



# THE GARN FAWR

LLANHENNOCK | MONMOUTHSHIRE







# THE GARN FAWR

LLANHENNOCK | MONMOUTHSHIRE | NP18 1LU

THE GARN FAWR OFFERS A FANTASTIC OPPORTUNITY TO PURCHASE A HISTORIC AND PRODUCTIVE FARMING ESTATE WITHIN SOUTH-WEST MONMOUTHSHIRE COMBINING A PICTURESQUE SETTING, TWO LET DWELLINGS, A TREMENDOUS RANGE OF MODERN AND TRADITIONAL AGRICULTURAL BUILDINGS AND AN IMPRESSIVE 16C GRADE II LISTED FIVE/SIX BEDROOM COUNTRY HOUSE WITHIN TWO RINGFENCED COMPARTMENTS OF PRIME AGRICULTURAL LAND AND WOODLAND EXTENDING IN TOTAL TO 294.18 ACRES (119.05 HECTARES).

*The Garn Fawr is extremely well located within the south-west Monmouthshire countryside but with excellent road access to Junction 24 of the M4 Motorway less than 15 minutes away. Positioned in a peaceful situation with beautiful views over the River Usk and surrounding landscape, the majority of the land and buildings are let under a Farm Business Tenancy. The Garn Fawr will be of interest to anyone with lifestyle, agricultural, investment, tourism and leisure interests.*

OFFERED FOR SALE AS A WHOLE AND IN TWO LOTS

- Superb accessible location in south-west Monmouthshire in a beautiful position •
- Great accessibility to Junction 24 of the M4 Motorway and the A449 at The Coldra Roundabout •
- Impressive 5/6 bedroom country house and gardens •
- Detached three-bedroom residence known as Lower Garn and detached three-bedroom bungalow with AOC known as Upper Garn Bungalow •
- Large range of traditional farm buildings which offer diversity appeal including barn with extant planning •
- Agricultural buildings including milking parlour to support any dairy or livestock enterprise •
- Mix of productive permanent pastureland with an element of arable land and woodland •
  - Extending in total to 294.18 acres (119.05 hectares) •
  - The Garn Fawr is subject to an existing Farm Business Tenancy •
- Offered as a Whole and in Two Lots (Lot 1 Garn Fawr house & buildings, Lower Garn, land and woodland extending to 24.97 acres (10.11 hectares). Lot 2 Upper Garn Bungalow, farm buildings and land extending to 269.21 acres (108.95 hectares) •

Llanhennock 3 miles • Caerleon 4.2 miles • Usk 6.3 miles • Newport 8.2 miles  
 Cwmbran 9.3 miles • Raglan 11.8 miles • Abergavenny 17.8 miles • Chepstow 18.1 miles  
 Cardiff 18.5 miles • Monmouth 19.1 miles • Bristol 32 miles • London 139 miles  
 Newport Railway Station 7.8 miles • Cardiff Airport 32.6 miles • Bristol Airport 35.5 miles  
 London Heathrow Airport 125 miles  
 (all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.

## LOCATION & SITUATION

The Garn Fawr is surrounded by glorious Monmouthshire countryside in a picturesque setting with wonderful outlook over the river Usk. Located just 6.3 miles from the town of Usk to the north and 4.2 miles from Caerleon to the south-west the property is within easy access of the main road links to the Usk Road, A48, A449 and on to the M4/M48, M5 and M50 motorway networks. The cities of Cardiff, Bristol and Hereford are all within an hour's drive and connections to main line trains, reaching London Paddington in under 2 hours, can be found at the railway station in Newport just 7.8 miles from the property. Surrounding the town of Usk is beautiful countryside and the Usk Valley with an abundance of walks and outdoor activities.

