



FOR SALE BY PRIVATE TREATY

COURT-Y-GOLLEN FARMHOUSE, GWERNESNEY, MONMOUTHSHIRE, NP15 1DB

A detached traditional farmhouse located in an elevated position with far reaching views over open prime Monmouthshire countryside. Situated on a quiet country lane approximately 3 miles from the popular town of Usk.

CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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

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COURT-Y-GOLLEN, GWERNESNEY, MONMOUTHSHIRE NP15 1DB

Court-Y-Gollen presents an opportunity to purchase a large, detached, farmhouse in need of repair and modernisation. Positioned in a generously size plot with an appealing paddock and extensive garden space, Court-Y-Gollen profits from uninterrupted views across the Usk Valley and the mountain ranges around North Monmouthshire and the Brecon Beacons beyond.

- Large reception rooms, kitchen, farmhouse pantry, office and rear utility room, four large bedrooms and family bathroom.
- Upvc double glazed windows throughout.
- Large garden with established trees and shrubs together with a useful garage and patio area.
- Ample off-road parking and turning for several vehicles.
- Large paddock adding appeal and suitability to a range of uses.
- In need of modernisation but offers huge potential as a family home.
- In all Court-Y-Gollen extends to approximately 3.36 acres.

Set back from a quiet country lane, the accommodation briefly comprises of:

Front porch leading into the main entrance hallway with tiled floor.

Reception Room on the right hand side with large front aspect windows, fireplace and access back to the hallway.

Second Reception Room on left hand side of entrance hallway, again with a large front aspect window and fireplace.

Bathroom ground floor bathroom with WC, shower, basin, towel rail and relatively modern tiling to walls and floor.

Kitchen with fitted units, electric cooker and oil fired Rayburn. Dual aspect windows with ample natural lighting.

Office useful office space with small window to side garden.

Pantry a large storage area with traditional flagstone floor with salting stones.

External Utility Room with oil fired boiler, WC and white good connections.

FIRST FLOOR

Bedroom large principle bedroom with dual, front aspect windows, radiators.

Bedroom second large double bedroom with fireplace, radiator and new carpet.

Bedroom recently re plastered, double bedroom with a rear aspect and radiator.

Bedroom a slightly smaller double bedroom, with a rear aspect and radiator.

Kitchenette smaller room with fitted units and connections for electrical appliances. Historically a small kitchenette but could easily provide an additional bedroom or home office.

Bathroom with bath, shower, WC, basin and radiators.

OUTSIDE

The property is set within a generous size plot with uninterrupted views to the mountain ranges around Monmouthshire and the Brecon Beacons beyond.

Paddock and Orchard

The paddock sits adjacent to the property driveway and offers a mainly level and gently sloping parcel of grassland. The orchard is located to the north and has a number of established fruit trees. Well suited to grazing or amenity uses alongside the dwelling. The land is bounded by mature hedges and has a water tank in situ (connection not tested).

The paddock and orchard extends to approximately 3 acres.



Note: The eastern boundary of the property has been marked via GPS Mapping Surveys and it will be the purchaser(s) responsibility to erect and maintain a suitable boundary.

DIRECTIONS

Sat Nav: NP15 1DB (the property will be identified with a Williams Associates "For Sale" board).



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TENURE

Freehold with vacant possession upon completion.

SERVICES

The property is served by an oil-fired central heating system, mains water, 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.

EPC RATING

F

COUNCIL TAX BANDING

G

LOCAL AND PLANNING AUTHORITY

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

METHOD OF SALE

The property is for sale by Private Treaty. The vendors and their agent reserve the right to conclude the sale via any alternative sale method as they see appropriate.

PLANNING

All prospective purchasers must rely upon their own enquires with regard to all planning matters.

VIEWINGS

Strictly by appointment only with the sole selling Agents.

