



Estate Agents

Taylor & Co

Abergavenny

Gilwern

Abergavenny NP7 0EB

Asking Price
£550,000

Gilwern

Abergavenny, Monmouthshire NP7 0EB

Derelict farmhouse and attached stone barn situated in a semi-rural setting in Bannau Brycheiniog – Brecon Beacons – National Park

Farmhouse offers three reception rooms, kitchen, walk-in pantry, five bedrooms, and a bathroom

Attached stone barn with planning permission for conversion to a 4-bed dwelling with three bath/shower rooms plus garage and workshop

Pastureland extending to about 10 acres including part stone walled gardens

Potential to create two dwellings in the derelict farmhouse or one large property, subject to the necessary consent

VIEWINGS STRICTLY BY APPOINTMENT ONLY

Situated in a semi-rural setting in the Bannau Brycheiniog – Brecon Beacons – National Park and affording distant hillside views over the Vale of Usk, is this derelict farmhouse with attached traditional stone barn having planning permission for development, together with approximately 10 acres of pastureland. Formerly two cottages and a barn, the property offers potential to create two separate dwellings or one large residence, subject to the necessary consent.

SITUATION | Gilwern is a thriving community enjoying a superb location with majestic views of the Sugar Loaf and further north, towards the Black Mountains of the National Park, yet is situated only four miles from the historic market town of Abergavenny and closer still to nearby Crickhowell.

Local facilities in the bustling village include a butcher and a post office, several public houses, a thriving village hall, a petrol garage, a church, a highly regarded primary school, library, doctors' surgery and of course, the canal wharf on the Brecon to Monmouthshire Canal. The area is also well known for outdoor and leisure pursuits including hill walking, cycling, and hang gliding. For more comprehensive shopping and leisure facilities, Abergavenny is also easily accessible by

car and boasts many high street shops and local boutiques as well as many restaurants and cafes. The wider area is also well served for schools for all ages. Abergavenny railway station provides services to central London via Newport as well as Cardiff, Newport, and Manchester. Road links via the A465 and motorway network provide access to Cwmbran, Newport, Cardiff and West Wales as well as Bristol, London, and the Midlands.

MAIN HOUSE ACCOMMODATION

KITCHEN | Two windows, door to outside. Door to large **walk-in pantry**. The kitchen leads to:

RECEPTION ROOM | Window overlooking fields with views towards the Bloreng, ceiling beams, flagstone floor, fireplace, staircase to the first floor, understairs storage cupboard. Latched door to:

HALLWAY | Two windows overlooking fields with views towards the Bloreng, flagstone floor. Latched door to:

RECEPTION ROOM | Window. Door to:

DUAL ASPECT RECEPTION ROOM | Windows to the front and rear, brick fireplace with staircase to the first floor. Door to cupboard, latched door to hallway, door to outside.

FIRST FLOOR

DUAL ASPECT LANDING (POTENTIAL BEDROOM) | Window with views across fields towards the Bloreng, further window to the front. Latched door to internal landing, inbuilt cupboard, stairs to the ground floor.

INTERNAL LANDING SPACE | Window to the front aspect.

BATHROOM | Lavatory and sink unit (not connected to mains drainage).

BEDROOM | Window with views across fields towards the Bloreng.

BEDROOM | Window, latched door connecting through to:

BEDROOM | Window with view across fields towards the Bloreng. Latched door connecting through to:

BEDROOM | Window.

ATTACHED STONE BARN

Attached to the house is a substantial stone barn under a slate roof with overall measurements of 38'

10" x 20' 6" with 14' height from floor to eaves | Double barn doors to either side, ceiling beams, two sky lights. Doors to side and front, six further window openings.

The barn has **Planning Permission for Development** to form a dwelling. A copy of the planning permission is available on request from the Agent. For further guidance and advice, buyers are directed to Bannau Brycheiniog – Brecon Beacons – National Park Planning Department under reference M20736. Planning permission was granted on 27th September 2005, subject to conditions. Development subsequently commenced with the demolition of the dutch barn.

Ideally situated for rural living, this barn would be an ideal purchase for those seeking a primary country home residence to adapt to their own specification in a location perfect for savouring the many walks and mountain scenery that abound the region.

The planning permission allows for the conversion of the barn into a two storey dwelling comprising:

GROUND FLOOR | Dual aspect living room with spiral staircase to the first floor; dining room; study; kitchen; and shower room.

FIRST FLOOR | Galleried landing; four bedrooms; two en-suite bath/shower rooms; family bathroom.

OUTSIDE | The plans include the demolition of a Dutch barn (now complete), and the conversion of derelict outbuildings to form a new garage and attached storeroom.

OUTSIDE

LAND & GROUNDS

In total, the land extends to approximately 10 acres, comprising:

PART STONE WALLED GARDENS | Redundant stone building, part stone walled.

