



TY LLWYD FARM
CROES-Y-PANT, MAMHILAD, PONTYPOOL



TY LLWYD FARM

CROES-Y-PANT, MAMHILAD, PONTYPOOL, NP4 0JD

Usk 5 miles • Abergavenny 8 miles • Cardiff 23 miles • Bristol 40 miles

A substantial character farmhouse set in a convenient location offering open views towards the Usk Valley with outbuildings and land extending to approximately 16 acres in total.

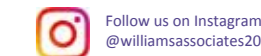
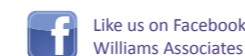
FOR SALE BY PRIVATE TREATY



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 web: www.williamsassociates.org.uk



Ty Llwyd Farm offers an exciting and diverse opportunity to acquire a mixed use property with significant development potential. Set in a rural location with excellent transport links, the extensive range of modern, traditional and purpose built buildings provide excellent opportunities for a range of future uses (subject to Planning Permission).

- Substantial four bedroom character farmhouse.
- Large gardens with parking for several vehicles.
- Approximately 12.78 acres of pasture land surrounding the residential property and yards which are ideal for equestrian, agricultural or recreational use.
- Equestrian facilities including stables and outdoor arena.
- Purpose built dog kennels for breeding and boarding.
- Excellent road networks to the A4042 and the M4 motorway.
- Located within the beautiful Monmouthshire countryside and outside of the Brecon Beacons National Park, the property is adjacent to the Monmouthshire – Brecon Canal and offers superb walks and outdoor activities in the area.



Williams Associates
Chartered Surveyors

TOTAL FLOOR AREA: 253.0 sq.m. (2723 sq.ft.) 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.
Made with Metropix ©2023

TY LLWYD FARM

CROES-Y-PANT, MAMHILAD, PONTYPOOL

Ty Llwyd is a charming stone built character farmhouse offering spacious accommodation set over three floors and comprises; large open plan kitchen/diner, lounge, utility room and study/bedroom 3 to the ground floor. To the first floor; master bedroom with ensuite bathroom and two further double bedrooms. To the second floor; bedroom 4 and eaves storage.

The property benefits from mains gas and a central heating system utilising a very efficient condensing combi boiler.

Ty Llwyd offers versatility and opportunity in abundance. The traditional stone buildings have potential for a change of use to residential, commercial or recreational use, subject to Planning Permission. The modern portal frame buildings are also prime for updating or conversion to storage or commercial use, subject to Planning Permission.

Outside, the property stands in large grounds with lawns to the front of the property and an attractive patio area offering alfresco dining with views beyond. Parking is available for several vehicles.

The accommodation briefly comprises:-

www.williamsassociates.org.uk

Entrance Porch

Door to entrance porch with double glazed UPVC window.

Door leading to:

Inner Hallway

Carpeted flooring. Stairs to first floor. Doors leading to lounge and kitchen/diner.

Kitchen/Diner (6.32m x 4.23m (20'9" x 13'11"))

UPVC double glazed French doors to front and UPVC double glazed window to side. Kitchen work tops with base and wall cupboards in oak. Belfast sink. Double gas cooker. Ceramic tiled floor.

Utility Room (3.29m x 2.56m (10'10" x 8'5"))

Fitted floor to ceiling cupboards. Ceramic tiled flooring. Radiator. Door to:

Storm Porch

Single glazed windows to side and rear. Door to garden. Wash hand basin. Plumbing and space for washing machine.

Lounge (5.62m x 4.98m (18'5" x 16'4" max))

UPVC double glazed windows to front and rear. Feature inglenook fireplace with wood burner. Exposed beam ceiling. Carpeted flooring. Radiator. Door to inner hallway.

Study/Bedroom 3 (4.08m x 3.04m (13'5" x 10')

UPVC double glazed window to front. Radiator. Laminate flooring.

First Floor

Landing

Doors leading to all bedrooms and bathroom. Stairway to attic bedroom. Two windows to front.

Master Bedroom (5.22m x 4.46m (17'2" x 14'8"))

Double glazed UPVC window to front. Radiator. Carpeted flooring. Door to:

Ensuite Bathroom (4.77m x 1.81m (15'8" x 5'11"))

UPVC double glazed window to rear. Large shower cubicle with mixer shower. Vanity unit incorporating wash basin and WC. Tiled walls and floors. Cupboard housing condensing combi boiler.

Bedroom 2 (4.72m x 2.94m (15'6" x 9'8"))

UPVC double glazed window to rear. Radiator. Carpeted flooring.

Family Bathroom (3.45m x 2.76m (11'4" x 9'1"))

Modern white three piece suite consisting of bath, wash basin and WC. Ceramic tiled walls and floors. Towel radiator. Exposed beam ceiling.

Second Floor

Loft Bedroom (6.85m x 5.50m (22'6" x 18'1"))

UPVC double glazed window to front. Two radiators. Laminate flooring. Vaulted ceiling with exposed beams. Access to loft area.



Ty Llwyd Farm is approached via a private driveway leading to the farmhouse, buildings and land with extensive parking and turning areas.

Land

The land extends to approximately 12.78 acres of permanent pasture land which is conveniently divided into paddocks which are well fenced and have access to field water tanks.

