



# TY MAWR FARM BARNNS

LYDART | MONMOUTH



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LYDART | MONMOUTH | MONMOUTHSHIRE | NP25 4RN

A SUPERB OPPORTUNITY TO ACQUIRE AN ATTRACTIVE COLLECTION OF TRADITIONAL STONE BARNS WITH IMPLEMENTED PLANNING CONSENT FOR CONVERSION TO A THREE-BEDROOM COUNTRY RESIDENCE WITH GARAGE WITHIN THE PICTURESQUE WYE VALLEY AONB.

*The property is within a short drive of the historic market town of Monmouth and the A40 offering superb accessibility to the major road networks of the M4/M50/M5.*

- Superb location and position within open countryside •
  - Secluded rural location within the Wye Valley AONB •
    - Detached traditional stone barns •
- Implemented planning consent for conversion to a three-bedroom residence and detached garage •
  - Located in the historic settlement of Lydart, within a short drive of Monmouth •
  - Spacious plot and garden curtilage •
- Extending in total to approximately 0.6 acres (0.24 hectares) •

## DISTANCES

Monmouth 4 miles • Raglan 7.9 miles • Chepstow 13 miles  
Ross-on-Wye 16.7 miles • Abergavenny 17 miles • Newport 23.9 miles  
Hereford 24.5 miles • Bristol 29.8 miles • Gloucester 32 miles

Cardiff 36 miles • London 137 miles

Chepstow Railway Station 13.3 miles

Abergavenny Railway Station 16.5 miles

Bristol Parkway Station 25 miles

Bristol Airport 39.2 miles Cardiff Airport 51.2 miles

London Heathrow Airport 122 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

Ty Mawr Barns enjoy a desirable and accessible location in open countryside positioned within the grounds of Tymawr Convent within the beautiful rural Monmouthshire settlement of Lydart, to the west of Ty Mawr Lane within the Wye Valley Area of Outstanding Natural Beauty (AONB). The property benefits from a high degree of privacy in a tranquil setting with countryside views. The village of Trellech is 2.4 miles away with Trellech Primary School and The Lion Inn.

The historic border town of Monmouth is just 4 miles away and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and the Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

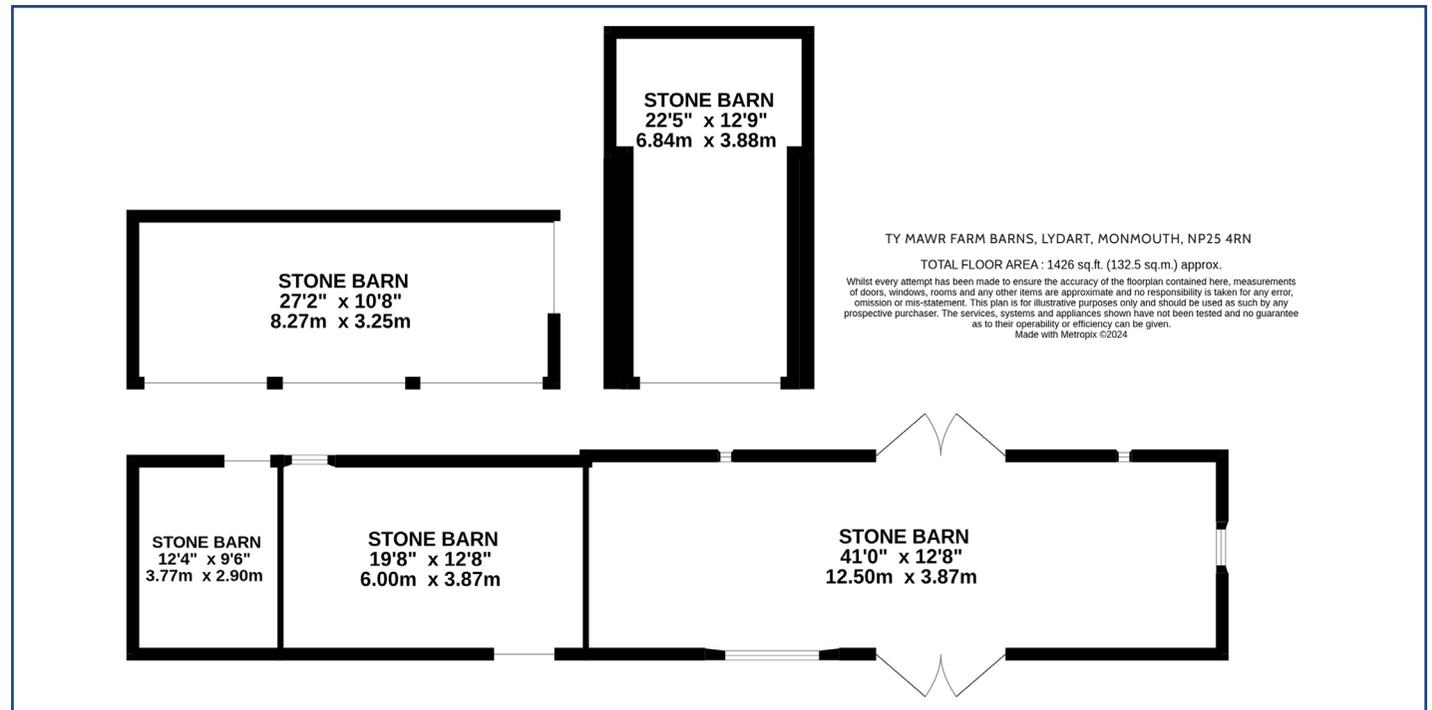
The property is just under 5 miles distance to Raglan which offers excellent amenities, including a primary school, village shop, butchers, doctors surgery, pharmacy, Post Office, public houses and the highly regarded Beaufort Hotel & Brasserie.

