



**TY'R PHILLIP EVAN FARM  
HILLSIDE, LLANGATTOCK, CRICKHOWELL**





# TY'R PHILLIP EVAN FARM

HILLSIDE, LLANGATTOCK, CRICKHOWELL, NP8 1LF

Crickhowell 2.5 miles • Abergavenny 8 miles • London 164 miles

An upland farm situated in a stunning and elevated position with far reaching views. Grade II listed farmhouse with attached stone barns and modern agricultural buildings.

IN ALL EXTENDING TO 76.13 ACRES (30.81 HECTARES)

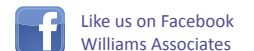
**FOR SALE BY PRIVATE TREATY**



CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

Tel: 01873 840726 Email: [info@williamsassociates.org.uk](mailto:info@williamsassociates.org.uk) web: [www.williamsassociates.org.uk](http://www.williamsassociates.org.uk)



Ty'r Phillip Evan Farm is an upland farm situated in an elevated position with far reaching views towards Crickhowell and to the Brecon Beacons beyond. The Grade II listed farmhouse is surrounded by its own land yet a short distance from the council road.

- Detached Grade II Listed farmhouse with three generous sized bedrooms.
- Attached stone barns suitable for conversion to residential or recreational use (subject to planning permission).
- Useful range of modern portal frame and timber frame agricultural buildings.
- Approximately 76.13 acres (30.81 hectares) of agricultural land mainly permanent pasture with approx. 9.71 acres (3.93 hectares) of scattered woodland.
- Easily extended to incorporate attached stone barns with potential to create a stunning family home (STPP).
- The A40 and the desirable market town of Crickhowell is less than 3 miles, Central London approx. 3 hours by train from Abergavenny station.

#### FARMHOUSE AND ATTACHED STONE BARN

Situated in the centre of the farm is the Grade II listed farmhouse, believed to date back to around 1639. The dwelling is a derived long house type with an attached three bay byre, the attached barn is believed to be circa 17th or 18th century. Formerly part of the Beaufort Estate it was sold off around the turn of the 19th century.

Outside the property is a large concrete yard for parking and turning of several vehicles.

The accommodation briefly comprises of:

**Entrance Porch** Quarry tile floor and glazed door to sitting room.

**Sitting Room** 12' 2" x 10' 3" (3.71m x 3.13m) with glazed window to front, large open hearth and adjacent bread oven. Exposed beams. Steps leading to kitchen and dining room. Radiator.

**Kitchen** 14' 11" x 9' 3" (4.54m x 2.81m) glazed windows to rear overlooking the back garden, fitted wooden wall and floor units together with an electric oven, hob and extractor unit. Vinyl flooring. Radiator.

**Dining Room** 20' 1" x 17' 1" (6.13m x 5.20m) bright and airy room with original flagstone floor and inglenook fireplace containing a traditional Range. Glazed window to side and glazed panel door to side lawn and garden. Exposed beams and oak panelling. Door to spiral stairs and step to dairy. Radiator.

**Dairy** 20' 1" x 8' 9" (6.13m x 2.67m) Flagstone floor and traditional salting slab. Windows to side. Exposed beams and oak panelling.

#### First Floor

Large landing with solid wood floor leading to all bedrooms and family bathroom. Radiator.

**Bedroom** 9' 9" x 11' 6" (2.98m x 3.51m) Neutral décor, window to side and solid wood floor. Radiator.

**Bedroom** 9' 9" x 15' 11" (2.98m x 4.85m) Neutral décor, window to side and solid wood floor. Radiator.

**Bedroom** 12' 2" x 11' 3" (3.71m x 3.43m) Neutral décor, double glazed window to the front, solid wood floor. Radiator.

**Bathroom** 9' 5" x 8' 9" (2.87m x 2.67m) Window to rear garden. W.C., wash hand basin, panel bath with electric power shower over. Radiator.

#### Outside

There is a lawn to the side and rear of the property together with a patio for outside entertaining. There are also a number of well-established borders and shrubs surrounding the dwelling.

