



LYDART FARM

LYDART, MONMOUTH NP25 4RJ





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Monmouth 2 miles • Abergavenny 18 miles • Cardiff 39 miles

FOR SALE BY PRIVATE TREATY

In two lots:

**Lot 1 - Grade II Listed farmhouse, range of traditional outbuildings
and approximately 5 acres of pasture**

**Lot 2 - Substantial stone barns with planning permission
and separate driveway**



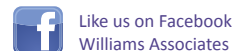
CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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

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A most attractive period property situated in an enviable position offering superb, far-reaching views.

- Impressive Grade II Listed traditional farmhouse
- Three reception rooms and six bedrooms over three floors
- Charming period features throughout
- Range of traditional stone outbuildings
- Large gardens, grounds and adjoining pasture
- Stone barns with full planning permission
- Spectacular views across the Trothy Valley and west towards the Brecon Beacons
- Excellent road network via the A40
- Monmouth 2 miles, Abergavenny 18 miles, Cardiff 39 miles

LOT 1 - Farmhouse, Traditional Stone Outbuildings and approx. 5 acres of Pasture Land

Lydart Farm is an impressive, historic property situated in the small hamlet of Lydart with superb views across Monmouthshire. The substantial stone farmhouse, with origins dating back to the 15th century, has a long and rich history, as evidenced by the wealth of extraordinary features including spiral stairs, a squint window and original timbers. The property is believed to have belonged to Tintern Abbey and the recently restored chapel room bears signs of continuous ecclesiastical use. During the 18th and 19th centuries, the farm was recorded as being a cider house, providing accommodation to travellers along the old Ogilvy Road. In 1861, the road was diverted to its present-day location above the farm, now known as the Lydart Bends, to encourage tourists to visit Monmouth and the Wye Valley.

A private drive from the road sweeps down to the farmhouse and a range of traditional stone outbuildings, surrounded by gently sloping grounds and pasture extending to just under 5 acres. The approach offers fine views across the Trothy Valley towards the Brecon

Beacons. Beyond the house, and available separately, is an impressive range of barns with planning permission for conversion to two separate dwellings with access just off the main drive.

FARMHOUSE

Lydart Farmhouse is Grade II Listed, noted for its traditional character and 16th century plasterwork in the chapel room. Built in at least three phases, the house has been lovingly restored by its present owners using traditional materials including Welsh slate and lime render. The spacious, immaculately presented accommodation has an intriguing layout and comprises three reception rooms and six bedrooms over three floors, with the luxury of underfloor heating throughout.

Entrance Porch

Tiled floor and wooden door to reception room.

Reception Room 18' 4" x 11' 11" (5.60m x 3.62m)

Dual aspect windows to front and side. Exposed beams. Tiled floor. Doors to utility room and kitchen.

Utility Room 12' 2" x 11' 10" (3.71m x 3.62m)

Window to front, range of fitted base cupboards with wood effect work surface, storage cupboard, space and plumbing for appliances and tiled floor. Door to WC with wash hand basin. Door to boiler room.

Kitchen 18' 8" x 18' 4" (5.70m x 5.60m)

Window with attractive shutters to rear overlooking the back garden, fitted wall and floor units complemented by Fired Earth tiled splashbacks and tiled floor. Alcove with deep stone lintel, housing a cream oil-fired triple AGA. Large matching central island with stainless steel sink and drainer, and built-in dishwasher. Larder cupboard with shelving. Ledge and brace stable door to the rear terrace and garden.

Dining Room 15' 9" x 14' 1" (4.81m x 4.30m)

Huge stone inglenook fireplace, magnificent exposed beams and built-in shelving. Windows to side including an unusual squint window. Tiled floor and understairs cupboard.

Inner Hall from Kitchen

Doors leading to first floor landing, cellar and sitting room.

Sitting Room 23' 3" x 15' 9" (7.09m x 4.81m)

Windows to either side including decorative arched windows to the garden. Broad ceiling beams and deep stone inglenook with slate hearth and Coalbrookdale woodburning stove. Door leading to spiral staircase to the first floor. Wooden floor and attractive window seat.