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
Contact: Stephen Williams or Sally Bigley

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 formal tender:-

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

HEALTH AND SAFETY

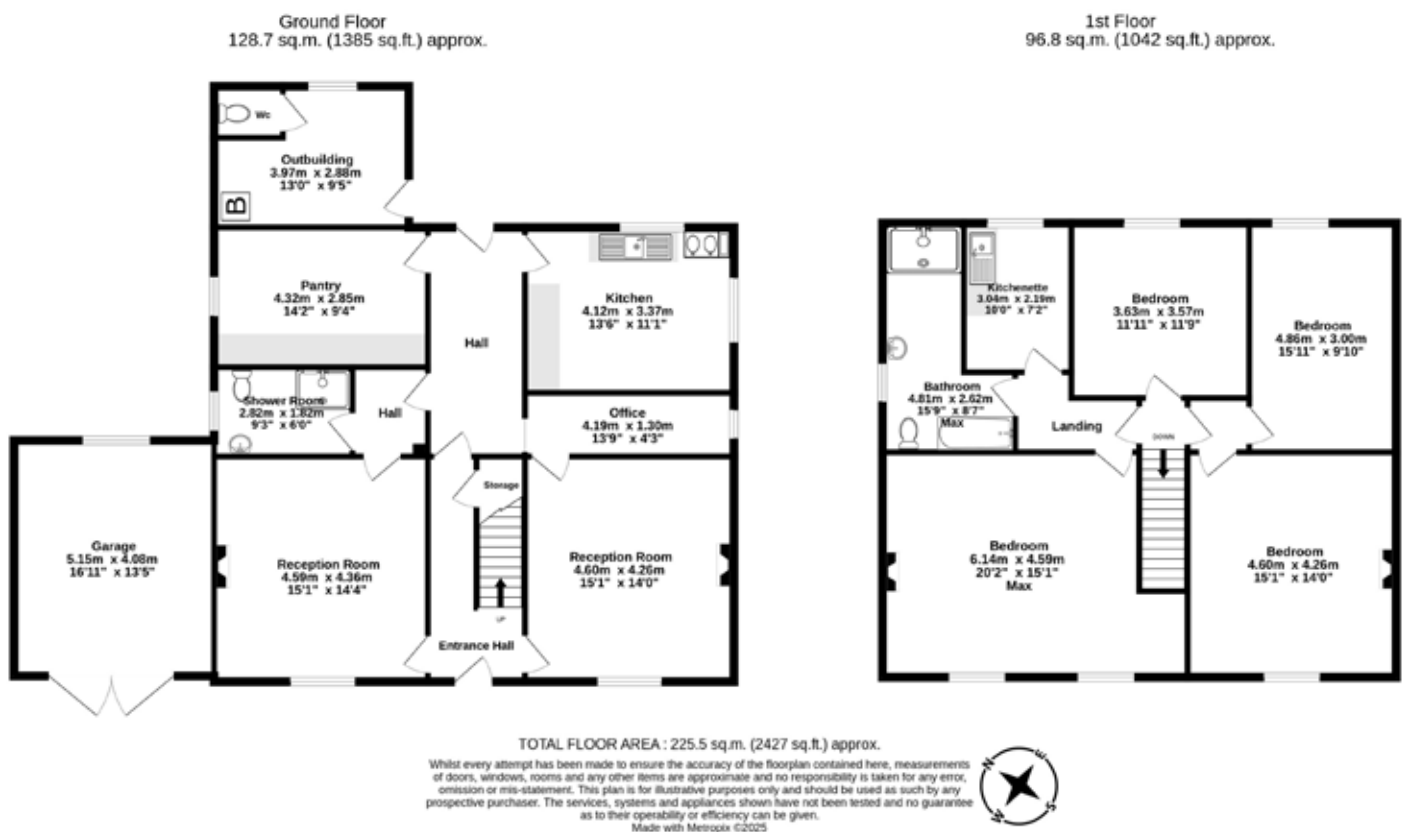
Neither the seller nor the selling Agents are responsible for the safety of those viewing the property and accordingly, all individuals do so at their own risk.

WAYLEAVES, EASEMENTS AND 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.





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NOTICES

1. These particulars have been prepared in all 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.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be seemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. 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.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries.
5. It should not be assumed that the property has all 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.
6. The information in these particulars do not form part of an offer or a contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatever in relation to this property.