



STEPPE FARM

ROCKFIELD | MONMOUTH | MONMOUTHSHIRE





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STEPPE FARM OFFERS A TRULY DIVERSE RURAL PROPERTY PACKAGE BURSTING WITH POTENTIAL AND IS A RARE FIND WITHIN THE HEART OF MONMOUTHSHIRE. INCLUDING A GRADE II LISTED FARMHOUSE, SIX DELIGHTFUL HOLIDAY LET COTTAGES, DETACHED FORMER RESTAURANT AND DETACHED CART SHED ALL SITTING WITHIN APPROXIMATELY 1.8 ACRES WHILST APPEALING TO BOTH THOSE IN THE TOURISM AND LEISURE INDUSTRY AND ALSO MULTI-GENERATIONAL FAMILY PURCHASERS.

- Attractive Grade II listed six-bedroom farmhouse •
 - Six delightful holiday let cottages •
- Detached large, converted previously the very popular Stonemill restaurant •
 - Detached open-fronted, two bay stone cart shed •
 - Set in approximately 1.8 acres •
- Excellent potential for a wedding venue, subject to planning and licences •
 - Set in an elevated position with panoramic valley views •
 - Located only 2.5 miles from the town of Monmouth •
 - Offered For Sale by private treaty •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Bristol/Cardiff/London •

DISTANCES FROM STEPPE FARM

Monmouth 2.5 miles • Raglan 7.3 miles • Abergavenny 12.5 miles
Usk 13.4 miles • Chepstow 18.6 miles • Cardiff 35.4 miles
Bristol 35.4 miles • London 145 miles

Abergavenny Train Station 12.3 miles • Chepstow Train Station 18.9 miles
Bristol Parkway Station 30.7 miles

Bristol Airport 46.3 miles • Cardiff Airport 50.5 miles
Birmingham Airport 80.1 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

Steppes Farm is located just over 2 miles from the historic border town of Monmouth. The property enjoys an excellent location boasting fantastic links to the A40 leading south to the larger centres of Newport/Cardiff/Bristol/London via the M4 and north to the M50 and M5.

Monmouth boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and state of the art 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 River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

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.

Bristol is just 35 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, also 35 miles from the property, has a similar offering.

Steppes Farm offers peace and tranquillity, however, for commuters the motorway networks accessing Bristol, the Midlands and the South West can easily be reached. The cities of Hereford, Cardiff and Bristol are all within an hour's drive and connections to main line trains, reaching London Paddington in under 2.5 hours, can be found at Bristol Parkway.







STEPPEES FARMHOUSE

Steppes Farm benefits from a historic farmhouse at the heart of an established rural enterprise, with its traditional farm buildings converted into six delightful holiday lets and a cider mill turned into a former award-winning restaurant.

This rural property package boasts huge potential and has been the home of the current vendors for over 25 years.

Steppes Farm House is an imposing property believed to have been built in the early 17th century and added to in the early 18th century. It boasts period features such as exposed ceiling beams, original internal doors, and an attractive 18th-century staircase. The property was listed in 2001, and prior to that, many of the windows had been double glazed.

The farmhouse is designed in an L-shape, with the oldest section located at the rear. The symmetrical Georgian facade features three sash windows on both the ground and first floors, as well as dormers in the attic rooms, all overlooking the south-facing front garden.

