

UPPER KATHLEA FARM

LLANGATTOCK LINGOED • ABERGAVENNY • NP7 8NR



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• NP7 8NR

MONMOUTHSHIRE

Abergavenny 8 miles. Monmouth 14 miles.

A MAGNIFICENT LIVESTOCK FARM IN
A PEACEFUL RURAL LOCATION WITH
EXCEPTIONAL VIEWS ACROSS OPEN
COUNTRYSIDE

Grade II Listed five bedroom Farmhouse
Substantial three bedroom modern Bungalow
An Extensive Range of Modern and Traditional
Agricultural Buildings

Approximately 194 Acres
Mainly Level Pasture Land

FOR SALE AS A WHOLE
OR IN 5 LOTS



PROPERTY SUMMARY

- Outstanding unspoilt rural location with superb views over open countryside.
- Attractive livestock holding with an extensive range of modern agricultural buildings.
- Extensive range of traditional stone buildings suitable for conversion to residential or amenity use (STPP)
- Substantial Grade II listed five bedroom farmhouse (subject to AOC).
- Modern three bedroom bungalow (subject to AOC)
- Approx 194.07 acres of mainly level permanent pasture
- For Sale as a whole or five lots

LOT 1

Upper Kathlea Farmhouse, extensive range of modern and traditional agricultural buildings with 118.70 acres of pasture land.

LOT 2

The Paddocks, a modern three bedroom bungalow. set in approximately 0.31 acres.

LOT 3

Modern agricultural buildings with approximately 30.29 acres of pasture land.

LOT 4

Approximately 31.75 acres of level pasture land adjacent to Pool Hall Road.

LOT 5

Approximately 12.95 acres of permanent pasture land at Church Meadow, Llangattock Lingoed.

SITUATION

Upper Kathlea Farm occupies an unspoilt rural location in the parish of Llangattock Lingoed in North Monmouthshire. The farm is located at the end of a "No Through Road" with the impressive four bedroom bungalow at the entrance.

The popular village of Llangattock Lingoed is less than ½ mile away and is located on the historic Offa's Dyke path. The village boasts a charming traditional Inn. The Hunters Moon offer Bed and Breakfast as well as a restaurant and traditional ales and is a popular destination for locals as well as walkers.

The larger town of Abergavenny (8 miles) and Monmouth (14 miles) are both within easy reach and offer an extensive range of high street retail shops, supermarkets and boutique shopping, with Abergavenny famed for its Food Festival held every September. Monmouth boasts an array of well established educational establishments and modern leisure and recreational facilities.

Both Abergavenny and Monmouth have excellent road links to Cardiff, Bristol and Birmingham with a railway station in Abergavenny providing rail travel to London and Manchester in less than 2 1/2 hours.





WHAT3WORDS arise.showcase.trying (Upper Kathlea Farm)

TENURE

The properties are freehold with vacant possession upon completion. Both dwellings are subject to Agricultural Occupancy Conditions (AOC's).

SERVICES

Mains **Electricity** is connected to the properties.

Private Water supply from a natural spring.

Drainage is to a private disposal system.

Oil fired **Central Heating System** in both dwellings.

LOCAL AUTHORITY

Monmouthshire Council. Tel: 01633 644644.

COUNCIL TAX

Farmhouse – Band H.

The Paddocks – Band G.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included within the sale of the freehold. Any others are expressly excluded.

SPORTING AND MINERAL RIGHTS

The Sporting and Mineral Rights are included in the sale insofar as they are owned.

RIGHTS OF WAY

The properties are 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 SCHEDULES

