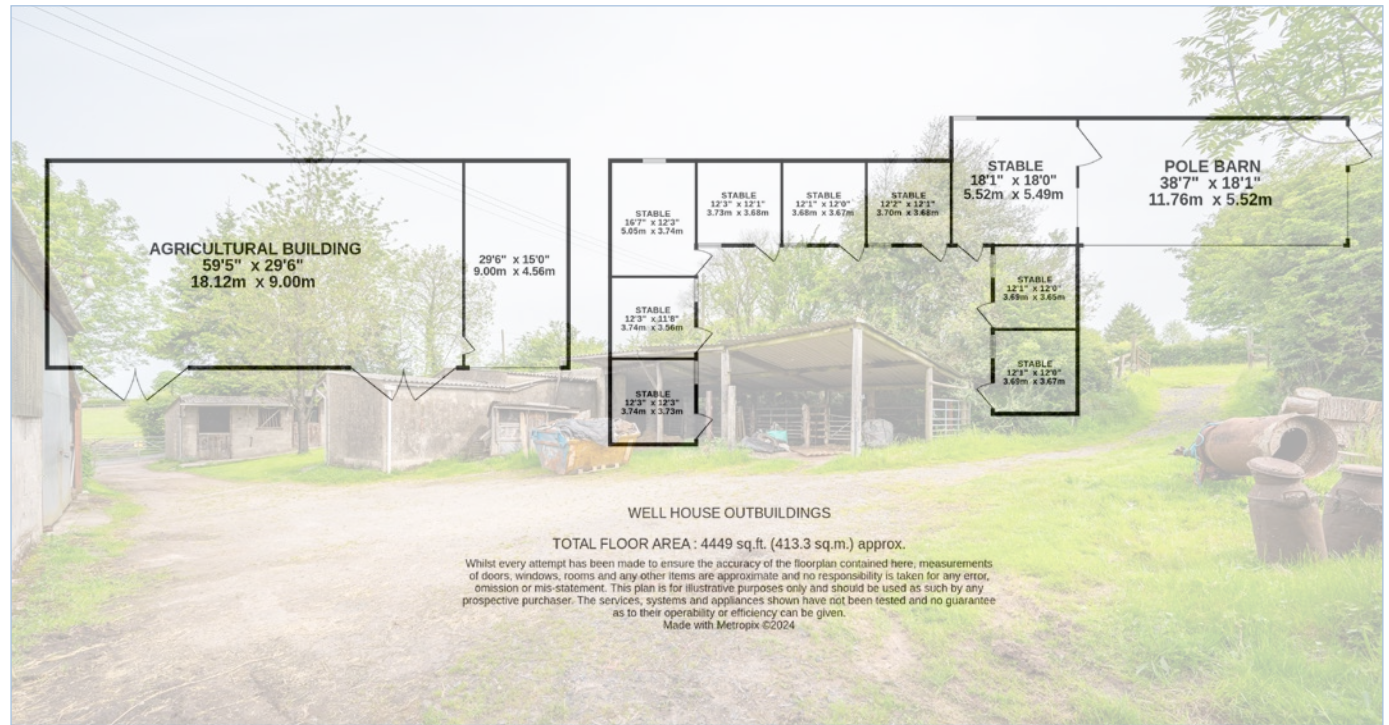
STABLES & BUILDINGS

Positioned behind the dwelling is the stable block and a range of useful agricultural buildings alongside an all-weather outdoor arena.

The stable block offers eight stables, all with a concrete floor, and sits around a focal lawned area with an appealing Cherry Tree in the centre. The stables coupled with a large open fronted pole barn provide for ample accommodation for a number of horses and with the all-weather arena and the easy access to outriding in the Wentwood Forest Well House has significant equestrian appeal.

A large steel portal framed building complements the yard very well and offers an excellent space of fodder storage, additional stables or general agricultural uses. There is one bay which is concreted and has a mechanics pit installed. Additionally, there is a lean-to on one elevation adding additional covered, storage space.

There are several other small buildings which complement the main range of stables and the primary building.



LAND AT WELL HOUSE FARM

The land, which is split into a number of manageable enclosures, provides some excellent grazing paddocks which could be utilised for livestock or equestrian grazing, especially those located across the lane from the house. Behind the yard are two useful paddocks, both with mature hedges to the boundaries providing useful turnout space immediately behind the stables.

The land is generally stock proof with mature native hedge to the boundaries adding shelter, privacy and environmental appeal. Much of the land is generally level and freely draining with a south easterly aspect.

The soil is classified as freely draining slightly acid loamy soil and is well suited to its current use as permanent pasture.

Water is connected to the main block of land and is also available within the yard.

The land at Well House Farm extends in all to approximately 16.00 acres (6.48 hectares).

LOT 2 - LAND ABOVE OXPOOL, EARLSWOOD NP16 6AW

A desirable block of amenity or grazing paddocks wrapping around a deciduous parcel of woodland. Split into four manageable enclosures, the Land is mainly level or gently sloping and offers a rare opportunity to acquire a useful parcel of good grazing land with direct roadside access.

Note a right of access will be retained by the vendors to the woodland.

Please see the separate listing details for the plan of the land or contact the selling agents if you require more details in regard to the land above Oxpool.

In all the total freehold interest comprising the land above Oxpool extends in total to 4.93 acres (1.99 hectares).





