



**CROES VAEN  
THE HENDRE, MONMOUTH**





# CROES VAEN

THE HENDRE, MONMOUTH, NP25 5SX

Monmouth 4 miles • Abergavenny 11 miles • Cardiff 36 miles • London 150 miles

A magnificent Grade II Listed Farmhouse, modern Agricultural Buildings and approximately 72 acres of pasture land and woodland. Located in a favoured rural location in North Monmouthshire and designed by renowned architect Sir Aston Webb

**FOR SALE AS A WHOLE OR IN TWO LOTS**

**FOR SALE BY PRIVATE TREATY**



CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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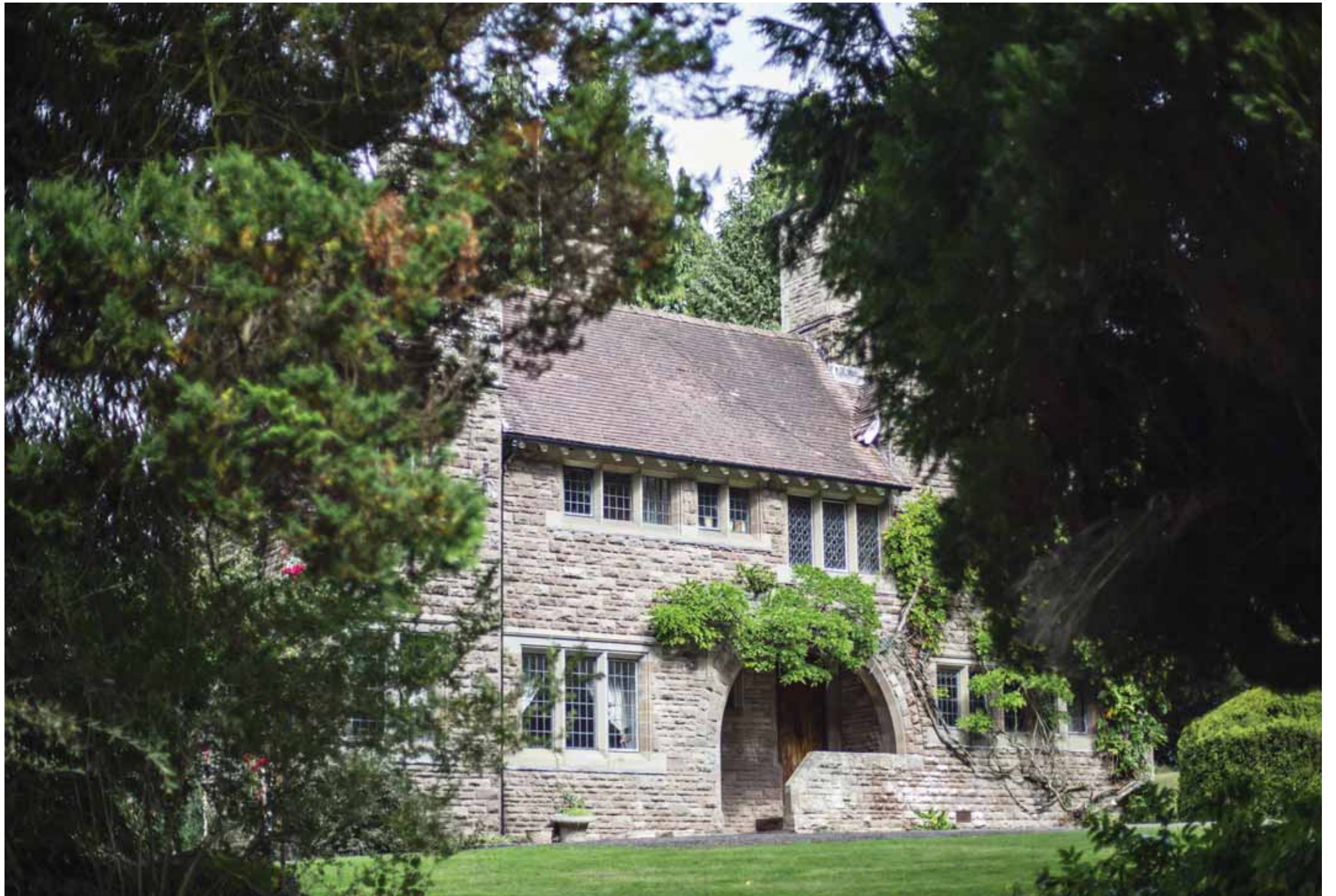