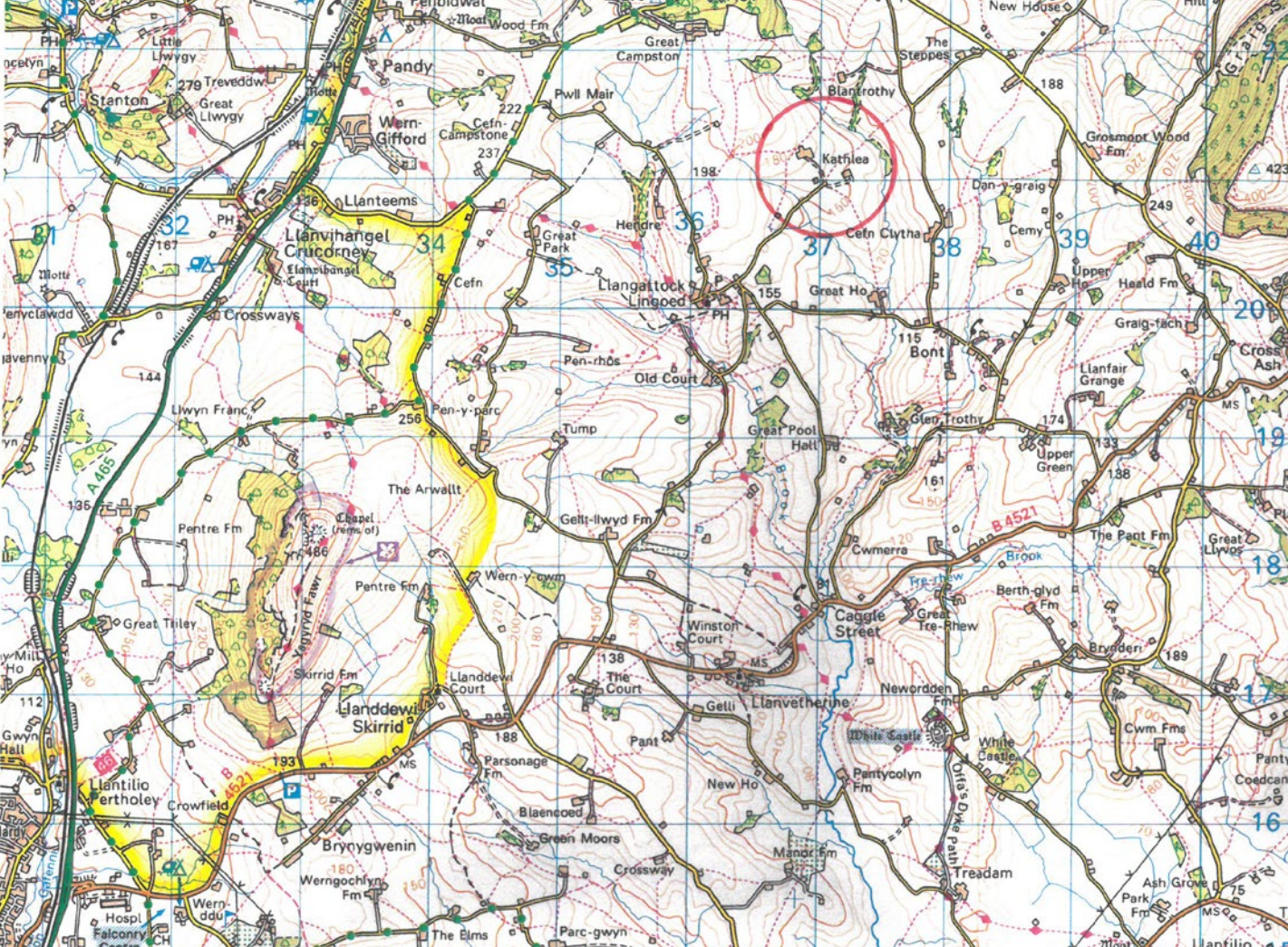
These are based on the most recent Ordnance Survey Promap Series. The purchasers shall be deemed to have satisfied themselves as the boundaries and the area of the land. Any error or mis statement shall not annul the sale or entitle any party to compensation whatsoever.

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.

HEALTH & SAFETY

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

VIEWING

Viewing is strictly by appointment only with the joint agents: RG and RB Williams. Tel: 01989 567233. Williams Associates. Tel: 01873 840726.

LOT 1

UPPER KATHLEA FARMHOUSE

FARMBUILDINGS AND 118.70 ACRES

Upper Kathlea Farm is approached over a private entrance drive leading off a quiet No Through Road. It occupies an elevated location commanding outstanding views over the surrounding countryside.

The farmhouse is believed to date back to the 17th Century and is Grade II listed. It is principally constructed of stone elevations under a slate roof and contains a wealth of period features including: exposed timber beams and feature fireplaces throughout, with a private garden to the rear and yards to the front.

The accommodation briefly comprises:-

Stone gabled porch with solid oak door leading into a vestibule and central hallway with two fine reception rooms. The sitting room has a woodburner on a stone hearth and exposed timber beams and across the hallway a large dining room with magnificent open fire place on a decorative hearth.

