



Maesmawr Farm Talybont on Usk, LD3 7YP

J. Straker
Chadwick & Sons
EST — 1872

 DAVID JAMES

Maesmawr Farm

Talybont on Usk, LD3 7YP

A unique opportunity to purchase an agricultural holding in the rural village of Talybont-on-Usk extending to approximately 190.39 acres (77.05 Hectares) with a Grade II* Listed Farmhouse and an extensive range of modern and traditional farm buildings.

- Historically considered one of the finest farms in Breconshire
- 16th Century, Grade II* Listed Farmhouse
- Five bedroom, cellar and attic space
- Level land within a ringfence with further land available in two separate parcels of 18.21 acres and 21.91 acres (available by separate negotiation) extending to a total of 230.51 acres approx.
- Extensive range of outbuildings
- Edge of village location
- Far reaching countryside views
- Traditional buildings with potential for alternative use (STP)

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DESCRIPTION

Enjoying a prime position in the Usk valley, Maesmawr is a distinctive five-bedroom 16th century grade II* listed farmhouse of cement-rendered stone under a steep pitched Welsh slate roof, set within a ringfence of approximately 190.39 acres (77.05 Hectares) of prime arable and grass land together with a range of traditional and modern outbuildings. Maesmawr Farmhouse carries an abundance of historic attributes with the western half of the front range recognised to be dated pre 16th century. It is understood that during the 17th century further building works were carried out allowing the two wings to be joined via a wide Georgian staircase, the centre staircase bay has a Venetian staircase window at first floor level with a doorway below.

SITUATION

A truly unique location on the edge of the village of Talybont on Usk sheltered by the nearby Brecon Beacons alongside the Monmouthshire and Brecon Canal. The farm sits to the east of the village with the historic market town of Brecon only approximately 7 miles away. The attractive town of Abergavenny is only approximately 15 miles away offering national railway services. Easy access to the A449 and M4 motorway network.

ACCOMMODATION

The accommodation available at Maesmawr Farm briefly comprises as follows;

Ground Floor

Entrance

The front of the house is approached via an open storm porch with a striking double pillar approach.

Kitchen

Quarry tiled floor with a traditional double sink unit, built in cupboards with a doorway to the rear hall. There is a walk-in pantry with an exit point to the rear courtyard.

Drawing Room

Benefitting from front aspect via a 16 pane sash window and a quarry tiled floor

Living Room

Good size lounge from the main front door, tile flooring throughout

Study

Office

Cellar

A good-sized cellar with internal access from steps off the rear hallway, flag stone flooring throughout, there are two shuttered windows to the rear.

Utility Room & WC

First Floor

Bedroom 1

Of double size with dual aspect capturing and open views.

Bedroom 2

Of a spacious double size with a traditional fireplace within.

Bedroom 3

Of double size with built in wardrobes and an adjoining WC accessed via a short corridor.

Bedroom 4

Of double size with adjoining bathroom and WC.

Bedroom 5

Of double size and adjoining landing area with access to bedroom 2.

Bathroom

A good size bathroom with a separate WC and small corridor.

Attic Space

The property benefits from an extensive attic space split into four rooms, some benefitting from exposed beams and aspects to the side and rear elevations.

Adjoining Annexe

To the north west of the farmhouse is an adjoining single storey annexe comprising of two bedrooms, a kitchen, shower room and a reception room.

Outside

The farmhouse sits within a walled boundary, mainly laid to lawn. There is a car port and additional garage area of stone construction to the west of the farmhouse, extending to a total area of approximately 70m².

FARM BUILDINGS

The property comprises a range of farm buildings located both sides of the road to include:

Building A – 14 x 52m Approx. Open sided machinery storage shed with small lean to. Under a single pitch roof.

Building B – 28 x 24m Approx. Alarmed workshop area of stone and brick construction beneath a pitch slated roof.

Building C – 14 x 34m Approx. traditional stone building with a circular window to the east, beneath a pitch slated roof

Building D – 53 x 34m Approx. open fronted to the roadside cattle shed, with stone walls and corrugated GI roof.

Building E – 10 x 51m Approx. provides access and passage space.

Building F – 20 x 51m Approx. Open sided hay barn of more recent construction under a GI roof.

Building G – 14 x 76m Approx. Open sided hay barn adjoining building F.

Building H – 24 x 75m Approx. cattle shed comprising block walls feed barriers and a concrete floor throughout. There are sheeted GI doors to both ends of the building.

Building I – 54 x 26m Approx. (to include adjoining small units) three ground floor access points with cow ties within, there is again a loft over part of the building, currently used as a stock shed.

Building J – 57 x 13m Approx. (to include adjoining small units) A large threshing barn the access either side and a central passage and loft over the one side. The southwest of the building is set out to three stables pitched under a lean-to roof. With a cattle yard to the front.

Building K – 9 x 14m Approx. stone lean to currently used for storage.

Building L – 17 x 84m Approx. former brick pig shed with stable window openings, sheeted doors end to ends and a wooden truss roof.

Building M – 40 x 70m Approx. Portal framed livestock building of good condition, with part block walls and Yorkshire boarding over and hardcore flooring, sheeted double doors to both ends.

Building N – 8 x 13m Approx. is a sheep pen set within a yard area historically the sheep dip with handling facility.

Building O – 8 x 6m² Approx. former WC facility of stone construction

Grain Silo – 1 x 100T 1 x 200T located to the rear of the agricultural barns.

