

TY UCHAF FARM

Llanelly Church, Gilwern, Nr. Abergavenny. NP7 0HG



J. Straker, Chadwick & Sons

– Established 1872 –

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SITUATION AND DESCRIPTION

A rare opportunity to purchase a truly unspoilt upland farm enjoying stunning views across the Usk Valley and comprising an historically important early Seventeenth Century Grade II* listed farmhouse, fine barn range, enclosed yard, modern buildings and a further impressive detached stone barn, together with approx. 98 acres, and including an historic 'Defended Enclosure', known as Crug Y Gaer, now a Scheduled Ancient Monument and probably dating from the Iron Age. **The whole with enormous potential** and appeal, and is being marketed for the first time in over 50 years.

Ty Uchaf Farm is approached over a short distance of shared roadway from the hill road above Llanelly Church. Nearby **Gilwern provides a good range of local facilities with the larger centres of Crickhowell & Abergavenny** offering more extensive shopping, dining, recreational and educational options, together with excellent connections to the National road and rail networks.

J Straker Chadwick & Sons are delighted to offer Ty Uchaf Farm on the open market for the first time since 1967. An increasingly rare opportunity to purchase an historic and unspoilt holding with huge potential for agricultural/amenity or leisure uses.



THE FARMHOUSE

Understood to be an early Seventeenth Century farmhouse with later mid Seventeenth century wing, numerous internal and external features of considerable note. The whole Grade II * listed.

ENTRANCE PORCH

with doors to ...

UTILITY / BOOT ROOM

15'9 (4.8) x 5' (1.5), sink, plumbing for automatic washing machine, further area beyond.

SHOWER ROOM

with low level w.c., wash hand basin, shower enclosure, obscured aspect, radiator.

From Entrance Porch door to ...

INTERNAL HALL

with doors off to ...

SITTING ROOM

19' (5.79) x 14'11 (4.54), aspect onto farmyard, fireplace with woodburner and impressive tiled & oak frame with overmantel mirror, two radiators, small alcove cupboard.

From Internal Hall door to ...



FARMHOUSE KITCHEN

18'7 (5.68) x 14'7 (4.46), plus additional area at entrance, electric cooker point, aspects to front & rear, two radiators, sink unit with single drainer sink, oil fired Stanley Range in original fireplace, Massive chamfered beams, original post-and-panel partition/screen with two shaped door heads, built-in cupboards, door off to ...

SMALL PASSAGE

leading to Staircase and through to ...

OLD DAIRY

With Salting stone and small alcoves.

WALK-IN PANTRY

With fitted shelves, aspect to yards.

Further door off Kitchen via Screen to ...

OFFICE / STUDY

7'10 (2.4) x 13'6 (4.12), aspect & radiator, rear of screen, beams over.



Staircase off to ...

FIRST FLOOR

LANDING

and passageway, with hatch to roofspace with pull-down ladder, post-and-panel partition/screen, shaped doorhead, planked door, doors off to ...

BATHROOM

pedestal wash hand basin, low level w.c., bath, aspect, radiator, beams.

BEDROOM 1

14'3 (4.36) x 14'1 (4.30), with massive beams, screen, mullioned window, built-in Airing cupboard, radiator.

From Landing, step down to former 'stair head'....

BEDROOM 2

9'10 (3.00) x 9'11 (3.03), aspect, radiator, beams, original fireplace opening with beam lintel.

Passageway continues to ...

BEDROOM 3

10'01 (3.09) x 9'06 (2.91), aspect to end with view to Sugar Loaf across the Usk Valley, radiator.



BEDROOM 4

16'9 (5.11) x 18'11 (5.77), aspect to end with view to Sugar Loaf across the Usk Valley, two radiators.

ATTIC

Beam carved and initialled 'TW, 1618', good head height, potential for conversion.

Passage continues from Landing with radiator, aspect & doors to ...

OUTSIDE

A path leads from the farmyard around the house with lawned areas and shrubs, path to Summerhouse and to ...

'OUTSIDE KITCHEN'

A detached stone building with central door and divided into two rooms, with an old fireplace/bake oven, beam carved and dated 'TW 1697', former circular stone staircase.

KITCHEN GARDEN

A productive garden with vegetable & fruit plots.

THE FARMYARD

Original farmyard enclosed by house, wall & barns, the majority with original stone cobbles, the lower wall with rare 'stone stile'.

THE BARN/COW SHED RANGE

Forming a remarkably unaltered group and described below from the lower end.

STABLE

14' (4.27) x 19' (5.83), cobbled floor, window to rear, built-in alcoves/candles stands.

ISOLATION BOX

7'5 (2.27) x 11'11 (3.64), concrete floor and rear wall.

COW SHED

15'5 (4.706) x 18'9 (5.73), two entrance doors, additional area behind isolation box, aspect and door to rear.

MAIN BARN

18'2 (5.527) x 50'9 (15.46), Cart doors to front & rear, cruck beams, arrow slits, central passage with flagstone floor, storage to either side.

TOP BARN

19' (5.83) x 16' (4.88), cobbled floor, formerly with loft over.



OPEN FRONTED SHED/CAR PORT

19' (5.83) x 26'8 (8.13).

THE FARMBUILDINGS

Situated conveniently away from the Farmhouse & Barn.

SHEEP SHED/FODDER BARN

60' x 45' approx., A general purpose building with earth floor, sheet full height doors to each end (1 with personnel door), Electricity supply, CCTV system, Blockwork base walls & Yorkshire boarding over, with ...

LEAN-TO

80' x 19', earth floor, concrete ½ panel walls with Yorkshire boarding over, pair of sheeted doors & side door.