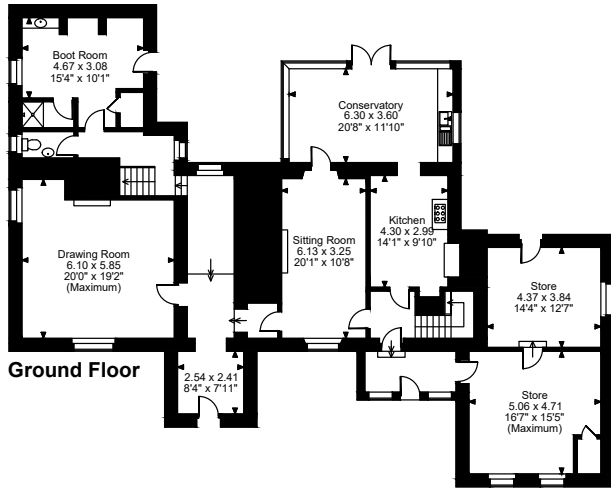
The kitchen/diner is accessed from the sitting room together with its own tile floored porch from the outside. The kitchen benefits from a range of modern wall and floor units, oil fired Rayburn and a Rangemaster electric cooker with a gas hob. The kitchen flows into a spacious conservatory with further kitchen units ideal for dining and entertaining. Patio doors leads out onto the rear garden.

There is a useful utility room and store room to the front with access via the front porch. Above the kitchen is a spacious sitting room with a feature log burner on stone hearth and wonderful light from triple aspect windows.

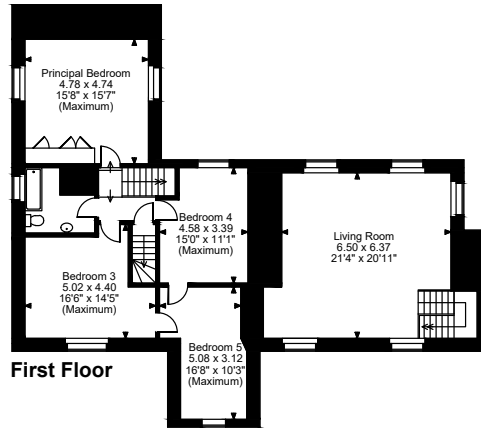
From the main hallway there is a rear utility room with Belfast sink, plumbing for washing machine and the Worcester oil fired central heating boiler and door to rear. There is a separate shower room with



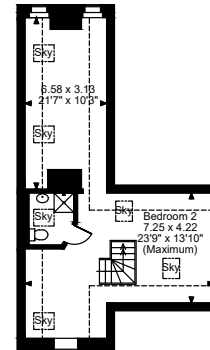
Upper Kathlea, Llangatock, Abergavenny
Approximate Gross Internal Area
Main House = 4199 Sq Ft/390 Sq M
Bungalow = 3145 Sq Ft/292 Sq M
Total = 7344 Sq Ft/682 Sq M



Ground Floor

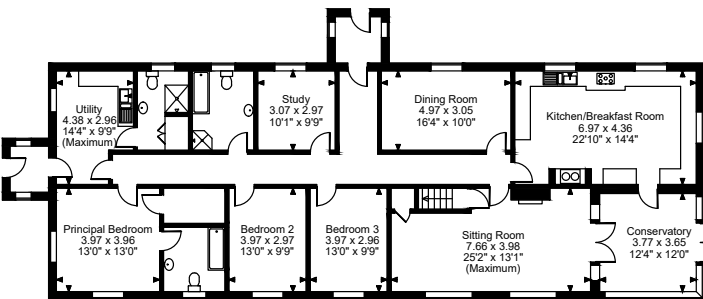


First Floor

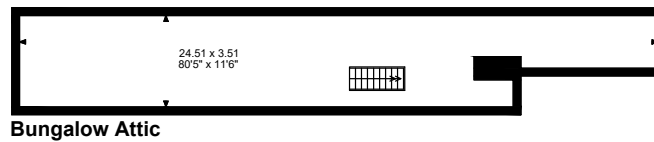


Second Floor

The Paddocks



Bungalow Ground Floor



Bungalow Attic

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The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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electric shower and separate WC.

On the first floor there is four double bedrooms and a family bathroom with bath, wash hand basin and WC.

On the second floor is a large living space/bedroom with exposed beams and ensuite facilities.

The property is subject to an Agricultural Occupancy Condition (AOC). Further information can be found on Monmouthshire County Council Planning Portal under Planning Reference: M3817.