LOT 1

KEY INFORMATION

Services: Well House Farm is connected to mains water, electricity, and private drainage by way of a septic tank. Heating is by way of a solid fuel system. Broadband is believed to be available in the area with the potential to be connected soon however, interested parties should satisfy themselves upon the availability and connection of all services and utilities and rely upon their own enquiries.

Council Tax: Band G.

Energy Performance Certificate (EPC): Band F, Current 32, Potential 85.

Sale Method: Private Treaty.

Basic Payment Scheme: The Basic Payment Scheme Entitlements are not 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.

Directions: From the Gaerllwyd crossroads on the B4235 enter the Earlswood Road (leading to Shirenewton) and then follow this lane for approximately 500 yards. The driveway to Well House Farm is on the left hand side and the property is split at this junction. To locate the land above Oxpool continue along past Well House Farm, passing Earlswood Village Hall on your right hand side. Take the right turn onto Chapel Road and after a short distance the entrance to the land will be located on your left.

A For Sale board will be located at the entrance to the Property and the land above Oxpool.

/// What3Words:

///cycles.fattest.whisk – Well House Farm, Earlswood (Lot 1)

///pelt.junior.decanter – Land above Oxpool, Earlswood (Lot 2)

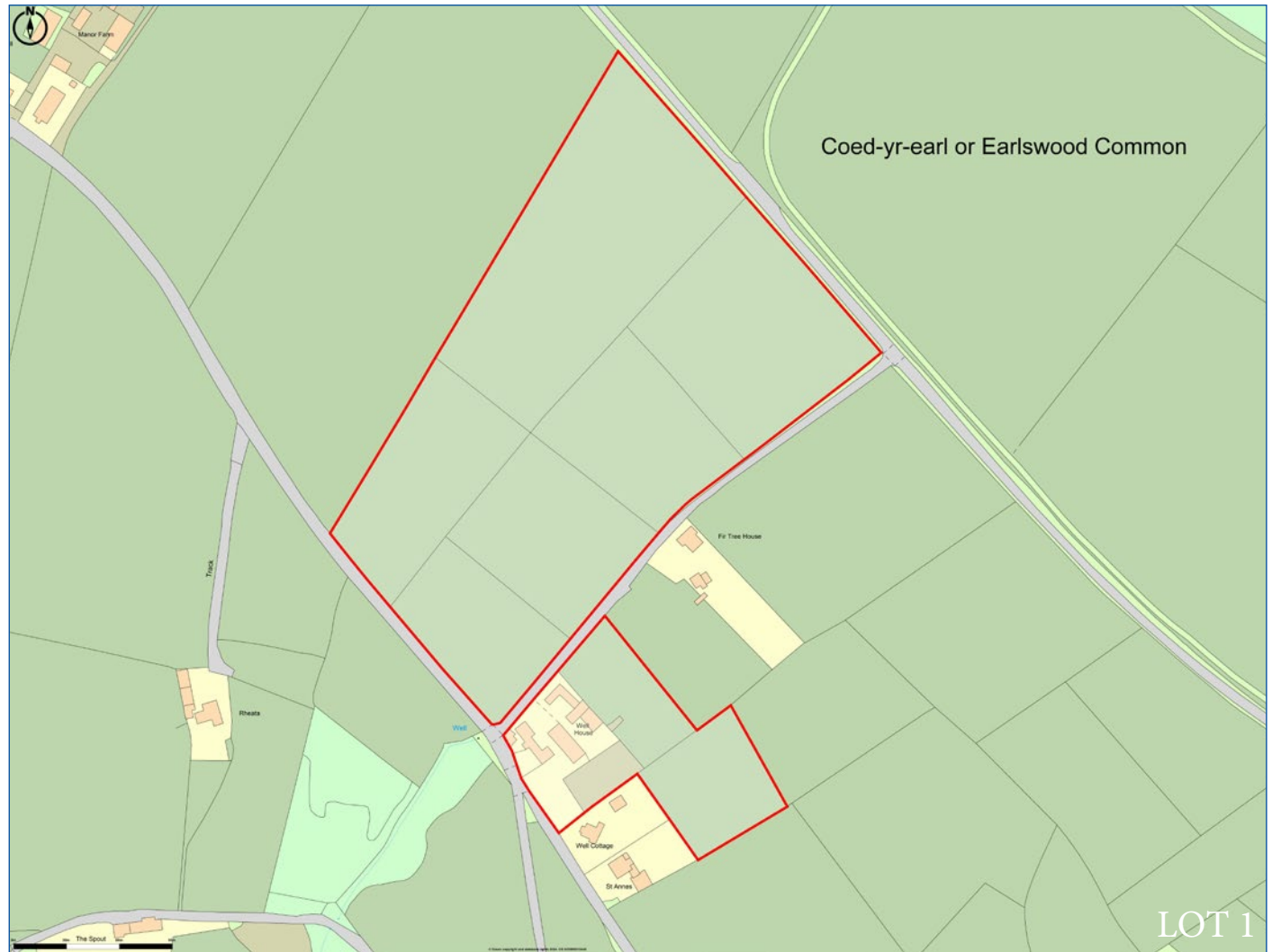
Viewings: Strictly by appointment with the selling agents.

All parties view at their own risk and no liability is accepted by the vendor or selling agents who have acted reasonably in attending all and every viewing to ensure viewings are as safe as possible. Please do not bring dogs to the viewings or while walking the land.

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

EPC: Band F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



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