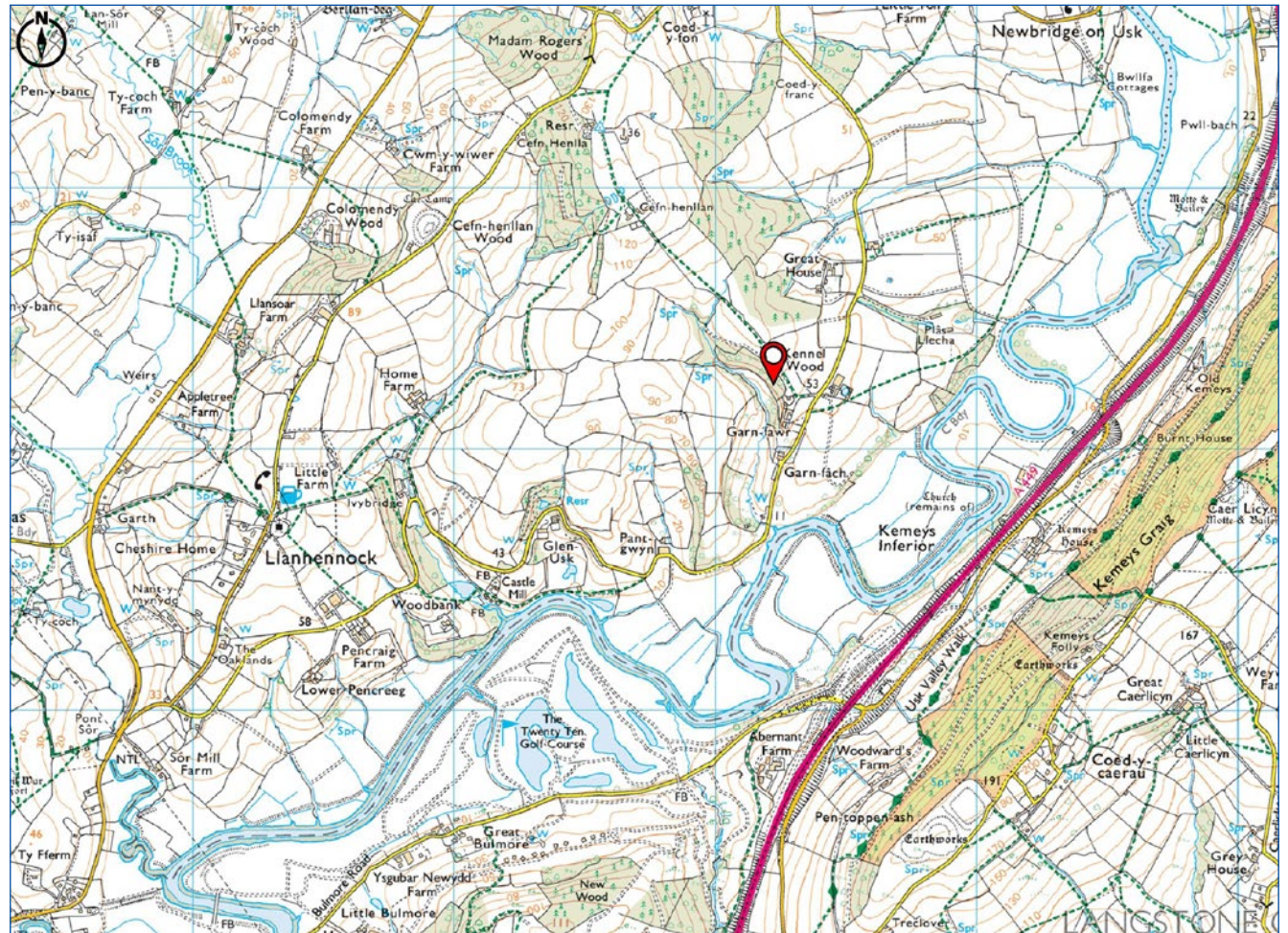
Caerleon is just 4.2 miles from the property and is a thriving Roman town with fantastic archaeological features including the roman barracks, roman baths and an amphitheatre. The Priory Hotel and Restaurant, a 12th century Cistercian monastery full of history and character offers fine dining and overnight accommodation. The town also has primary and secondary schools and neighbours the Celtic Manor Resort and Golf Club, home to the 2010 Ryder Cup offering a challenging course with fantastic views.

The town of Usk is just 6.3 miles north of the property, with an array of good bars and cafes, the picturesque Usk Castle, Morris' of Usk Garden Centre, the Glen Yr Afon House Hotel and Cwrt Bleddyn Hotel and Spa.