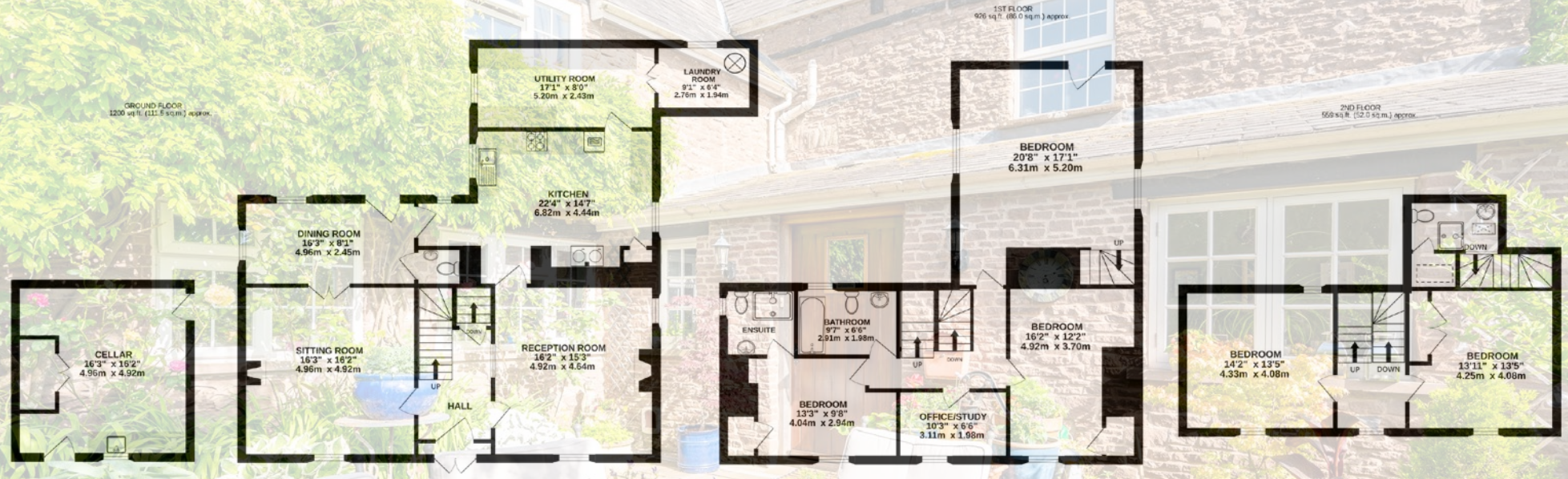
A central flight of steps leads to a formal entrance porch, where a pair of partially glazed doors provide access to the property. On the front side of the house, flanking the entrance hall, are two spacious reception rooms - a drawing room and a sitting room, each with a large sash window offering views of the front garden. Both rooms showcase exposed ceiling beams and an impressive original stone fireplace with a wood-burning stove. The drawing room features original floorboards and French doors leading to a cosy dining room in a single-story extension, added by the current owners. The dining room boasts a slate floor, exposed roof truss, windows on the side and rear, and a wooden door leading to a paved rear courtyard. Another door from the dining room leads to the kitchen. This kitchen features a spacious inglenook fireplace with a two-oven, oil-fired Aga. Adjacent to the fireplace is the original bread oven. The kitchen is equipped with slate flooring and lime oak wall and base cupboards. A door from the kitchen leads to the utility room, which includes wall and base cupboards, plumbing for a washing machine, and space for a dryer. A linen store, housing the Worcester boiler and modern hot water cylinder, is also located off the utility room. Completing the ground floor is a cloakroom with slate floor.

The stunning principal bedroom can be found on the first floor of the farmhouse and features exposed painted stone walls and a vaulted ceiling with exposed roof trusses. Originally converted from the granary above the kitchen by the current vendors, this room has a partially glazed stable door leading to the garden. Stone steps from the bedroom lead up to an en-suite shower room on the floor above, also showcasing exposed roof trusses. The front of the house boasts two double bedrooms and a single bedroom, currently utilised as a study, all offering views of the garden and countryside beyond. One of the larger bedrooms includes an en-suite shower room, and there is also a family bathroom. On the second floor, there are two beautiful bedrooms built into the eaves, featuring exposed A-frames and dormer windows with picturesque views.

The farmhouse also includes a cellar accessed from the front of the property, leading to a prep-room for the former restaurant.



FLOORPLAN



STEPPE FARMHOUSE, ROCKFIELD, MONMOUTH, NP25 5SW

TOTAL FLOOR AREA : 2948 sq.ft. (273.9 sq.m.) approx.