An abundance of tourism and recreational activities exist within Monmouth and the Wye Valley. The Brecon Beacons National Park is located to the North of Abergavenny, The Forest of Dean, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

## DESCRIPTION

Ty Mawr Farm Barns form an excellent collection of traditional stone barns located within the grounds of Tymawr Convent on what was historically Ty Mawr Farm. The barns benefit from independent access from the public highway known as Ty Mawr Lane to the east. A driveway will then lead to the barns themselves which comprise a courtyard with a traditional stone threshing barn with an additional traditional stone cow byre adjacent as well as a block-built field shelter. The buildings are positioned within a generous residential curtilage with land to the north-west, south-east and predominantly to the south-west providing a perfect setting for a family home. The barns themselves are not overlooked with all the boundaries stock proof fenced, and enjoy a private tranquil position with spectacular countryside views.

The development will provide a kitchen, an open plan dining and sitting room and a utility room with a downstairs cloakroom. Stairs from the dining room will lead up to the first-floor landing providing access to the principal double bedroom with ensuite, family bathroom, single bedroom and an additional double bedroom. The adjacent traditional stone cow byre will provide a garage and garden store. The property benefits from mains water and mains electricity is close by. The property extends in total to approximately 0.6 acres (0.24 hectares).



## PLANNING INFORMATION

Planning consent has been achieved under Planning Application Reference MO5058 dated 19th December 2000 for "Conversion Of Redundant Agricultural Barn To Form Single Dwelling Unit Together With Conversion Of Adjacent Cow Byre To Form Garage And Garden Store". A mains water connection and associated engineering works were undertaken, implementing the planning. The vendors have recently applied to the council to confirm "Residential C3 use class. Converted redundant barn as approved under planning permission MO5058 on 19 December 2000 and implemented on 12 December 2005" under planning reference DM/2024/00021. This was confirmed and approved by the council on 27th February 2024.

A copy of the Planning Consent Decision Notice is available from Powells on request, or available for download on Monmouthshire County Council's Planning Application Search portal using the above planning application reference.

## KEY INFORMATION

**Services:** The property benefits from mains water, with mains electricity close by. Private drainage will be to a treatment plant.

**Fixtures and fittings:** Only those items specifically mentioned in these particulars will be included in the sale.

**Tenure:** Freehold with vacant possession upon completion.

**Local Authority:** Monmouthshire County Council. Telephone 01633 644831.

**Wayleaves, Easements and Rights of Way:** The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars. The property will benefit from a right of access for all times and all purposes over a small section of track (shaded in blue on the plan) adjacent to Ty Mawr Lane.

**Covenant:** A restrictive covenant will be applied to the barns at the point of sale limiting the use to residential only.