Newport is just 8.2 miles away from the property with all the benefits a city has to offer, such as Friars Walk Shopping Centre, a railway station offering direct trains to London, bus station, cafes and restaurants. Tredegar House is a National Trust 17th century country mansion and gardens located at the western edge of Newport. Rougemont is an independent school located in Newport and described by them as a 'School for Life' and for the 21st Century.

Cardiff is 18.5 miles to the west offering all the amenities of a capital city with an abundance of schools, colleges and excellent tertiary education institutions including the world-renowned Cardiff University, Cardiff Metropolitan University and the Royal Welsh College of Music and Drama. The city offers fantastic shopping and hospitality with multiple arcades and the renovated St David's 2 shopping centre and international sports venues in the Principality Stadium, Cardiff City Stadium and Sophia Gardens Cricket Ground.

Monmouth is located just 19.1 miles from the property and boasts excellent schools including Haberdashers' Monmouth School, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. An abundance of tourism and recreational activities exist within Monmouth and the wider region.





## GARN FAWR HOUSE

Accessed from the western side of the Glen Usk Road via a tree lined drive leads up to the property and yard with ample parking for multiple vehicles.

Dating from the 16th century with part forming an example of an "Exotic" small house in the Tudor Gothic style Garn Fawr House is an impressive country house with beautiful gardens. The property is Grade II Listed with red sandstone elevations, with limestone window dressings under a pitched slate roof providing an excellent five/six-bedroom country residence with traditional features throughout. The front door opens from an entrance porch into the dining room with flagstone floor, restored beams, painted ceiling and panelling with impressive open fireplace and windows to the front. From the dining room is the spacious sitting room with flagstone floor, traditional beams and windows to the front with feature fireplace with Clearview multifuel burning stove. A hallway leads to the drawing room with parquet herringbone floor, triple aspect windows to the front and sides and open fireplace. Accessed off the side of the drawing room is the boiler room with double aspect windows to the side and rear, Beeston WH oil fired boiler and external door to the rear providing a useful storage space. Opposite the drawing room is a walk-through pantry with flagstone floor and single aspect window to the rear. From the pantry is the open plan kitchen and dining area. The kitchen can also be accessed from the sitting room and is fitted with base and wall units, with double metal sink, oil fired four-door Nobel stove, Belling electric hob and John Lewis electric oven. The kitchen is open to the dining area which is set within a conservatory with glazed roof and wooden windows to the rear providing a bright and open space. Positioned off the side of the dining area is the rear hallway with external door to the rear and recently built extension with cloakroom with wc and wash basin and the utility room with dual aspect windows to the side and rear, tiled floor and plumbing for a Belfast sink.

Stairs from the side hallway provide access to the first floor. Halfway up the staircase is the first family bathroom with bath, shower cubicle, wc and wash basin. At the top of the stairs is the principal bedroom, a large double with triple aspect windows to the sides and front with views, feature stone fireplace with dated wall stone dating to 1581 and carpeted floor. Next is bedroom two, a double featuring three oak panelled walls a feature fireplace and window to the rear with carpeted floor. Bedroom 3 is a small double with carpeted floor and single aspect rear window with traditional features and a beautiful framed preserved area of existing wall painting. At the end of the principal landing is the recently renovated extension with extensive linen cupboard, the second family bathroom with tiled floor, with bath with overhead shower, wc and wash basin all with Lefroy Brooks fittings and two further double bedrooms.

Adjacent to the principal bedroom stairs lead up to the second floor and a third family bathroom with bath with overhead shower, wc and wash basin and the attic with a double attic bedroom (bedroom six). There is a further extensive attic space which could be converted to provide additional accommodation subject to obtaining the necessary planning and listed building consents.