Cellar 21' 4" x 13' 2" (6.49m x 4.01m)

Also known as the undercroft, the cellar was once used for cider-making and has a flagstone floor, original timbers, strip-lighting and wooden external door.

First Floor

Large landing with spectacular views, wooden doors leading to airing cupboard housing heating controls, four bedrooms, and two bathrooms, all well-presented with tasteful neutral décor.

Bedroom 18' 5" x 16' 5" (5.61 x 5.0m)

Range of useful built-in wardrobes. Fireplace with Coalbrookdale woodburning stove. Exposed ceiling timbers and useful further storage cupboard. Windows overlooking the garden.

Bedroom 11' 11" x 10' 0" (3.62 x 3.04m)

Window overlooking the front aspect with views along the driveway.

Bathroom 8' 5" x 7' 11" (2.56m x 2.41m)
W.C., hand basin, panelled bath. Separate shower enclosure. Window to front aspect.

Bedroom 11' 11" x 10' 4" (3.62m x 3.16m)
Window to front aspect.

Second Bathroom

Window to side. W.C., hand basin, panelled bath. Heated towel rail. Exposed beams.

Bedroom 21' 3" x 15' 9" (6.48m x 4.80m)

Known as the chapel, this large, light-filled room has splendid ceiling timbers and on each end wall, a large, lozenge-shaped, moulded plaster pattern. The plasterwork has been repaired and restored in recent years by conservation experts to an exceptional standard. Dual aspect windows with shutters. Wooden floor and Coalbrookdale woodburning stove on slate hearth.

Inner landing with steps to second floor.

Second Floor

Bathroom

W.C., hand basin, panelled bath. Separate shower enclosure. Exposed beams.

Bedroom 15' 9" x 12' 3" (4.80m x 3.74m)

L-shaped room with exposed A-frames and ceiling timbers, roof light.

Bedroom 18' 5" x 17' 2" (5.61m x 5.23m)

Window to side. Exposed A-frames and ceiling timbers.

OUTSIDE

Surrounding the house are lawned areas and a large flagstone terrace leading off the kitchen, ideal for outside entertaining and enjoying the spectacular and far-reaching views across Monmouthshire. Beyond

are numerous tiered, raised beds and stone steps lead down to a large grassed area to the rear.

STONE OUTBUILDINGS

Across the driveway from the farmhouse is a range of stone outbuildings with Dutch red clay tiled roofs set around a concrete courtyard, sheltered behind a high stone wall. The range offers much potential for various purposes and comprises an open-fronted 3-bay carriage shed with versatile attached stores, and a cow byre with hayloft above, which has been renovated to an excellent standard with Douglas fir timbers and strip lighting.

LOT 2 - Traditional Stone Barns with Planning Permission Barn 1

Situated along the drive to the rear of the farmhouse is a range of modern steel portal-frame agricultural buildings which partially cover one of two redundant stone outbuildings. The larger of the barns comprises three units and is arranged in an L-shaped configuration. At over 22m, the barn to the rear is double height with traditional timber roof, some remaining internal walls and an earth and rubble floor. Planning permission has been granted for conversion to a four-bedroom dwelling REF: DC/2014/00883

Barn 2

A little further along is another two-storey stone barn, also with planning permission for conversion to a three-bedroom dwelling REF: DC/2014/00890

The barns benefit from individual biodigester systems and planning permission has been granted for a separate access off the main driveway to serve both units. Mains water supply available nearby.

LOCATION

Lydart is a dispersed hamlet around three miles south-west of the county town of Monmouth. The historic town offers a good range of amenities, Marks & Spencer and Waitrose supermarkets and numerous independent

shops. Monmouth is home to the famous Haberdashers' Schools for girls and boys and the A40/A449 provides fast access to the motorway network. The rivers Wye and Monnow flow nearby, the Forest of Dean is a short drive and there are glorious walks and rides through the beautiful surrounding countryside. Monmouth regularly features amongst the Top Places to Live in Wales.