AGRICULTURAL BUILDINGS

The agricultural buildings are of modern and traditional construction and conveniently situated to the farmhouse. The traditional stone buildings offer scope for alternative uses (subject to Planning Consent).

The modern buildings comprise an extensive range of steel framed and timber structures which are principally used for livestock, fodder and machinery storage. The buildings have been maintained to a good standard and are ideal for livestock rearing.

THE LAND

Extending to approximately 118.70 acres, the land is contained within a ring fence surrounding the homestead. It comprises a mainly level area of permanent pasture which is divided into good size enclosures. There is ample shade and shelter for livestock. All fields have access to water tanks supplied by the borehole/spring.

The soil is a medium loam which is ideal for livestock production. All of the land is classified as Grade 2 and 3 according to Agricultural Land Classification Predictive Map (Wales).

LOT 2

THE PADDOCKS

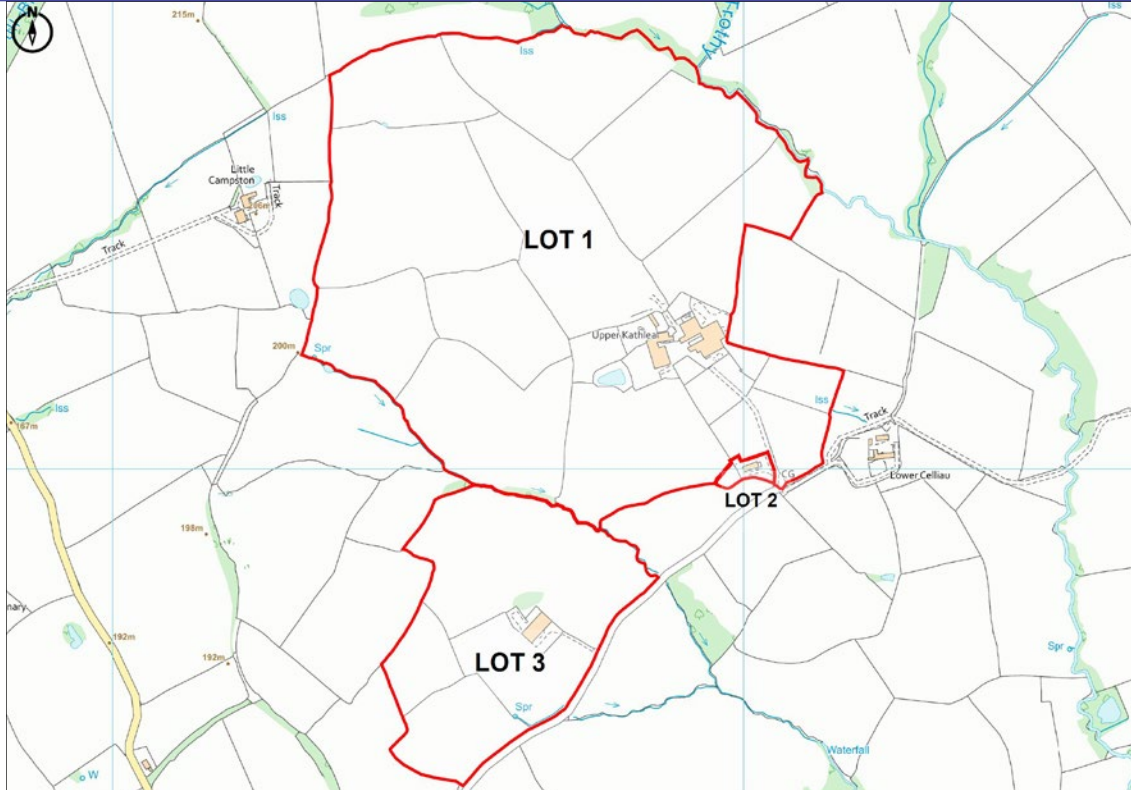
The Paddocks is situated off the entrance drive to Upper Kathlea Farm. It is believed to have been constructed in the late 1990's of brick elevations under a slate roof.

The spacious accommodation includes:

Sun Room, Kitchen, Living Room, Dining Room, Office, Three Bedrooms (one ensuite), Family Bathroom, Utility Room and Shower Room.

The property sits in a plot of approximately 0.31 acres and includes a patio area, large garden and lawns together with gravelled parking area.

The property is subject to an Agricultural Occupancy Condition (AOC). Further information can be found on Monmouthshire County Council Planning Portal under Planning Reference: M3817.



