



# POOL FARMHOUSE

NEWCASTLE | MONMOUTH | MONMOUTHSHIRE





# POOL FARMHOUSE

NEWCASTLE | MONMOUTH | MONMOUTHSHIRE | NP25 5NT

POOL FARMHOUSE IS A CHARMING 15TH CENTURY GRADE II\* LISTED RURAL RESIDENCE THAT SEAMLESSLY BLENDS HISTORIC CHARACTER WITH MODERN LIVING. FEATURING STONE FLOORS, OAK BEAMS, PANELLING AND AN INGLENOOK FIREPLACE. THE PROPERTY HAS BEEN CAREFULLY RESTORED AND EXPANDED TO INCLUDE A MODERN WING WITH TWO BEDROOMS AND A SPACIOUS RECEPTION ROOM. A TWO-BEDROOM ANNEXE, DETACHED OUTBUILDINGS AND BEAUTIFULLY LANDSCAPED GARDENS, INCLUDING LAWNS, MATURE FRUIT TREES AND WOODLAND, COMPLETE THE 2.75 ACRE SETTING.

- Grade II\* listed period farmhouse •
- Excellent rural but accessible location •
- Spacious, versatile accommodation set over two floors •
- 5 bedroom farmhouse, attached two bedroom annexe and multiple outbuildings •
- Carefully restored offering an abundance of character and charm throughout •
- Superb, detached workshop •
- Views across rolling Monmouthshire countryside •
- Off-road parking available for multiple vehicles •
- Total plot approximately 2.75 acres inc. well established woodland •

## DISTANCES FROM POOL FARMHOUSE

Monmouth 5.5 miles • Abergavenny 12 miles  
Hereford 18 miles • Chepstow 20.8 miles • Bristol 37.7 miles  
Cardiff 40.7 miles • London 144.3 miles  
Abergavenny Train Station 12.7 miles • Hereford Train Station 18.5 miles  
Chepstow Train Station 21.1 miles  
Bristol Airport 48.5 miles • Cardiff Airport 54.5 miles  
Birmingham Airport 79.2 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

Pool Farmhouse enjoys an excellent location surrounded by stunning Monmouthshire countryside but boasting excellent links to the larger centres of Hereford / Bristol / Cardiff / London.

Situated along a quiet country lane the property can be accessed via a private driveway.

Monmouth, just 5.5 miles away, boasts excellent schools including Haberdashers independent boys' and girls' schools, Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

The market town of Abergavenny is just 12 miles from the property and is known as the Gateway to Wales. Abergavenny is blessed with scenic views, excellent road and rail links and a wide range of services and amenities. As a popular gateway town, Abergavenny offers easy access to both the Brecon Beacons and Black Mountains. With that you get endless opportunities for incredible walks amongst peaks such as Sugar Loaf, Skirrid and Blorenge. The town also plays host to several events throughout the year, including the world famous Abergavenny Food Festival alongside other attractions including the Vintage Steam Rally. Education within the town includes a number of well-respected primary schools and a local secondary school, King Henry VIII 3-19 school, which is currently being redeveloped to provide a state-of-the-art education establishment.

The cathedral city of Hereford boasts an excellent range of state and private primary and secondary schools and colleges including the renowned Hereford Cathedral School, Bishop of Hereford's Bluecoat School, The Steiner Academy Hereford and The Herefordshire and Ludlow College. Hereford offers a range of traditional shops and businesses and also offers the recently developed Old Market offering an extensive range of well-known shops, bars and restaurants and cinemas. For sport lovers Hereford is home to Hereford Rugby Club, Hereford Rowing Club, Hereford Racecourse and Hereford FC Football Club (previously Hereford United) who play at Edgar Street.

Bristol is just 37.7 miles away from the property with all the extensive benefits a University City has to offer such as shopping, arts and theatre, concerts and sports events. Cardiff, 40.7 miles from the property, has a similar offering.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the north of Abergavenny. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.





## THE PROPERTY

Pool Farmhouse offers an excellent opportunity to acquire a 15th Century Grade II\* listed rural residence with attached annexe and a variety of useful outbuildings set within approximately 2.75 acres. The property is believed to have been built in the early 15th century and has been owned by the same family for the past 30 years.

Stepping through the front door of this historic farmhouse, you're welcomed into a warm and inviting reception room. The room is filled with character, boasting a large Inglenook fireplace, flagstone flooring and oak panelling, with a striking oak staircase to the side. Light streams through windows on both sides. A doorway leads to the spacious farmhouse kitchen / dining room, where handcrafted cabinets and wooden work surfaces sit harmoniously beside a large fireplace. The dining area features oak floors and a door that opens onto the garden.

From the entrance reception room, two doorways tucked within the oak panelling lead into a cosy additional sitting room with a window overlooking the front courtyard and a door leading to a separate utility / boot room which offers practicality, with a sink, drainer and space for a washing machine.

Beyond lies an inner hall, featuring oak flooring and a modern feel. Two double bedrooms and a family bathroom can be found on this wing. This hallway opens into an impressive reception room with a pitched ceiling and large glass windows, filling the space with natural light making it perfect for a studio, office or music room. Another handcrafted wooden staircase leads to a spacious area above, where exposed roof trusses and a galleried balustrade overlook the reception room below.

Stairs from the entrance reception room lead you up to the first floor accommodation. The principal bedroom boasts wooden floorboards, a large en-suite bathroom and a window framing views of the surrounding countryside. In addition to the principal bedroom another large bedroom reveals exposed beams and roof trusses and leads into another generous room with similar period features.

## THE ANNEXE

In addition to the main residence is an attached two bedroom annexe. The front door of the annexe opens into a welcoming hallway, leading to a convenient cloakroom, a cosy double bedroom, a single bedroom and a bathroom with white suite.