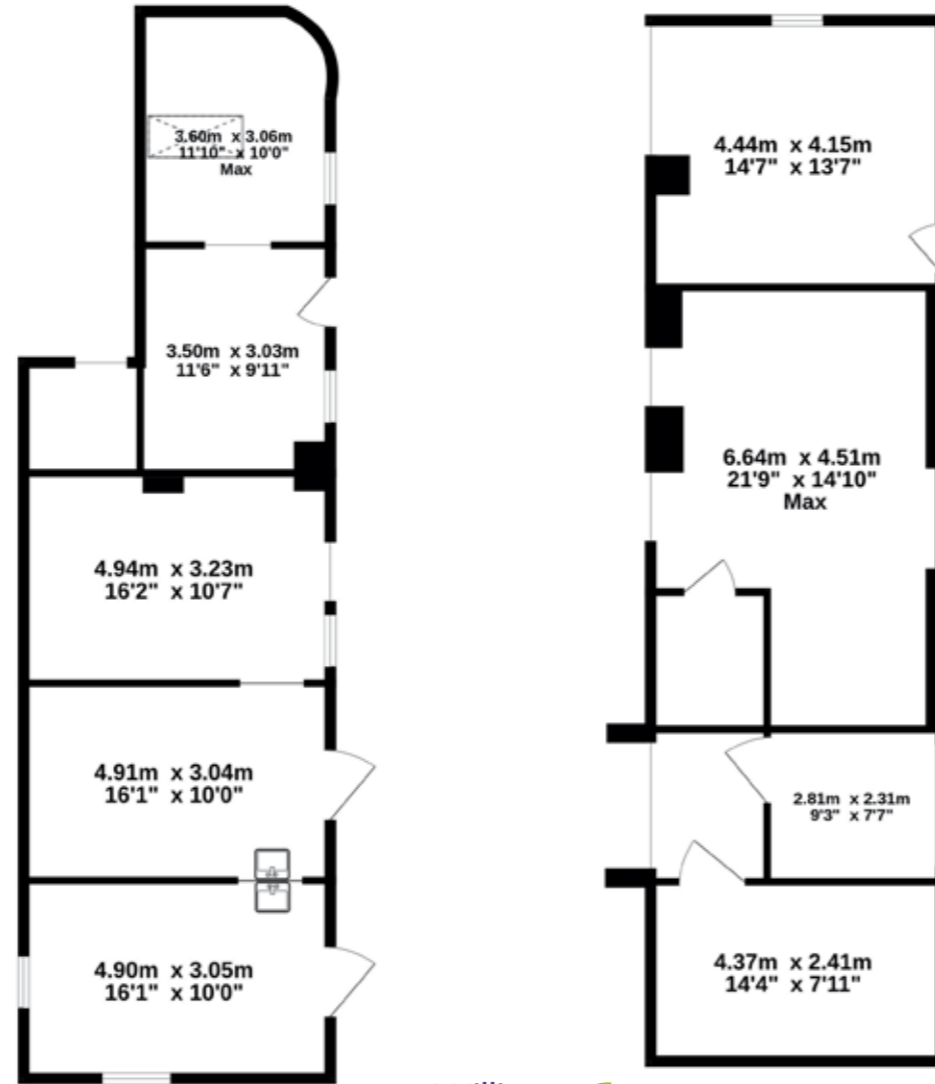
Outbuildings

The outbuildings include:

1. Steel portal frame **general purpose building** (21.3m x 27.6m).
2. Outdoor **equestrian arena** (18.3m x 36m).
3. **Stable block** (22.5m x 6.5m).
4. Portal frame building previously used as **dog kennels** (15m x 6.8m) for breeding and boarding, having compartmentalised accommodation, underfloor heating and washing facilities.
5. A range of traditional **stone outbuildings**.

Electricity is available in all the main buildings. There are two cesspits (one for the house and one for the dog kennels).

Range of Traditional Stone Outbuildings
137.5 sq.m. (1480 sq.ft.) approx.



Williams Associates
Chartered Surveyors

TOTAL FLOOR AREA: 137.5 sq.m. (1480 sq.ft.) 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.
Made with Metropix ©2023





DIRECTIONS

Sat Nav: NP4 0JD (the property will be identified with a Williams Associates "For Sale" board).



rehearsed.surveyed.picked

METHOD OF SALE

The property will be sold by Private Treaty.

TENURE

Freehold with vacant possession on completion.

SERVICES

The property benefits from mains gas, electric and water. Foul drainage is to a private disposal system. The dog kennels has a separate Foul drainage system.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in the sales particulars. The metal livestock pens in and around the buildings are excluded, although if required are available by separate negotiation.

COUNCIL TAX BAND: G

EPC RATING: D

LOCAL AND PLANNING AUTHORITY

Monmouthshire County Council, County Hall, Rhadyr, Usk, Monmouthshire, NP15 1GA.
 Tel: 01633 644880

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, not 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.

VIEWINGS

Strictly by appointment only with the sole selling Agents.

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.

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.

BOUNDARIES, PLANS, AREA AND SCHEDULE

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.

PLANS, AREA AND SCHEDULE

The property is registered at HM Land Registry under the following title numbers: WA759386 and WA702036. 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.

BASIC PAYMENT SCHEME

No Basic Payment Scheme Entitlements are included in the sale.

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

SOLE SELLING AGENTS

Williams Associates Chartered Surveyors
 The Old School, The Bryn, Penpergwm,
 Abergavenny, Monmouthshire, NP7 9AH.
 Tel: 01873 840726
 Email: info@williamsassociates.org.uk
 Contact: Stephen Williams, Eifion Morgan
 or Sally Bigley.