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*Croes Vaen is a substantial stone built Grade II Listed Farmhouse in an Arts and Crafts Tudor style. Believed to have been constructed in around 1890 and formerly the Estate Manager's dwelling to the adjacent Hendre Estate. Situated in an exceptional position with extensive lawns, rose beds, borders and turning areas the property has potential for a fine Country Home.*

- Extensive accommodation over two floors, including three reception rooms, six bedrooms and two bathrooms
- Designed by renowned Architect Sir Aston Webb
- Mullion windows and leaded lights
- Permanent pasture, orchard and woodland extending to approximately 72 acres (29.10 hectares)
- Excellent range of modern agricultural buildings and livestock handling area with a separate access
- Located in the sought after rural hamlet of The Hendre approximately 4 miles from Monmouth with its vast array of independent shops and high street chain stores such as Marks & Spencer and Waitrose. Monmouth is also home to the Haberdasher's Schools for Boys and Girls.
- Adjacent to The Rolls of Monmouth Golf Club
- Excellent road links to the Midlands, London and South Wales
- In need of updating and modernisation with enormous potential to create an impressive dwelling







## CROES VAEN

An impressive Grade II Listed property set in an elevated position with extensive lawns, well established flower beds and borders together with mature trees, Croes Vaen is a truly special property. Designed by the Architect Sir Aston Webb, in around 1890, the Arts and Crafts Tudor style stone built property has a wealth of character and features. With its Mullion windows and leaded lights, the property offers enormous potential to create a fantastic and impressive family home.



## GROUND FLOOR

**Entrance Hall** Half-glazed double doors and wood floor

**Kitchen** (3.37m x 4.68m) – Mullion and Leaded glass windows to side, floor and wall units, breakfast bar, single drainer sink, integrated appliances, steps up to;

**Utility Room** (3.59m x 5.31m max.) – doors to cellar, wall and floor units, single drainer sink, oil fired central heating boiler, steps down to Storage/Pantry – window to side

**UPVC Conservatory** (5.48m x 2.73m) – door to outside, Storage Room, W.C.

**Storage Room** – access from outside

Rear Hallway leading to:

**Study** (3.59m x 4.22m) – traditional Rayburn, Mullion and leaded window to the rear, cupboard incorporating hot water cylinder

**Pantry** (1.85m x 4.09m) – window to the rear, Vinyl flooring

**Sitting Room** (5.44m x 4.68m) – Mullion and leaded glass windows to the side and rear, open fireplace with surround

**W.C.** - wash hand basin, window to front



**Front Hall** with door to front enclosed porch

**Lounge** (5.15m x 5.50m) – Bay Mullion and leaded glass windows to side and to the front, open fireplace, radiator

**Dining Room** (4.05m x 4.77m) – Bay Mullion and leaded glass window to side, door to rear hallway, open fireplace with marble effect surround, radiator

## FIRST FLOOR

Landing with doors to:

**Bedroom** (3.46m x 4.25m) Mullion and leaded glass window to front and side

**Fireplace Bedroom** (1.99m x 4.08m) Mullion and leaded glass window to front, fireplace steps down to **Shower Room** with enclosed shower cubicle, W.C. and wash hand basin