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HOLIDAY COTTAGES

The six holiday let cottages have been converted from an old stone barn and the previous dairy of the farm. They exude a quaint charm, boasting stone fireplaces, painted natural stone walls, flagstone floors and exposed beams and roof trusses. Each kitchen is equipped with modern wall and base units, an electric cooker, fridge/freezer and microwave. Additionally, each cottage features a wood-burning stove.

DOVECOTE

This semi-detached cottage has an open plan sitting/dining room and kitchen area on the ground floor. Stone steps lead to the first floor where there are two bedrooms and a bathroom. Outside there is a brick patio with seating. (Sleeps 4).

WOOD COTTAGE

This mid-terrace cottage has a ground floor hallway and sitting room with stone steps leading up into a kitchen and a wooden staircase to the first floor where there are two bedrooms and a shower room. Outside there is a brick patio area. (Sleeps 3).

OWL COTTAGE

This end-of-terrace upside-down cottage has a three bedrooms and a bathroom on the ground floor and a first-floor, open plan sitting/dining and kitchen area with countryside views. (Sleeps 6).

THE HAYWAIN

This end-of-terrace cottage has a ground floor bedroom and bathroom and at first floor level there is another bedroom plus an open plan sitting/dining and kitchen area. (Sleeps 4).

OAK COTTAGE

This first floor apartment has an open plan sitting/dining and kitchen area plus three bedrooms and a bathroom (Sleeps 6).

MOLE END

This ground floor apartment has two bedrooms, a bathroom, a kitchen and a sitting/dining room. There is an outside seating area to the front. (Sleeps 4).

There is a gravel parking area for guests of the self-catering cottages and a three-bay open fronted stone cart barn in the centre of the front courtyard and a detached coach house that both have potential to be converted into additional holiday lets, subject to the necessary planning consents. The coach house provides space for two more cars. On one side of the cart shed is a guest laundry room with a coin-operated tumble dryer and washing machine, as well as a Belfast sink unit. In the loft above is a workshop.



FLOORPLAN

1ST FLOOR
1071 sq.ft. (99.5 sq.m.) approx.



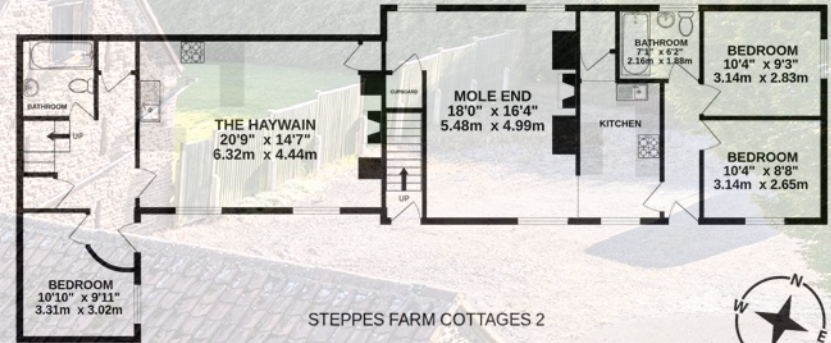
STEPPES FARM, COTTAGES 1

TOTAL FLOOR AREA : 2610 sq.ft. (242.5 sq.m.) approx.

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GROUND FLOOR
1190 sq.ft. (110.6 sq.m.) approx.



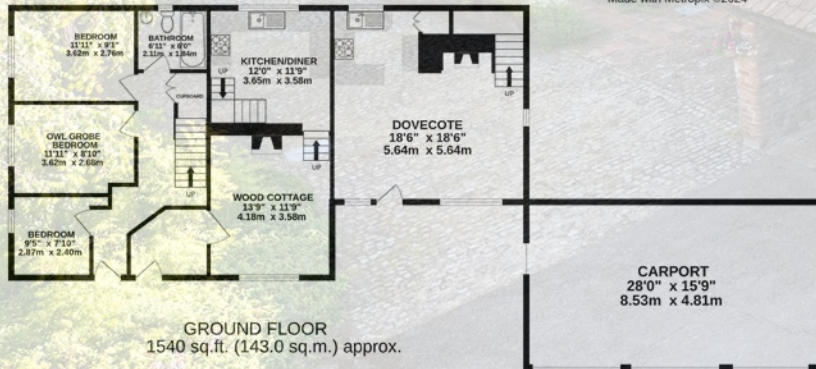
STEPPES FARM COTTAGES 2

TOTAL FLOOR AREA : 2198 sq.ft. (204.2 sq.m.) approx.