Attached to the dwelling is an extensive range of traditional stone buildings comprising of a full height **Hay Barn** (6.13m x 6.18m), **Cow Byre** (6.13m x 4.67m) with **Hay Loft** (5.85m x 4.67m). On the south-western side is an outside W.C., **General Store** (6.50m x 3.72m), **Workshop** (6.19m x 3.72m) and Lean-to stone **Shed** together with **Loft** space (12.69m x 3.72m).

## MODERN AGRICULTURAL BUILDINGS

Situated a short distance from the farmhouse is a useful range of modern portal frame and timber frame agricultural buildings briefly comprising of:-

**Dutch Barn** (13.64m x 7.12m)

**Sheep Sheds** – Lean-to (31.88m x 7.42m)

**Cattle Sheds** – Lean-to (31.88m x 5.50m)

**Timber Frame Lean-to** (18.32m x 7.65m)

The buildings are arranged over a number of levels and divided by concrete walls and gates.

## LAND

The land is well positioned around the farmhouse and modern building and extends in total to 76.13 acres (30.81 hectares). Predominantly permanent pasture there is approximately 9.71 acres (3.93 hectares) of woodland and scattered trees.

The 'Grade 4' Land as classified by Agricultural Land Classification maps of England and Wales is gently undulating rising to around 1000 ft above sea level on the southern edge of the farm and near to the Common.

The land is interspersed with mature trees, hedgerows and stone walls.

## COMMON RIGHTS/HILL GRAZING

We are informed there is approx. 528 sheep rights or equivalent on the adjacent Mynydd Llangatwg. These will be allocated as part of the sale.

## DIRECTIONS

From Crickhowell proceed south and cross the River Usk (A4077). Turn left and then immediately right for Llangattock. Proceed along Hillside Road, cross over Monmouthshire & Brecon Canal, pass Brecon Park Boats Marina on left, after approx. 1/3 mile turn right. Proceed uphill for ¾ miles, Ty'r Phillip Evan Farm can be found on your left.



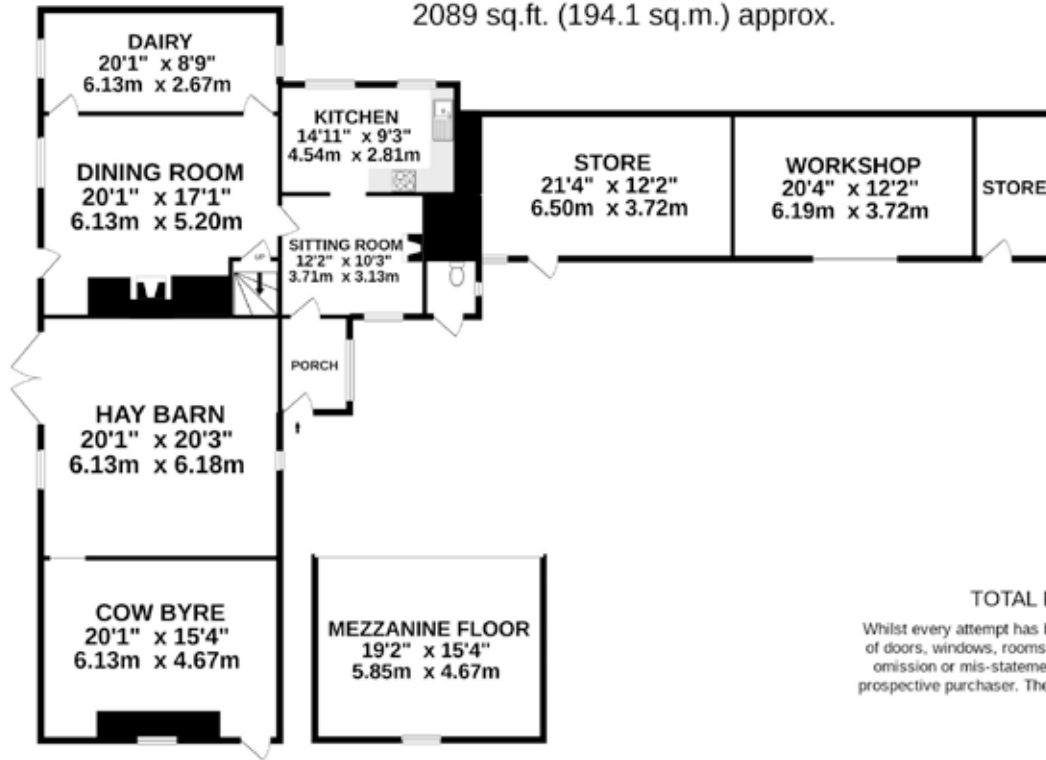
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## TENURE