LAND | Level pastureland divided into two enclosures. Buyers are advised to note that the land is crossed by a public footpath and there is a vehicular right of way over a defined track for water authority employees to service a pumping station on the southern boundary. In addition, the landowner and a tenant farmer have a vehicular and pedestrian right of access from the entrance drive on this same route to an adjoining field. At the northern end of the driveway, there is a supplementary vehicular right of way to the adjoining light commercial yard.



GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

Services | Mains water is available but not connected to the house. Mains drainage.

Council Tax | Band E
(Monmouthshire County Council)

EPC Rating | Exempt
Property is uninhabitable at present

Reference AB255

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The Consumer Protection from Unfair Trading Regulations 2008 | Every attempt has been made to ensure accuracy; however, these property particulars are approximate and for illustrative purposes only and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings; it must not be inferred that any item shown is included with the property.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. If there is any point which is of particular importance to you, please contact us and we will provide any information you require.

**Viewing is strictly by appointment with the Agents
Due to potential hazards at the property,
all viewings MUST be accompanied.**

**For safety reasons, potential buyers are not
permitted to view the external areas without an
appointment.**



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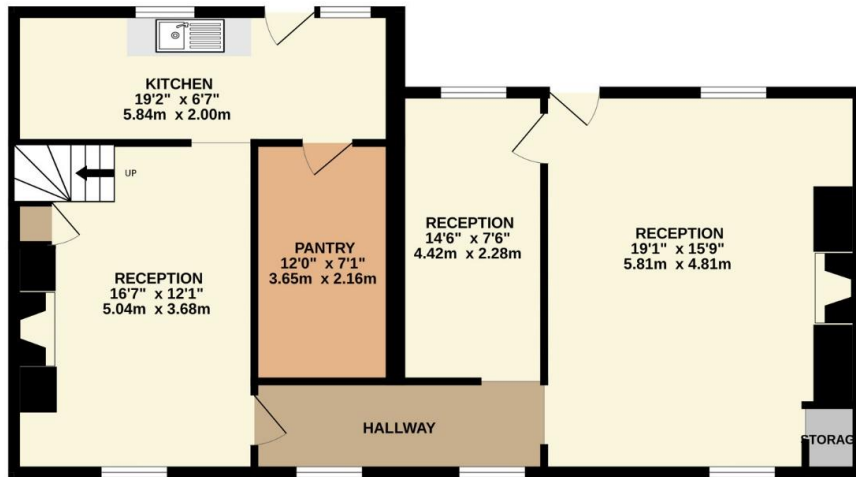
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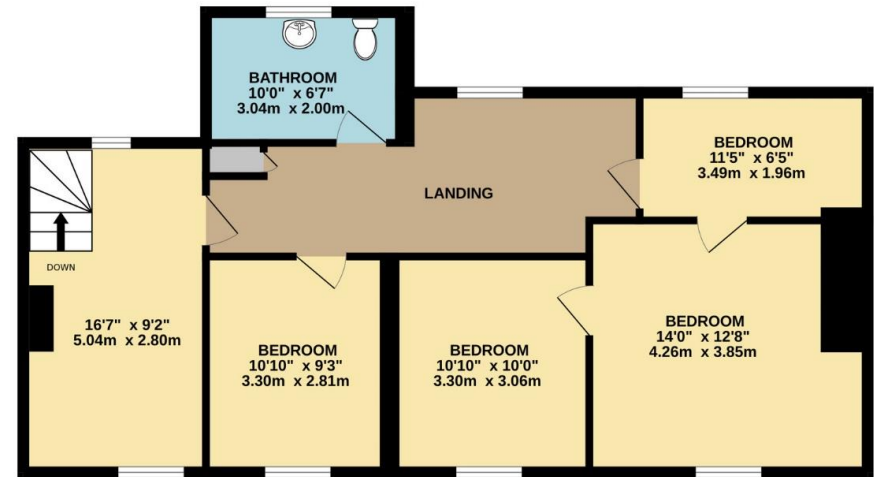


HOUSE FLOORPLAN

GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
805 sq.ft. (74.7 sq.m.) approx.



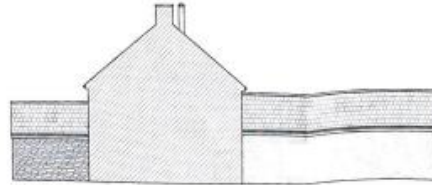
TOTAL FLOOR AREA : 1655 sq.ft. (153.8 sq.m.) approx.

