

# Ty Llwyd Farm

Croes y Pant, Mamhilad, Pontypool NP4 0JD





**Ty Llwyd Farm  
Croes y Pant  
Mamhilad  
Pontypool  
NP4 0JD**

- *15 acre (approx) smallholding*
- *Characterful 3 bedroom farmhouse*
- *Range of stables and purpose-built dog kennels*
- *Large portal frame building*
- *Riding area*
- *Great access into South Wales and Abergavenny*

Usk 5 miles  
Abergavenny 8 miles  
Newport 12 miles





## INTRODUCTION

Enjoying a highly accessible position between Abergavenny and Pontypool, this 15-acre smallholding presents a rare opportunity to embrace country living without compromise. Perfectly placed for connectivity across South and East Wales, the property combines privacy, space and versatility within a truly inspiring setting.

At the heart of the holding is a charming period farmhouse, offering well-balanced accommodation that blends character with everyday comfort. The house provides three bedrooms and two bathrooms, with the flexibility to create a ground-floor bedroom if required. A spacious lounge and a welcoming kitchen/breakfast room form the hub of the home, enriched by attractive period features including arched doors leading through to the sitting room, adding both charm and architectural interest.

Externally, the property offers outstanding scope for equestrian, smallholding or lifestyle use. A comprehensive range of outbuildings includes six stables, dog kennels, a substantial portal-frame barn and two traditional barns, providing exceptional storage and functional space with further potential for adaptation, subject to any necessary consents. An outdoor riding arena, generous hardstanding and extensive parking enhance the practicality of the holding.

The land extends to approximately 15 acres and is divided into four well-proportioned paddocks, ideal for grazing and agricultural use. Bordering the picturesque Monmouthshire & Brecon Canal and located just moments from the Brecon Beacons National Park, the setting is both scenic and tranquil, making this an exceptional lifestyle property of considerable appeal.





## LOCATION

Situated in West Monmouthshire, the property occupies a convenient yet pleasantly rural position just off Usk Road, to the south of the village of Goytre. The attractive market town of Usk lies approximately five miles away, offering a range of independent shops, cafés and everyday amenities. More extensive facilities are available in Abergavenny, around eight miles distant, while Pontypool is approximately five miles away, both providing a broader selection of retail, leisure and transport links. The Monmouthshire & Brecon Canal runs along the entire western boundary of the property, providing a particularly appealing feature and offering idyllic opportunities for leisurely walks and outdoor recreation along the picturesque canal towpath.





## ACCOMMODATION

A small entrance porch opens into a welcoming hallway, where the staircase rises to the first floor and immediately sets the tone for this charming period farmhouse. To the right, the traditional sitting room is rich in character, featuring an attractive beamed ceiling, a substantial inglenook fireplace fitted with a wood-burning stove, and a delightful period window seat overlooking the grounds. Two original arched doorways offer evocative glimpses of the property's age and craftsmanship.

Beyond the sitting room, a rear hallway leads to a further versatile reception room, ideal for use as an additional bedroom, home office or snug, offering flexibility to suit modern living.

The kitchen/breakfast room forms the heart of the home, providing a comfortable and sociable family space. Fitted units run along one end, incorporating a glazed clay sink, generous storage and a recess suitable for a range cooker. There is ample room for a dining table and chairs, while French doors open directly onto the garden, creating a seamless connection between indoor and outdoor living.

The staircase rises to a spacious first-floor landing, enhanced by exposed beams that further reflect the home's period charm. From here, two well-proportioned bedrooms are

accessed, including a generous double bedroom which has the benefit of its own en-suite shower room fitted with a shower, WC and wash hand basin. Also leading from the landing is the family bathroom, equipped with a bath, WC and wash hand basin, serving the remaining accommodation.

A further staircase ascends to the second floor, where the attic bedroom provides a versatile and characterful space - ideal as a teenager's room, guest bedroom or creative retreat, enjoying a sense of privacy away from the main living areas.









## OUTSIDE

The property benefits from excellent grounds and an extensive range of buildings, offering outstanding versatility and suitability for a variety of lifestyle, equestrian or agricultural purposes. The land extends to just over 15 acres, laid mainly to permanent pasture and thoughtfully divided into four useful paddocks, ideal for grazing and general smallholding use.