**Bedroom** (4.07m x 4.00m) – Mullion and leaded glass window to front, built-in wardrobes

**Bathroom** – Mullion and leaded glass window to side, panel bath, W.C., wash hand basin

**Bedroom** (3.92m x 3.57m) Mullion and leaded glass window to side, built-in wardrobes

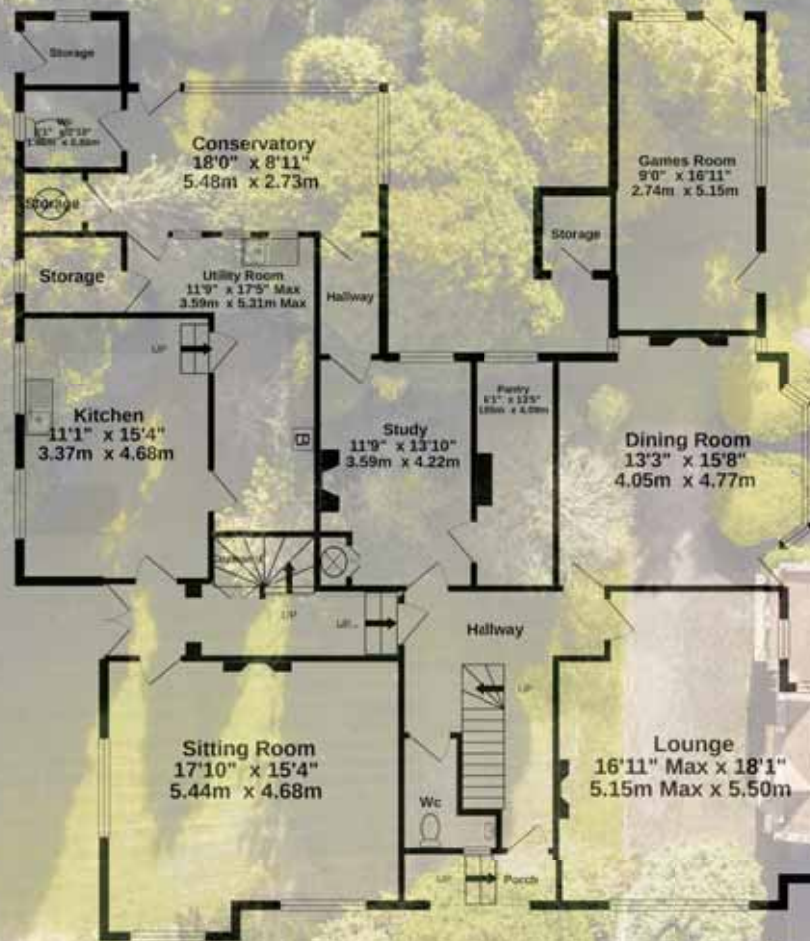
**Bedroom** (2.74m x 3.60m) – Mullion and leaded glass window to rear, fireplace

**Bedroom** (2.61m x 4.08m) – Mullion and leaded glass window to rear, fireplace

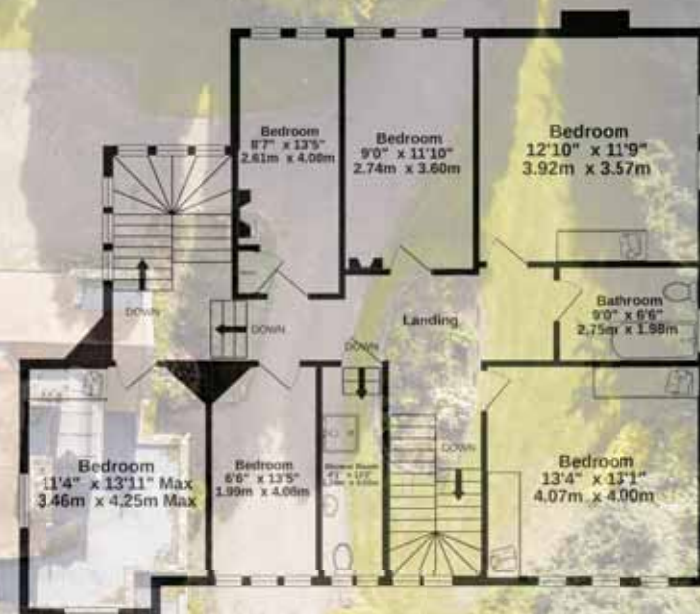
To the rear of the property is an attached stone built single storey Games Room (2.74m x 5.15m) with an adjoining garden store.

There is also a detached timber frame and corrugated tin sheet clad double garage with adjoining store room at the rear.

Ground Floor  
NaN sq.ft. (NaN sq.m.) approx.



1st Floor  
NaN sq.ft. (NaN sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, the measurements of doors, windows, rooms and any other elements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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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## AGRICULTURAL BUILDINGS

Situated in close proximity to the farmhouse is a good range of modern steel portal frame agricultural buildings currently used to store agricultural machinery and for livestock handling.