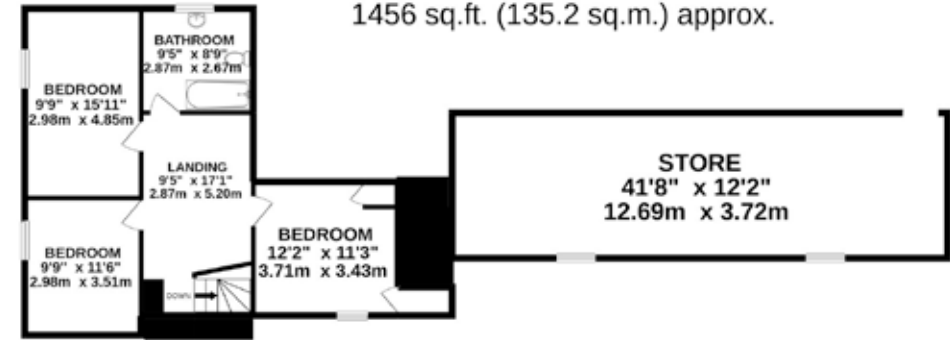
Freehold with Vacant Possession on completion.



**GROUND FLOOR**  
2089 sq.ft. (194.1 sq.m.) approx.



**1ST FLOOR**  
1456 sq.ft. (135.2 sq.m.) approx.



**TOTAL FLOOR AREA : 3544 sq.ft. (329.3 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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## **WAYLEAVES, EASEMENTS & RIGHTS OF WAY**

The property is sold, subject to and with the benefit of, all existing 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 water, 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 Authorities.

## **PLANS, AREAS AND SCHEDULE**

These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

## **BOUNDARIES**

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, nor the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

## **SERVICES**

Mains electricity, spring water supply and septic tank drainage. Oil fire central heating in the farmhouse.

## **FIXTURES AND FITTINGS**

All fixtures and fittings are excluded from the sale unless specifically referred to in the sale particulars.

## **SPORTING, TIMBER AND MINERAL RIGHTS**

The sporting rights, timber and minerals rights are included within the sale in so far as they are owned.

**EPC RATING:** EXEMPT

**COUNCIL TAX BAND:** G

## **LOCAL PLANNING AUTHORITY**

Brecon Beacons National Park, Plas y Ffynon, Cambrian Way, Brecon, LD3 7HP

## **HEALTH & SAFETY**

Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

## **MONEY LAUNDERING**

We are required by Law to verify the identity and address of everyone who offers, bids or buys property. Please provide the following documentation with your offer:

1. Photo ID e.g Passport or Driving Licence
2. Residency ID e.g. current utility Bill

## **METHOD OF SALE**

The property is for sale, as a whole, by Private Treaty.

## **VIEWINGS**

All viewings Strictly by Appointment with the Agent.

## **SOLE SELLING AGENT**

Williams Associates Chartered Surveyors  
The Old School, The Bryn, Penpergwm,  
Abergavenny, Monmouthshire, NP7 9AH

Tel: 01873 840726

Email: [info@williamsassociates.org.uk](mailto:info@williamsassociates.org.uk)

Contact: Stephen Williams or Eifion Morgan

## **IMPORTANT NOTICE**

These particulars have been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all the necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith. The information in these particulars do not form part of an offer or contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