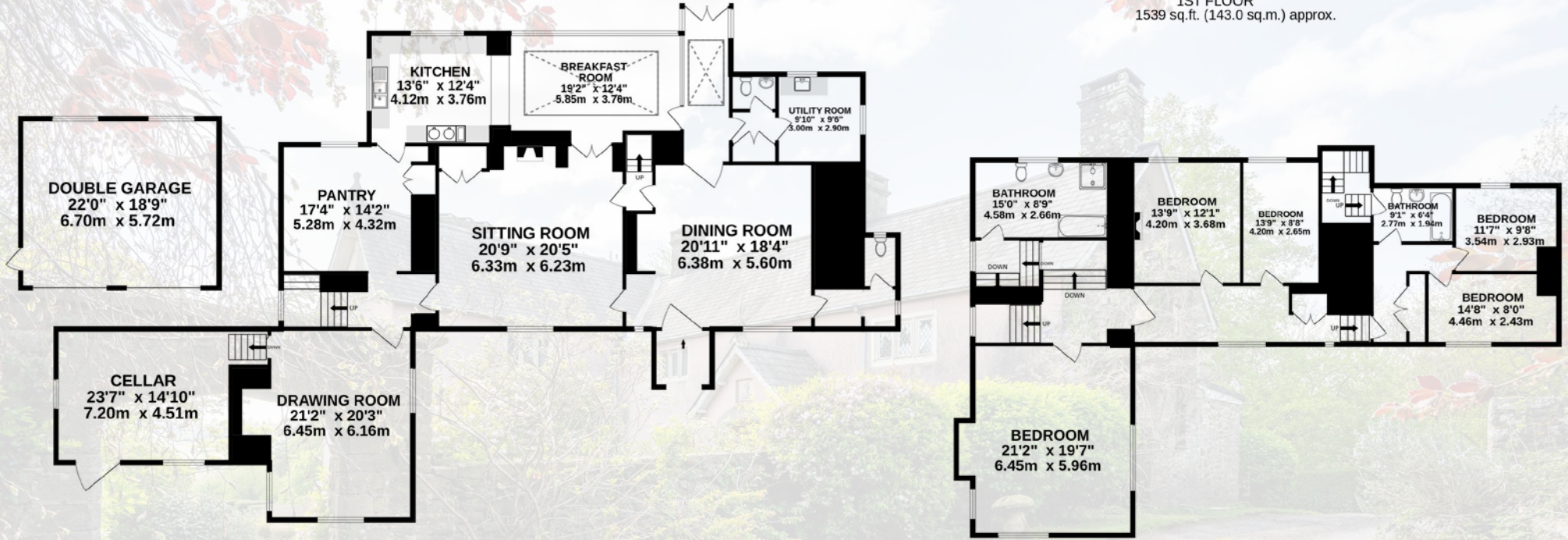
Externally the property features beautiful formal lawned gardens to the front and south elevation featuring terraced lawns with topiary bushes and an orchard. A garage is positioned directly to the south-west of the house.



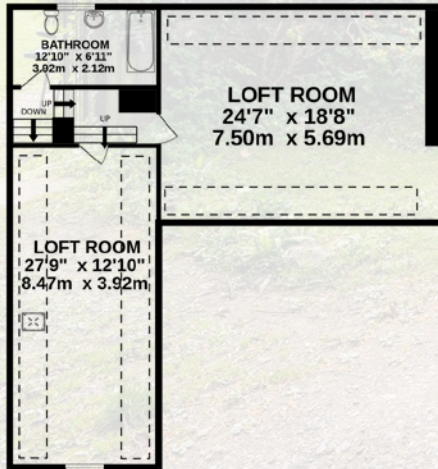
# GARN FAWR FLOORPLAN

**GROUND FLOOR**  
2941 sq.ft. (273.3 sq.m.) approx.

**1ST FLOOR**  
1539 sq.ft. (143.0 sq.m.) approx.



**2ND FLOOR**  
945 sq.ft. (87.8 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	64
F	32
G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



GARN FAWR, LLANHENNOCK, NP18 1LU

**TOTAL FLOOR AREA : 5425 sq.ft. (504.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## LOWER GARN

Positioned below Garn Fawr and directly accessed from an independent drive from the Glen Usk Road is the fully detached property known as Lower Garn. Lower Garn is a charming, detached country property featuring stone elevations under a pitched slate roof. To the front is a parking area for two vehicles with walled front garden and steps leading up to the property. The front door opens into the front hall. On the left is the sitting room with tiled floor, single aspect window to the front and feature fireplace. Directly opposite the front door from the front hall is the cloakroom with wc and wash basin. To the right is the open plan kitchen and dining area with tiled floor, base units, granite worktop, metal sink, Bosh electric oven, John Lewis hob and island opening out into the dining area with space for a dining table, fully enclosed larder, and doors to the front and rear. Last is the utility with tiled floor, base units, sink and single aspect window to the front.