A private driveway leads to a large parking and turning area, providing access to the range of outbuildings. A substantial steel portal-frame barn is a particular asset, measuring approximately 21m x 27m and offering superb space for livestock housing, machinery or general storage. Adjoining the barn is a gated yard area, with a further large hardstanding beyond, well suited to the storage of containers, trailers or vehicles.

On the approach to the house are two traditional barns, adding further character and practical space. Beyond lies the equestrian area where six stables front onto a yard, complemented by a generous outdoor riding arena measuring approximately 36m x 18m. Completing the range of outbuildings are purpose-built dog kennels, further enhancing the property's versatility and appeal.

















## SERVICES

We are advised the property is connected to mains water, electricity and gas. Septic Tank drainage. Gas fired central heating to house. Please note that the services or service installations have not been tested.

## TENURE

Freehold with vacant possession upon completion.

## COUNCIL TAX

Monmouthshire County Council - Band "G"

## VIEWING AND CONTACT DETAILS

Strictly by appointment with the agent only.

Contact Tel: 01874 640840

Office opening hours:

Mon-Fri 9.00am-5.00pm.

Sat 9.00am-12 noon.

Mobile - 07984384687

d.thomas@sunderlands.co.uk

## MOBILE & INTERNET CONNECTION

Please refer to Ofcom by using the following link:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk).

## ANTI MONEY LAUNDERING CHECKS

The successful purchaser/s will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

## ASBESTOS

The vendors and their agents accept no liability for any asbestos on the property. It is in the nature of farm buildings in particular that asbestos is likely to be present on the farm.

## WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all easements, quasi easements, wayleaves and rights of way both declared and undeclared.

## PLANS, AREAS and SCHEDULES

These are based on Ordnance Survey and are for reference only. The purchaser(s) 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.

## NOTES

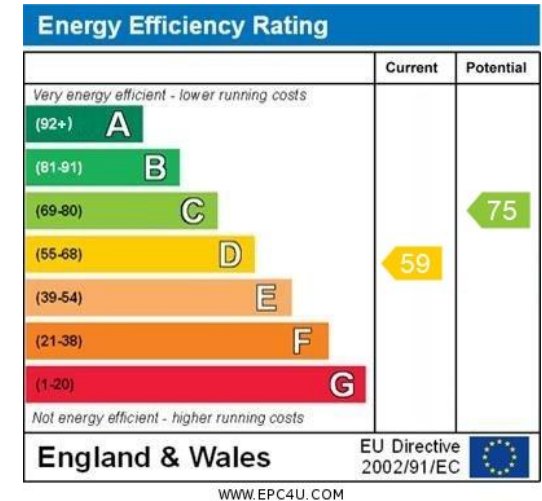
Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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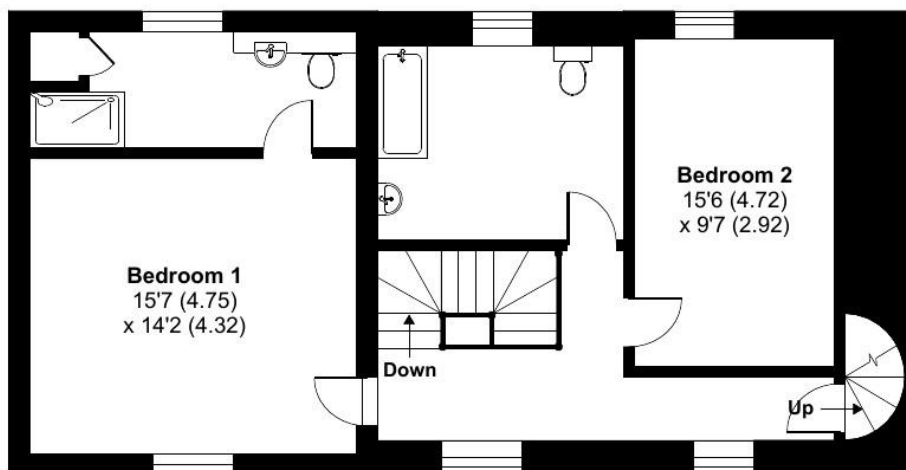
REGISTERED OFFICE: Offa House, Hereford.  
HR1 2PQ REGISTERED NO: OC338911