To the rear of the annexe, you will find a spacious kitchen / dining room, complete with wooden flooring and a range of fitted units, including a sink, drainer, oven and space for a fridge and dishwasher. The high ceilings and large windows fill the room with natural light, while a back door offers easy access to a separate driveway and garden..

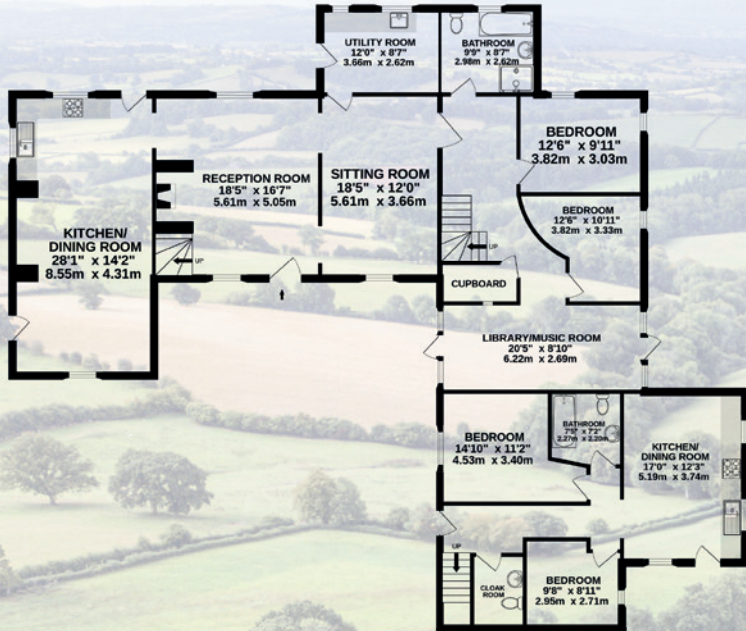
A staircase from the hallway leads to the first floor sitting room, an elegant and airy space with wooden flooring and a wood-burning stove. A large window frames picturesque views of the surrounding countryside. This stylish room offers the perfect blend of modern comfort and rustic charm.





**GROUND FLOOR**  
2327 sq.ft. (216.1 sq.m.) approx.

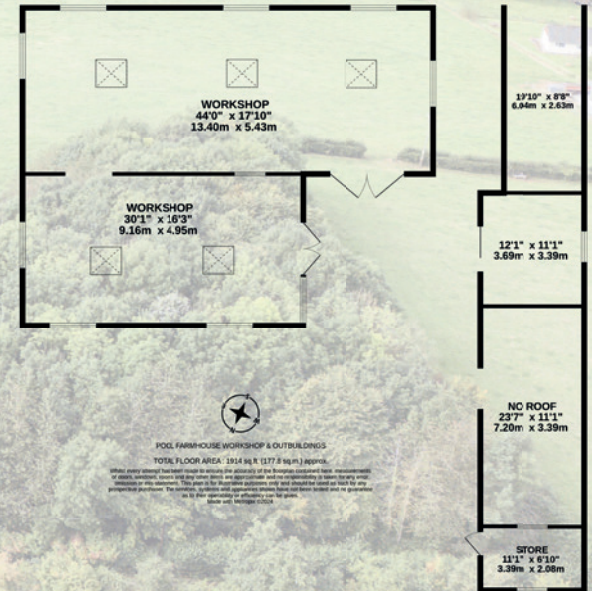
**1ST FLOOR**  
1773 sq.ft. (164.8 sq.m.) approx.



POOL FARMHOUSE, NEWCASTLE, MONMOUTH, NP25 5NT

TOTAL FLOOR AREA : 4100 sq.ft. (380.9 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.  
Made with Metropix ©2024



POOL FARMHOUSE WORKSHOP & OUTBUILDINGS

TOTAL FLOOR AREA : 3514 sq.ft. (327.8 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.  
Made with Metropix ©2024



## OUTSIDE

A five-bar gate welcomes you into a spacious yard, offering ample parking for multiple vehicles. To the left is a single-storey outbuilding, ripe for conversion / renovation (subject to the necessary planning permissions), while opposite is a substantial detached workshop which has been home to a bespoke furniture business for the past 30 years. The workshop is a significant asset to Pool Farmhouse boasting 1800 sq.ft of useful and adaptable space. There is excellent potential for a variety of uses which could include a gym / office space or further accommodation, subject to the necessary planning permissions.

The gardens wrap around the house beautifully and feature a large patio, well-stocked flower beds and mature fruit trees. Expansive lawns stretch out, offering excellent views. Behind the house lies a tranquil area of woodland. A further level lawn beyond the annexe offers additional space, which could be separated if desired. Altogether, the grounds extend to just over 2.75 acres.

## KEY INFORMATION

**Services:** Mains electricity, water, private drainage (septic tank) and oil fired central heating.

**Tenure:** Freehold

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

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.


**Council Tax Band:** H

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

**Viewings:** Strictly by appointment with the selling agents.

**Directions:** From Monmouth take the B4233 towards Rockfield. At the telephone box take the right hand fork on to the B4347 and stay on this road until you reach Newcastle. Drive through Newcastle and just past the national speed limit signs there is a turning left. Take this turning and keep going until you reach Pool Farmhouse on the right hand side.

**Postcode:** NP25 5NT

 strong.sizing.boast

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	26 F	
1-20	G		



**Powells**

Singleton Court Business Park  
Wonastow Road  
Monmouth NP25 5JA

**T** 01600 714140

**E** enquiries@powellsrural.co.uk

**W** www.powellsrural.co.uk

## IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared September 2024.