Stairs from the side of the kitchen lead up to the 1st floor accommodation. Bedroom one is a double with carpeted floor, exposed beams and single aspect window to the side. Next is the family bathroom with bath, wc, wash basin and tiled floor. Directly opposite on the other side of the landing is a shower room with walk-in shower. Bedroom two is a large double with double aspect windows to the front and rear with feature fireplace and carpeted floor. Last is the principal bedroom a double with carpeted floor and double aspect windows to the front and rear.

Outside, directly to the west of the house is a fully enclosed traditional stone barn. Positioned directly north is a courtyard garden area with a range of single storey barns to the rear and western side providing a charming outside entertaining space. The barns all have potential for multiple possible uses subject to obtaining the necessary planning consents. The property features a paddock to the north of the barns and garden area to the east and west of the property with a small section of woodland to the south.

Lower Garn is currently Tenanted under an Occupation Contract with a rent of £1,600 per calendar month. In terms of services the property is connected to mains electricity, private water supply from the borehole and foul drainage to a septic tank.

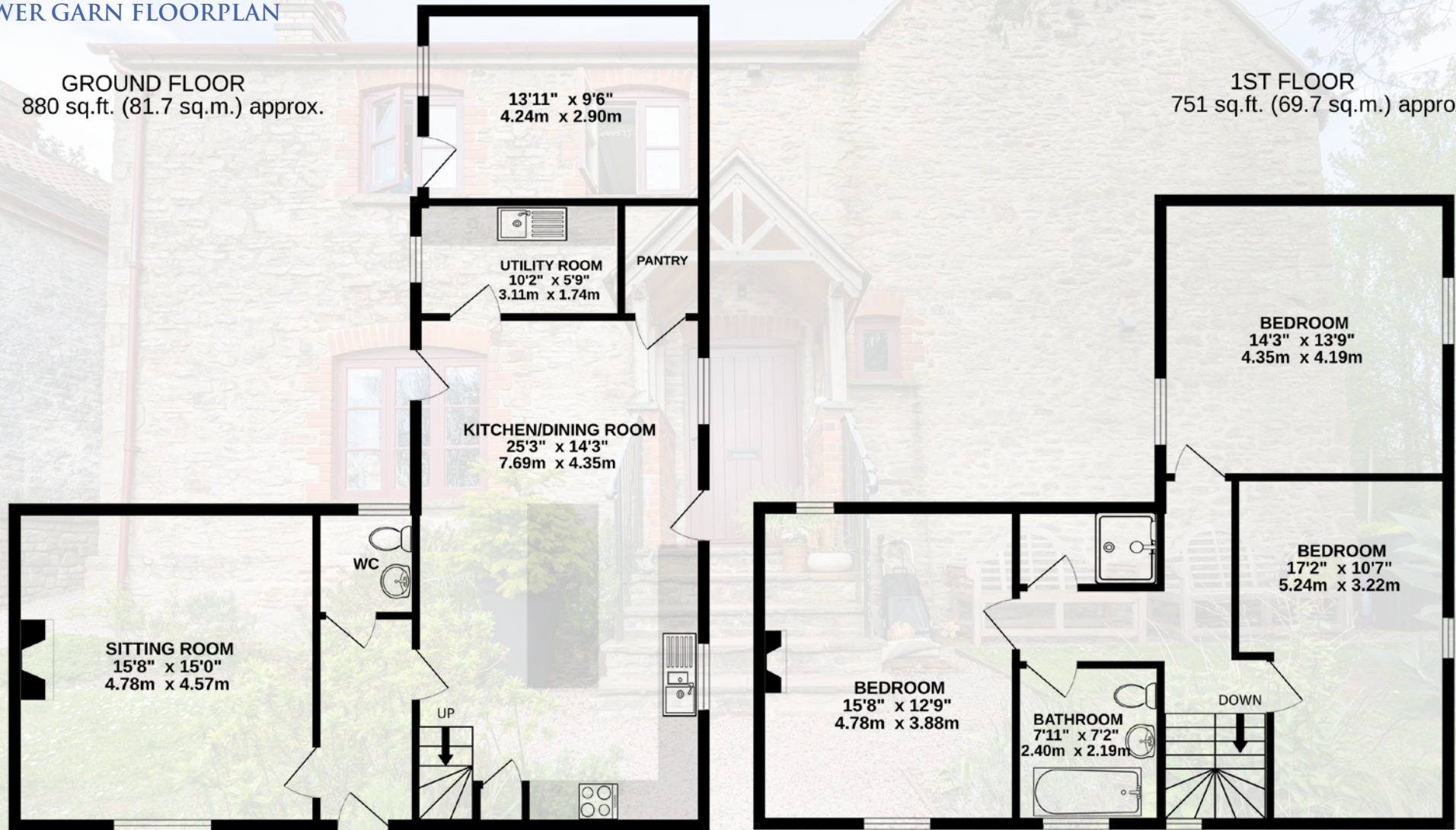
The property offers an excellent detached country property with barns with development potential in a picturesque location. It would certainly appeal to lifestyle and development purchasers or anyone wanting multi-generational living.