LOT 3

RANGE OF MODERN BUILDINGS AND 30.29 ACRES

Situated adjacent to Upper Kathlea Farm and has direct frontage to an unclassified Council Road.

The buildings comprise of two apex modern buildings approx. 20.34m x 22.86m (steel portal frame) and 27m x 22.86m (pole barn) with part concrete floors and doors to front and rear.

To the rear is an area of hard standing.

LOT 4

31.75 ACRES PASTURE LAND AT POOL HALL

Situated off Pool Hall Road from Llanvetherine to Llangatock Lingoed. The land comprises two excellent mainly level areas of pasture with extensive roadside frontage. The soil is a versatile loam.

The whole extends to approximately 31.75 acres.

LOT 5

12.95 ACRES OF LAND AT CHURCH MEADOW

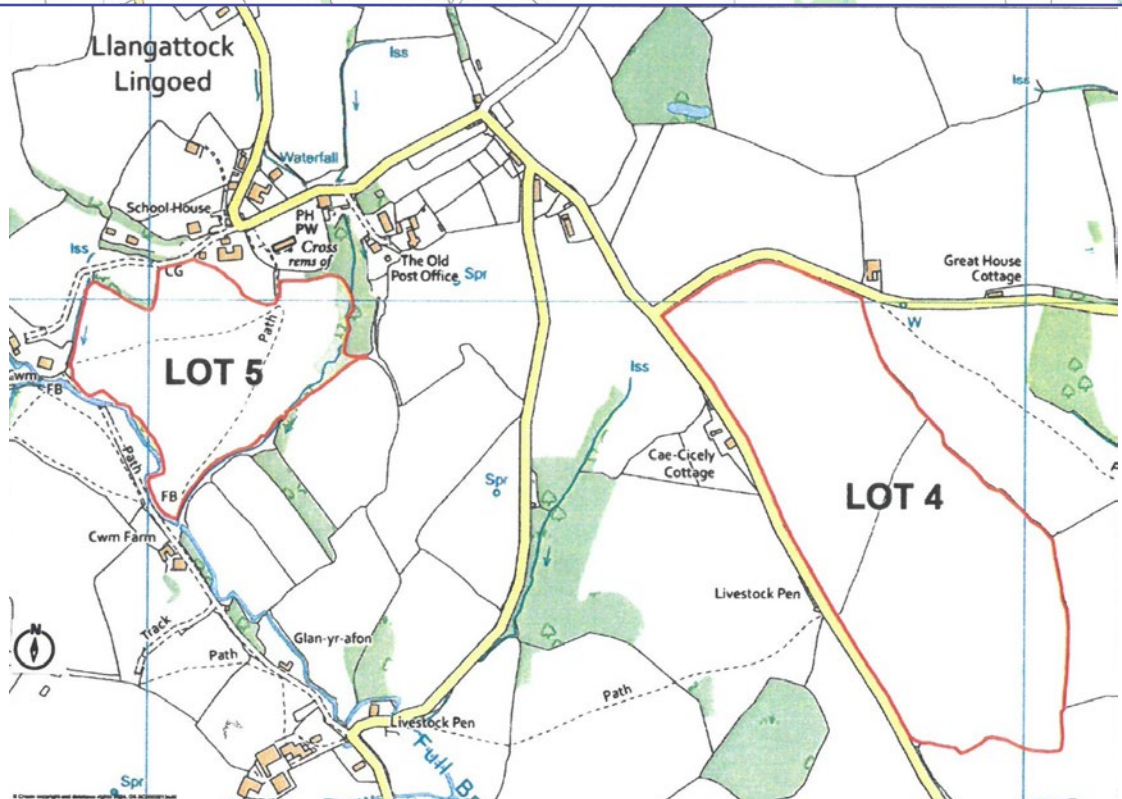
Situated to the South of the village of Llangatock Lingoed.

The land comprising of a single enclosure of gently undulating permanent pasture and extends to approximately 12.95 acres. There are a number of mature trees around the perimeter and a natural water course along the southern boundary.

EPC RATINGS

Upper Kathlea Farmhouse - Exempt

The Paddocks - E.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		77
55-68	D		
39-54	E	49	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Ross Auction Centre, Netherton Road, Ross on Wye,
Herefordshire.**

Tel: +44 (01989) 567233

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

Tel : 01873 840726

Email : info@williamsassociates.org.uk

Web : www.williamsassociates.org.uk

Important Notice

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.