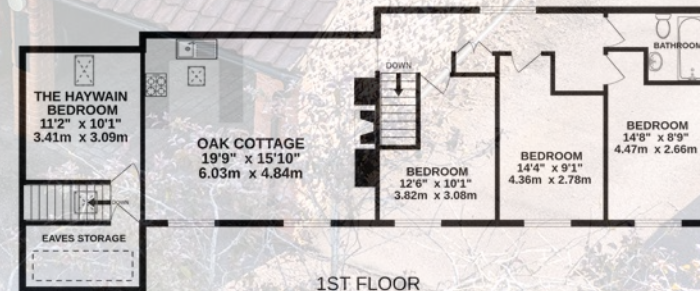
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GROUND FLOOR
1540 sq.ft. (143.0 sq.m.) approx.



1ST FLOOR
1008 sq.ft. (93.6 sq.m.) approx.





OUTSIDE

From the road, a driveway leads to a cobbled parking area for two vehicles behind the main house. The farmhouse also has a paved courtyard off the dining room, and a secluded, enclosed side garden with a sun patio and an ornamental pond.

The formal front gardens are laid to lawn, surrounded by shrub borders and flower beds. At the rear of the property is a vegetable patch with a greenhouse and a timber garden shed, as well as a storage barn with a power supply.

A marquee that has been previously used for weddings and events is available by separate negotiation.

The holiday cottages also have outdoor space both to the front and rear aspect. If a purchaser's desire was to convert each set of holiday cottages back to one dwelling then there would be ample garden for each property. Steppes Farm backs onto open Monmouthshire countryside meaning there are beautiful views from every angle.





FORMER RESTAURANT

The former Stonemill restaurant is located at the front of the site, housed in a traditional stone barn. Featuring a wooden floor and a vaulted ceiling with exposed roof trusses, the restaurant boasts original cider mill stones as a focal point. Upon entering, guests will find a reception area with leather sofas and a fitted bar. Stone steps lead down to the dining room, with a vaulted gallery dining area above. The restaurant can accommodate 50 covers, with an additional mezzanine floor offering seating for 16 covers. A commercial kitchen is located on the lower ground floor. The barn has WC facilities, and the gravel car park outside can accommodate up to 30 vehicles. Adjacent to the restaurant, formal lawns host a marquee (available by separate negotiation) set on a concrete base. This area includes a bar, kitchen, wooden dance floor, and tables and chairs for up to 150 covers, making it a popular choice for weddings and events.



FLOORPLAN

LOWER GROUND
209 sq.ft. (19.5 sq.m.) approx.

GROUND FLOOR
1432 sq.ft. (133.1 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



Welcome to
THE STONEMILL
Country Dining
All occasions catered for



STEPPEES STONE MILL

TOTAL FLOOR AREA : 2319 sq.ft. (215.5 sq.m.) approx.

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KEY INFORMATION

Services: Mains electricity, mains water, oil fired central heating and private drainage (treatment plant).

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.

Tenure: Freehold

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: I

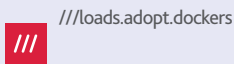
Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents.

Directions: From the A40 at Monmouth follow the B4233 in a westerly direction onto the Rockfield Road B4233. In Rockfield bear left at the fork. Continue around the sharp S Bend as the road straightens you will see Steppes Farm on your right.

Postcode: NP25 5SW

WHAT 3 WORDS



ENERGY PERFORMANCE CERTIFICATE

All holiday let cottages are EPC E.



Powells

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Monmouth
NP25 5JA

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