## DIRECTIONS

What3Words: ///pythons.foods.shred

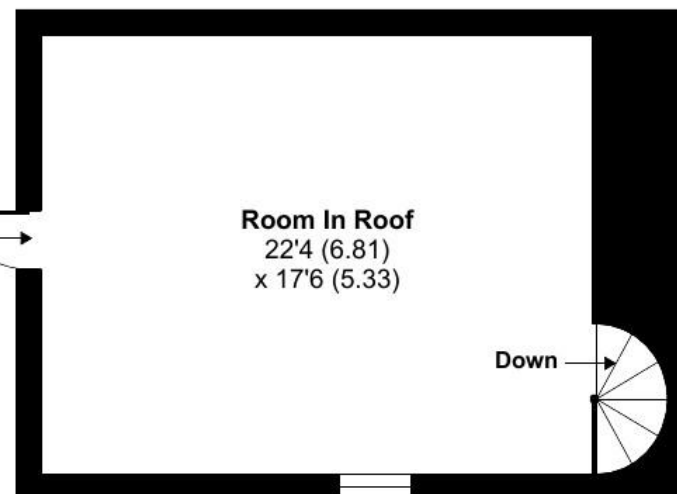




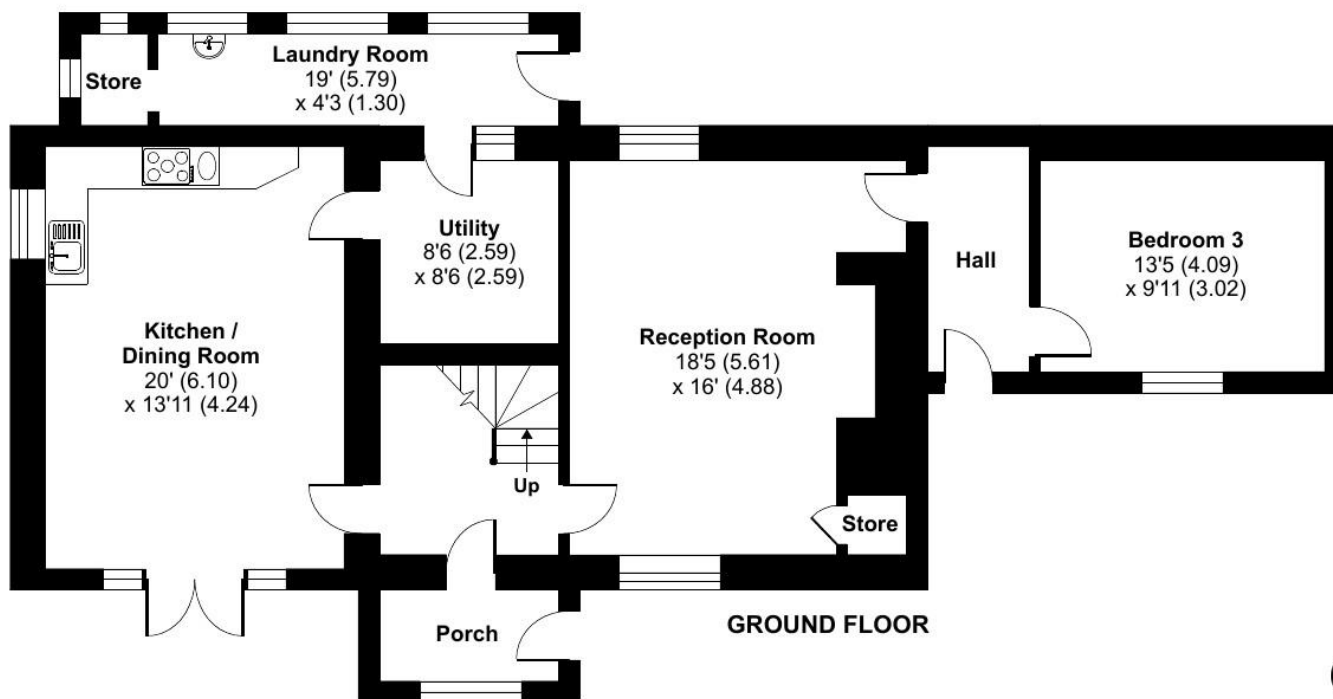


FIRST FLOOR

Access To  
Loft



SECOND FLOOR



GROUND FLOOR



## Croesyant, Pontypool, NP4

Approximate Area = 2307 sq ft / 214.3 sq m (excludes open barn)

Outbuildings = 3853 sq ft / 357.9 sq m

Total = 6160 sq ft / 572.2 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.  
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