**Machinery Store** (27.51m x 16.92m) – steel portal frame with concrete floor, breeze block walls, Yorkshire timber boarding and fibre cement roof, sliding doors to front, rear and side.

**Lean-to** (27.51m x 9.88m) - steel portal frame with part concrete and part stoned floor, breeze block walls, Yorkshire boarding and fibre cement roof. Pedestrian door to front, large doors to the rear opening onto the yard.

**Livestock Handling Yard** wrapped around two sides of the building. Concrete floor and block walls, used for loading/unloading and handling livestock.

## LAND

The land is situated to the North and East of the farmhouse and agricultural buildings and extends to approximately 71.77 acres (29 hectares).

The permanent pasture is gently undulating with flat fields adjacent to the Eastern boundary.

The land is enclosed by established hedgerows with pig-netting and scattered mature trees. Two parcels of established woodland are fenced off from the adjoining fields.

To the north of the farmhouse is an established soft fruit orchard extending to approximately 1 acre.

The fields have both a tanked water supply and natural water supply for livestock.

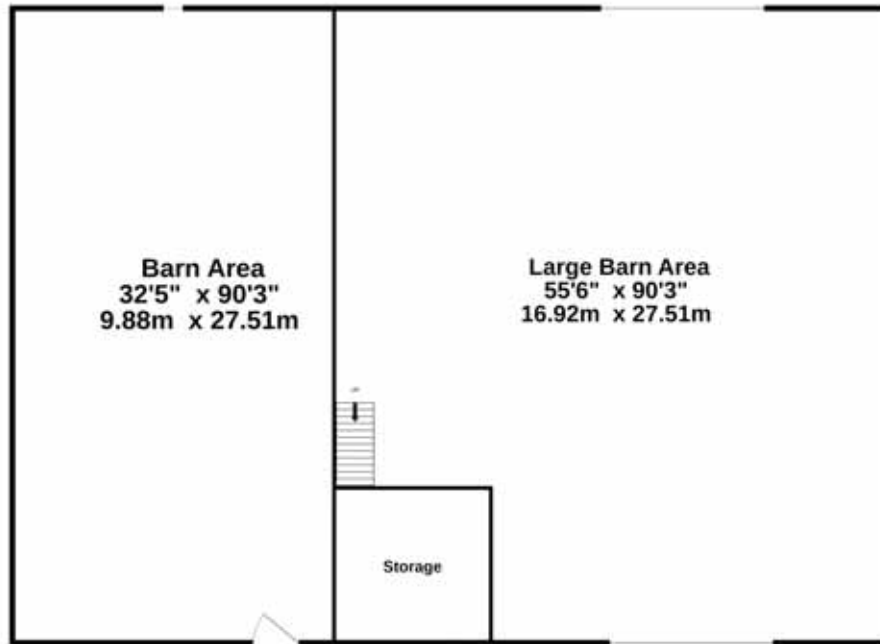
The agricultural land is surrounded by a public road with no immediate agricultural neighbours just residential dwellings.

**LOT 1** Farmhouse, Agricultural Buildings together with Orchard, woodland and pasture land extending to approximately 15 acres.

**LOT 2** Approximately 57 acres of pasture land and woodland.



Ground Floor  
5635 sq.ft. (523.6 sq.m.) approx.



## DIRECTIONS

From Monmouth proceed South West along B4293 towards Rockfield, after approximately 2 miles keep left for The Hendre. After a further 2 miles Croes Vaen can be found on the right and before The Rolls of Monmouth Golf Club.

## TENURE

Freehold with Vacant Possession on completion



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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.

## 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.

## 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

The property is served by an oil-fired central heating system, mains water supply, mains electricity and septic tank drainage.

## 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 mineral rights are included within the sale in so far as they are owned.

**EPC RATING:** Exempt

**COUNCIL TAX BAND:** E

## LOCAL & PLANNING AUTHORITY

Monmouthshire County Council, County Hall, The Rhadyr, Usk, NP15 1GA

Tel: 01633 644644

Website: [www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk)

## 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, or in two lots, 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