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.
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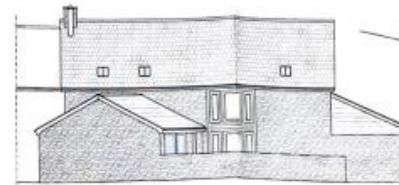
BARN PLANS



SOUTH EAST ELEVATION



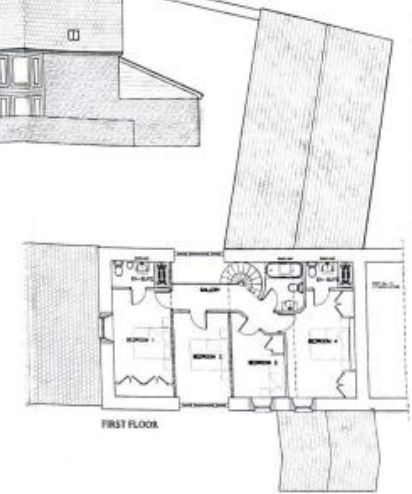
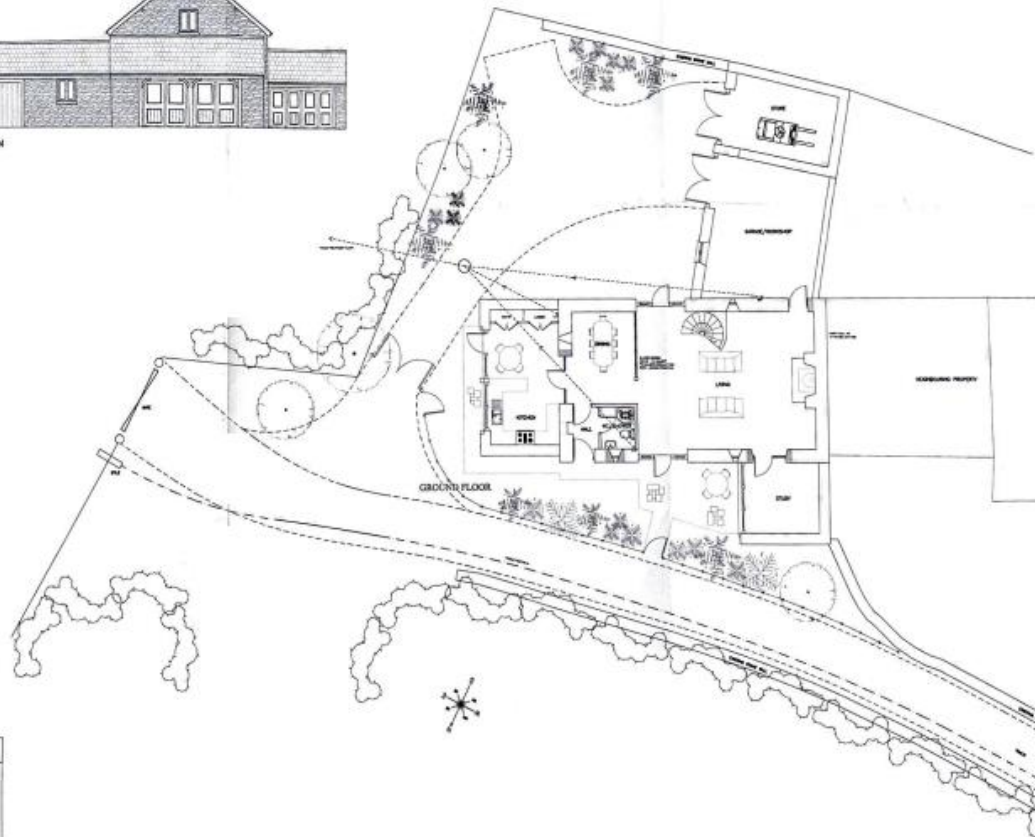
NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



FIRST FLOOR

Note:
All dimensions must be checked on site and on walls
before the drawing.

IMPORTANT NOTICE
In the event of Planning Permission being issued
subject to conditions the owner will be at the builder,
developer or client to provide the necessary support or
additional information to the planning authority prior
to commencement of works or at the relevant stage.
Failure to do so will result the Planning Permission
being withdrawn and made void. Final Design
Limited or any of its employees or consultants cannot
be held responsible for any failure to comply with
conditions.

SCHEDULE OF EXTERNAL MATERIALS AND FINISHES

Walls - Local natural stone to match existing laid on
an even bed with joints raked to reveal full face of
stone

Roof coverings - second hand Welsh blue black slate

Ridge - Black cast-iron ridge tiles to match existing

Downs & Windows - Oak to match

Access to storage areas and parking provisions to be
forward in consultation with conditions prior to
commencement of building work.

DRACON READING NATIONAL PLANNING AUTHORITY
PLAN APPROVED SUBJECT TO CONDITIONS
27 FEB 2015
David Hill



SECTION

DRACON READING NATIONAL
PLANNING AUTHORITY
RECEIVED
24 MAY 2015
VALIDATED
No: P202736

SITE PLAN

