

**MONMOUTHSHIRE**

Monmouth 7 miles. Ross-on-Wye 15 miles.

**A RESIDENTIAL AGRICULTURAL AND EQUESTRIAN FARM  
IN AN UNSPOILT RURAL LOCATION**

**LLANFAENOR COURT FARM  
NEWCASTLE  
MONMOUTH  
NP25 5NF**



**3 Bedroom Detached Residence  
Range of Buildings  
Static Caravan**

**24 ACRES**  
Productive Pasture Land in a ring fence

**FOR SALE BY PRIVATE TREATY**

**GENERAL REMARKS AND STIPULATIONS**  
(which where applicable shall be deemed part of the Conditions of Sale)

**AUCTIONEERS NOTES**

- Attractive Unspoilt Rural Location
- Residential Agricultural and Equestrian Holding
- Well appointed 3 Bedroom Residence
- Stable Block and Storage Barn
- Static Caravan
- 24 Acres Pasture land in a ring fence
- For Sale by Private Treaty.

**SITUATION**

Llanfaenor Court Farm occupies a peaceful rural location just over 2 miles south west of the village of Skenfrith, and about 7 miles from the market town of Monmouth in the County of Monmouthshire.

Monmouth contains a wide selection of shopping, recreational and education amenities including the world famous Haberdashers Public Schools.

The property is well located within easy access to the A40 trunk road which ensures excellent road communication to the South Wales, Bristol and Midlands areas.

**POST CODE**

NP25 5NF.

**TENURE**

The property is freehold and offered with vacant possession upon completion.

**SERVICES**

Mains electricity and water are connected to the property. Private drainage system via septic tank. Heating via LPG tanks.

**LOCAL AUTHORITY**

Monmouthshire County Council, County Hall, The Rhadyr, Usk, Monmouthshire, NP15 1GA. Tel: 01633 644644.

**FIXTURES AND FITTINGS**

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

**RIGHTS OF WAY, EASEMENTS, ETC**

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

### **TOWN AND COUNTRY PLANNING**

The property notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Resolution or Notice which may or may not come to be in force and also subject to any statutory permission or byelaws without any obligation on the part of the Vendor to specify them.

### **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.

### **VIEWING**

Viewing is strictly by appointment with the sole agents. Tel: 01989 567233 (Ref RBW/TW).

### **MODE OF SALE/PRICE GUIDE**

The property is offered for sale by Private Treaty. The price guide is around £895,000.



*PARTICULARS OF SALE*

**LLANFAENOR COURT FARM  
NEWCASTLE  
MONMOUTH  
NP25 5NF**

**A HIGHLY ATTRACTIVE RESIDENTIAL FARM**



**THE RESIDENCE**

The residence is approached over a private entrance drive leading off an unclassified council road. The property occupies an elevated location commanding outstanding views over the surrounding countryside.

The residence is principally constructed of stone elevations, part rendered under a slated roof.

The spacious, well appointed accommodation principally comprises:

**ON THE GROUND FLOOR**

**Entrance Hall:**

**Kitchen:** (approx. 13'1" x 25'1") with fitted kitchen units and Rayburn cooker.

**Living Room:** (approx. 18'0" x 15'10") with panelled radiator and woodburner.

**Utility Room:** (approx. 13'3" x 5'5") with panelled radiator and **Cloakroom** off.

**Cloakroom:** with low level w.c. and pedestal wash hand basin.

**ON THE FIRST FLOOR**

**Landing:** with panelled radiator and airing cupboard off.

**Bedroom No. 1:** (approx. 12'2" x 11'2") with panelled radiator.

**Bedroom No. 2:** (approx. 7'5" x 13'4") with panelled radiator.

**Bedroom No. 3:** (approx. 12'6" x 15'11") with panelled radiator.

**Bathroom:** with panelled bath; overhead corner shower unit; pedestal wash hand basin and low level w.c..

## **GARDEN GROUNDS**

The property is contained within a small garden which includes a summer house. There is a pond at the front of the property and a lawn to the rear.

## **THE BUILDINGS**

Timber panelled **Storage Barn** with tiled roof (16'9" x 17'9").

Timber panelled and concrete block **Stable Block** with 3 loose boxes with steel sheet roof (30'11" x 26'2").

## **MOBILE HOME**

2 Bedroom Static Caravan.

## **THE LAND**

The land is situated in a ring fence surrounding the homestead. It comprises an excellent area of mainly level pasture lying about 550 ft above sea level. The property is divided into well shaped enclosures with ample shade and shelter for livestock.

The property extends in all to some 24.53 Acres.