POLY TUNNEL/LAMBING SHED

80' x 30', approx., earth floor, opening at either end.

FURTHER DETACHED STONE BARN

A fine stone barn enjoying a commanding position and approached over the access track from the farmyard. 50' x 18', approx., in good order, partly restored, new GI roof, cart doors, arrow slits & other openings, good access track, water available.

THE LAND

The land extends to some 98.79 acres or thereabouts, the majority gently sloping. Traditionally approx. 35 acres has been cut for hay, the rest is permanent grazing, with approximately 8 acres of young mixed woodland. The Farm benefits from Hill Grazing Rights in addition.

ORCHARD

with 18 young mixed fruit trees.

SERVICES

Mains electricity, private drainage, borehole private water & shared spring. Heating by oil fired Stanley range & electric immersion heater.

TENURE

Freehold but we recommend that this aspect be verified with your solicitor.

EPC RATING

Exempt.

RIGHTS OF WAY & EASEMENTS

The Property is sold subject to, and with the benefit of all existing rights of way, whether public or private, including rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and waste, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provisions of any planning scheme of County or Local Authority.



WAYLEAVES

The property will be sold subject to and with the benefit of all wayleaves & easements whether they are specifically referred to in these particulars or not.

SINGLE PAYMENT SCHEME

There are no Single Payment Scheme Entitlements included within the freehold sale.

SALE METHOD

The property is offered for sale by Private Treaty as a whole. The selling Agents reserve the right to sell the property, or any part of, by Tender or Auction at a later stage to conclude the sale process.

VIEWING

By appointment with the Agents please.

J. Straker Chadwick & Son

The Auction Rooms

Tiverton Place

Abergavenny

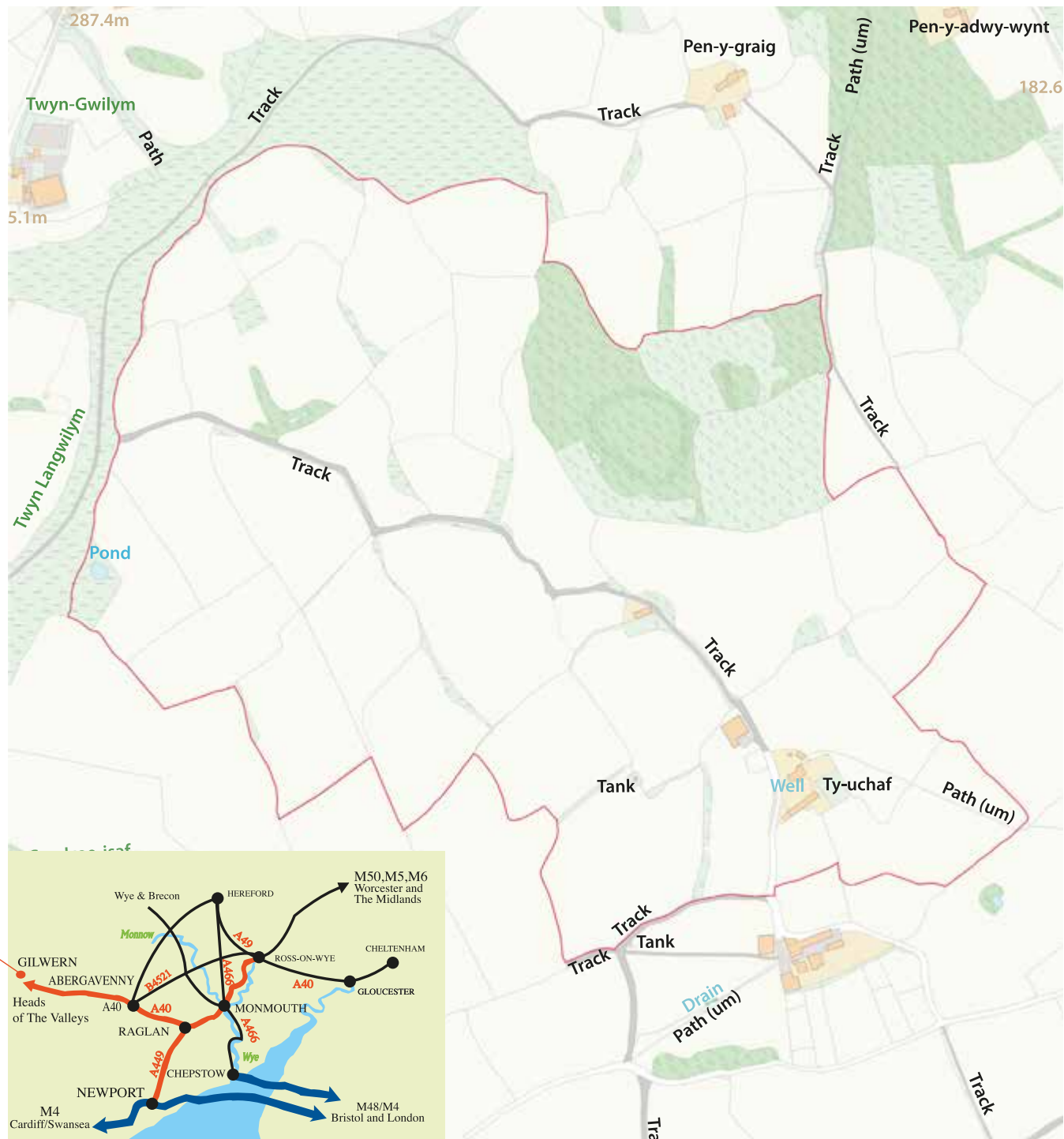
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