DIRECTIONS

From Monmouth, head south-west on the B4293, proceed for approx. 1 mile, then turn left signposted Penalt, Trellech, Chepstow. Continue for a further 1.5 miles and the property will be found on the right-hand side.

What3Words

registry.earplugs.dialect

TENURE

Freehold with Vacant Possession on completion.

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. The first section of the drive will provide access to both properties.

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. Oil-fired underfloor heating to all floors. An air source heat pump is installed at the property and can be reconnected if desired. Private septic tank. The farmhouse is currently connected to a private water supply. The purchasers of Lot 1 and Lot 2 to obtain a connection to the Welsh Water main which is adjacent to the B4293 within 3 months of the sale completing.

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: H

LOCAL PLANNING AUTHORITY

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

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.

METHOD OF SALE

The property is for sale by Private Treaty.

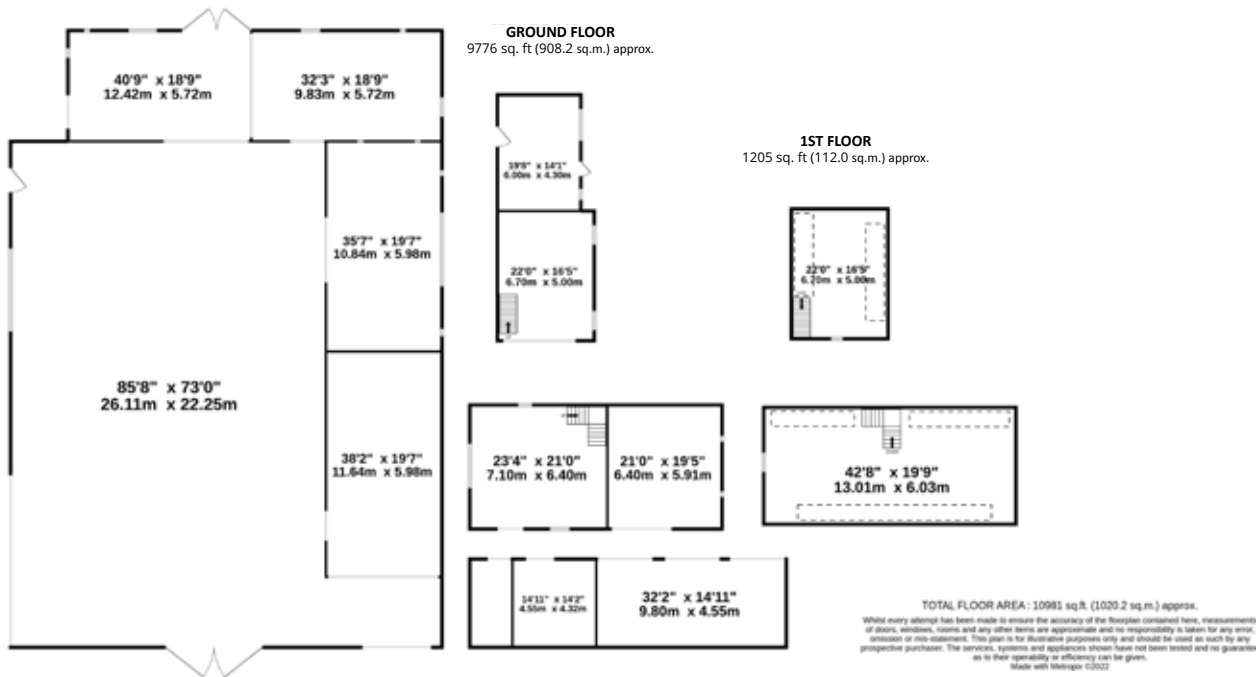
VIEWINGS

All viewings strictly by appointment with the Agent.

SOLE SELLING AGENT

Williams Associates Chartered Surveyors,
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The Bryn, Penpergwm,
Abergavenny, Monmouthshire NP7 9AH
Tel: 01873 840726
Email: 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.



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