**Sale Method:** The property is offered for sale by Private Treaty.

**Viewings:** Strictly by appointment with Powells – 01600 714140.

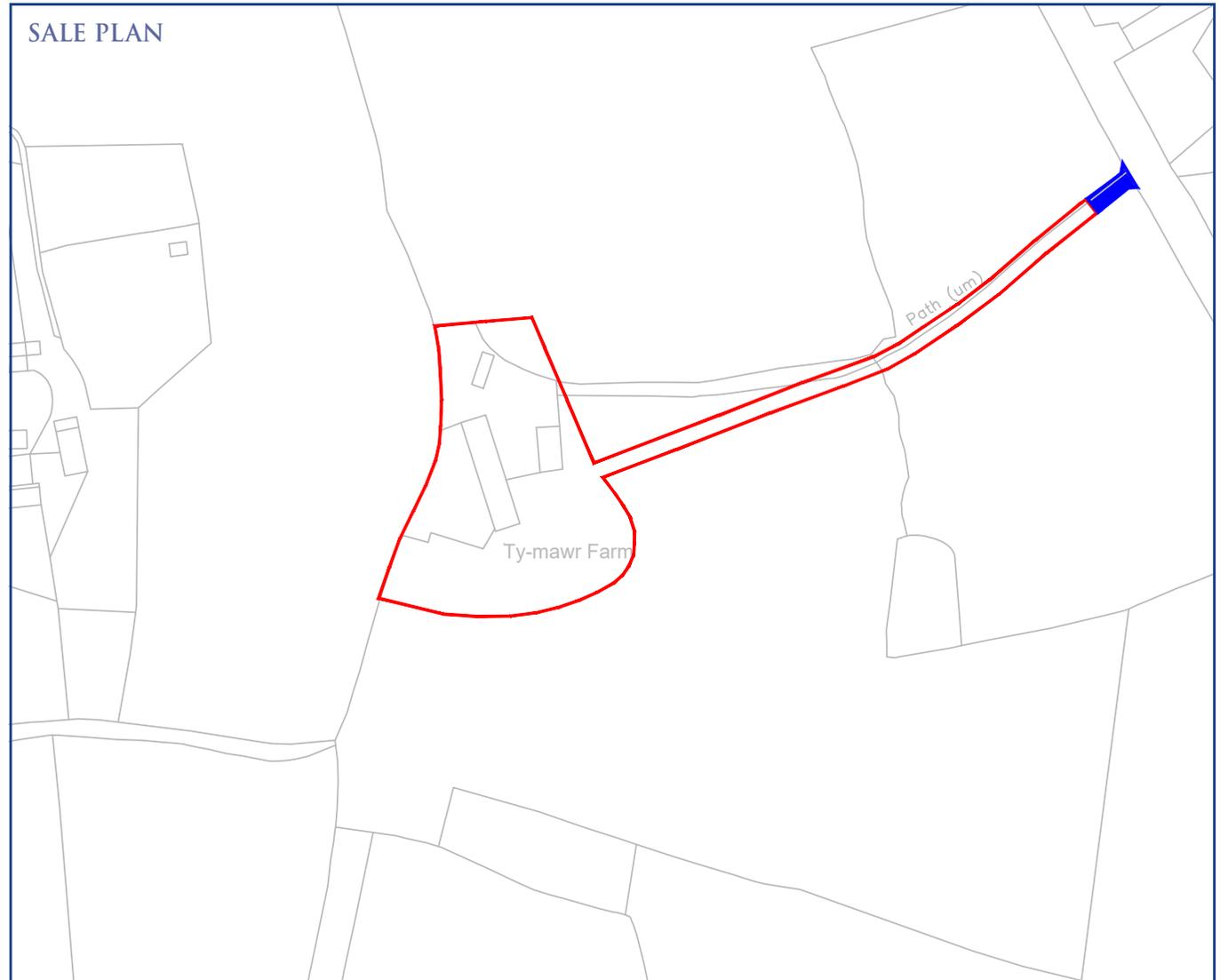
**Directions:** From the A40 at Monmouth take the exit onto Beech Road (B4233) signposted Monmouth, Trellech, Rockfield. At the T-junction turn left onto the B4293 signposted Mitchel Troy, Trellech. After approximately half a mile fork left, staying on the B4293 in the direction of Penallt, Trellech and Chepstow. Continue for 1.6 miles then take the left fork in the direction of Penallt. Continue for 0.7 miles then take the right turn. After 0.3 miles turn right, then immediately at the fork keep left. Proceed straight for 0.16 miles and the entrance to the property will be on your right-hand side.

Please note the Post Code will not take you to the exact address.

 [bearable.says.falls](https://bearable.says.falls)

Postcode: NP25 4RN

## SALE PLAN



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## IMPORTANT NOTICE

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