LAND

The land at Maesmawr Farm extends to approximately 190.39 acres (77.05 Hectares) made up of permanent pasture and loamy arable ground. The land is free draining river loam, the majority of which has previously been cropped with water available to most enclosures.

The land is situated within a ring fence with various roadside access points. The land has been well maintained boarded with stockproof fencing and mature hedgerows. There are no public footpaths crossing the farm, and no fishing rights

FIELD SCHEDULE

Grid Ref	Acres (Approx)	Hectares (Approx)
SO1122 7258	4.81	1.96
SO1122 8345	4.96	2
SO1122 8957	4.10	1.66
SO1122 9889	9.58	3.87
SO1222 0859	27.65	11.18
SO1222 1979	13.34	5.40
SO1222 0030	8.84	3.57
SO1222 1520	8.15	3.30
SO1222 0117	4.71	1.90
SO1222 2742	8.82	3.56
SO1223 1812	20.25	8.19
SO1222 3096	13.76	5.56
SO1222 4467	25.87	10.46
SO1222 6035	14.77	5.97
SO1222 3818	7.90	3.19
SO1222 4133	11.60	4.69
SO1123 0448	12.97	5.25
SO1123 1728	6.65	2.69
SO1320 7111	10.03	4.06
SO1319 9997	4.40	1.78
SO1419 3197	8.06	3.26

OVERAGE

Part of the property field number SO1122 7258 is sold subject to an overage provision whereby if planning consent for alternative use is granted, 30% of the increase in value will be payable to the Vendor for a period of 25 years.

ENTITLEMENTS

The land is registered with the Welsh Government for Basic Payment Scheme (BPS) purposes. There are no Entitlements included within the sale, however, available by separate negotiation. The farm is not in any Agri / environmental schemes.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of the boundaries and neither the vendor nor the agent should be required to produce evidence as to the ownership of the boundaries.

LOTING & RESERVE

It is anticipated that the property will be offered as shown but the vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

COUNCIL TAX BAND

Band I

EPC

Maesmawr is a grade II* listed building and therefore exempt.

TENURE

Freehold with vacant possession upon completion.

SERVICES

The farmhouse benefits from connections to mains water, electricity and drainage. The majority of buildings benefit from mains water supply with some having access to mains electricity. The land also largely benefits from mains waters connections with natural water supplies from the Caerfanell and River Usk.

Annual payments are received for electricity wayleaves on lines crossing the property.

Mineral rights – it is understood there are extensive gravel deposits available (STP consents required) included in the sale.

Sewage Works – there is a shared access tracked maintained by Welsh Water.

LOCAL AUTHORITY

Bannau Brycheiniog National Park Authority: 01874 624437

DIRECTIONS

From Abergavenny heading west on the A40 continue for approximately 13 miles. Off the A40 turn left signposted Talybont-on-Usk proceeding onto Station Road, at the first junction turn left towards Llangynidr and take the next left and the farm is located either side of this road.

VIEWING

Strictly by appointment with the joint agents:

David James, tel 01633 880220

J. Straker Chadwick & Sons, tel 01873 852624

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





Maesmawr Farm, Talybont-on-Usk, Brecon, LD3

Approximate Area = 7872 sq ft / 731.3 sq m (excludes garage void, carport & lean to)

Garage = 285 sq ft / 26.4 sq m

Limited Use Area(s) = 440 sq ft / 40.8 sq m

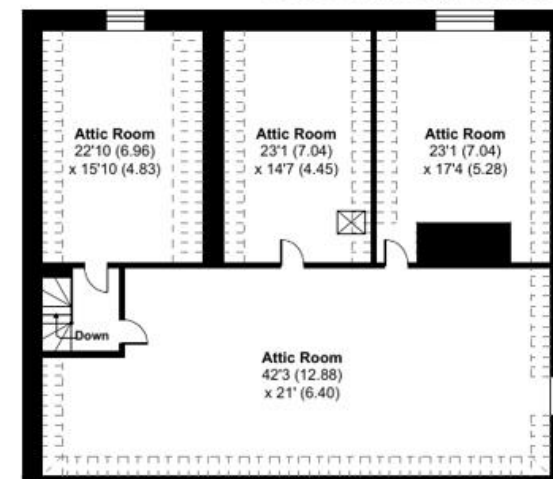
Outbuildings = 38684 sq ft / 3593.7 sq m

Total = 47281 sq ft / 4392.4 sq m

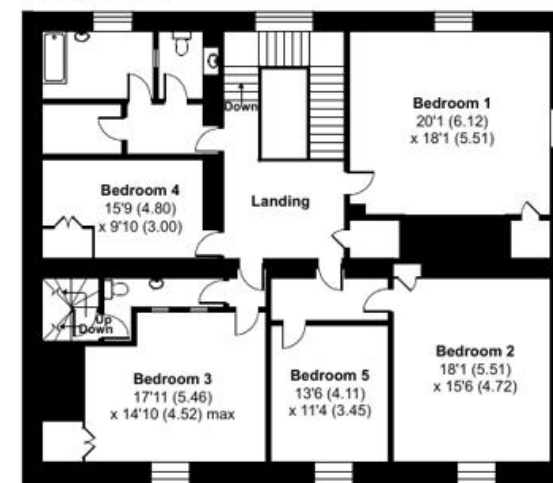
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2023. Produced for DJ&P Newland Rennie. REF: 1004151



