

Roundhouse Farm & 3 Holiday Cottages, Nr Monmouthshire, NP23





Roundhouse Farm & Holiday Cottages, Nantyglo, Blaenau Gwent, Nr Monmouthshire, NP23 4QS

Attractive 3 bed farmhouse and 3 recently refurbished fully furnished holiday cottages. Barn with planning for 10 bed bunk house, in a popular tourist destination. Close proximity to Brecon Beacons, Blaenavon UNESCO world heritage site and numerous cycle routes.

Distances

10 Miles west of Abergavenny. 16 Miles south of Brecon. 28 Miles north of Cardiff.

3 Miles east of Ebbw Vale train station. 38 Miles north of Cardiff airport.

(Distances and times approximate).

Description

The property comprises a 3 bedroom farmhouse together with 3 fully furnished holiday cottages (Mary – 1 bed / William – 2 bed / Henrietta – 2 beds but can sleep 5 - all cottages recently refurbished). 2 EV Chargers are also onsite. The barn has planning permission for a 10 bed bunkhouse and the property has much development potential.

The entire site is set within 10 acres and a further 5 acres is rented. In addition to the land, the farm holds 4.20 stints (permission for 50 sheep) on Carn-y-Cefn Common.

There are 2 towers on site built by the great iron masters Joseph and Crawshay Bailey. Further detail can be viewed online. The holiday cottages can be seen on several websites including:

<https://www.breconcottages.com/cottages/roundhouse-farm--william>

The 2 towers and barn are Grade II* Listed.

The farmhouse & 3 holiday cottages produced a turnover between 1.5.21 and 31.3.22 (11 months) of £49,000. Turnover for 6 months 1.4.22 to 30.9.22 of £27,600.

Situation

The property is located on the outskirts of Nantyglo, 28 miles north of Cardiff, 10 miles west of Abergavenny, 16 miles south of Brecon, 58 miles east of the Gower Coast and 30 miles west of the Wye Valley.





Nantyglo is home to West Monmouthshire Golf Club, officially the Highest Golf Club in Great Britain and benefits from close proximity to Brecon Beacon National Park, in an area popular with cyclists (both road & off road) and walkers.

The area is a popular tourist destination with Blaenavon UNESCO World Heritage Site, Brecon Beacon National Park together with cycle routes/ bike parks at Merthyr Tydfil, Cwmcarn Scenic Drive, Abergavenny and Forest of Dean all close by. Zip World is 21 miles west along A465.

Local Authority and Council Tax

Blaenau Gwent County Borough Council - www.Blaenau-gwent.gov.uk

Viewings

Strictly by appointment through Knight Frank

01865 790077.

Tenancy Schedule

Property	Tenant	Licence	Term	Rent
Farm House	Individual	AST	1/04/2022 - 31/03/2023 (1)	£500 pcm (£6,000 pa)
Land & Stables	Individual	Licence	1/11/2022 - 30/04/2023 (2)	£160 pcm (£1,920 pa)
Land & Stables	Individual	Licence	1/12/2021 - 30/11/2022 (2)	£40 pcm (£480 pa)
3 Holiday Cottages	Holiday lettings			
Barn	Vacant			

(1) Tenant option to break after 6 months upon 2 months notice

(2) Landlord & Tenant option to break upon 1 month notice



Approximate Gross Internal Floor Area

Total Area = 942 sq m / 10,140 sq ft

Farm House and Cottages = 289 sq m / 3,111 sq ft

Barns = 582 sq m / 6,265 sq ft

Carport = 69 sq m / 743 sq ft

This plan is for guidance only
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to the important notice on the last page
of the text of the Particulars.



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Particulars dated November 2022. Photographs and videos dated November 2022.

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