# LOWER GARN FLOORPLAN

**GROUND FLOOR**  
880 sq.ft. (81.7 sq.m.) approx.

**1ST FLOOR**  
751 sq.ft. (69.7 sq.m.) approx.



LOWER GARN, LLANHENNOCK, NP18 1LU

TOTAL FLOOR AREA : 1630 sq.ft. (151.5 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		93
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	44	
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## UPPER GARN BUNGALOW

Positioned to the north of the traditional buildings and yard at Garn Fawr and independently accessed from the Glen Usk Road is Upper Garn Bungalow, a traditional stone, brick and rendered detached three-bedroom bungalow which is possibly subject to an agricultural occupancy condition and occupied under a Farm Business Tenancy.

The front door opens into a carpeted front hall. On the right of the hallway is the sitting room featuring a single aspect window to the front, with carpeted floor and feature wood burning stove. Accessed off the side of the sitting room is a sunroom/conservatory with external door to the side.

From the hallway directly opposite the front door is the family bathroom fitted with bath with overhead shower, wc and wash basin.

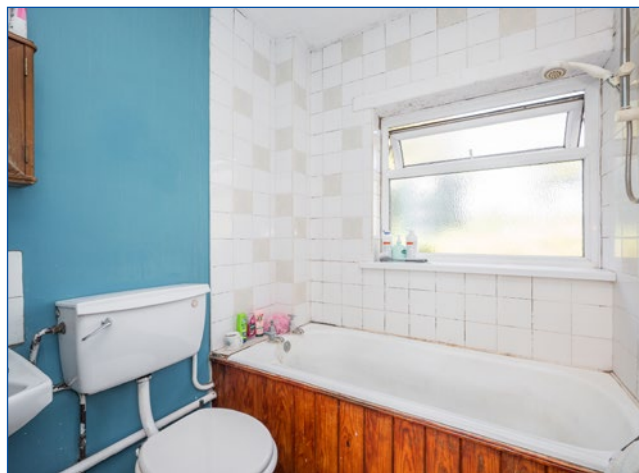
The hallway also features an airing cupboard and directly adjacent to the left of the bathroom is the kitchen with tiled floor, base and wall timber units with composite worktop, standalone oven and hob and double aspect windows to the side and rear with rear door to a useful covered utility area with external door.

A corridor then extends off the side of the hallway in an L shape providing access to the bedrooms. Bedroom one is a double with carpeted floor and single aspect window to the side. Bedroom two is a small double which is currently being used as an office with carpeted floor and single aspect window to the side. Last is the principal bedroom, a double with carpeted floor and double aspect windows to the side and front.

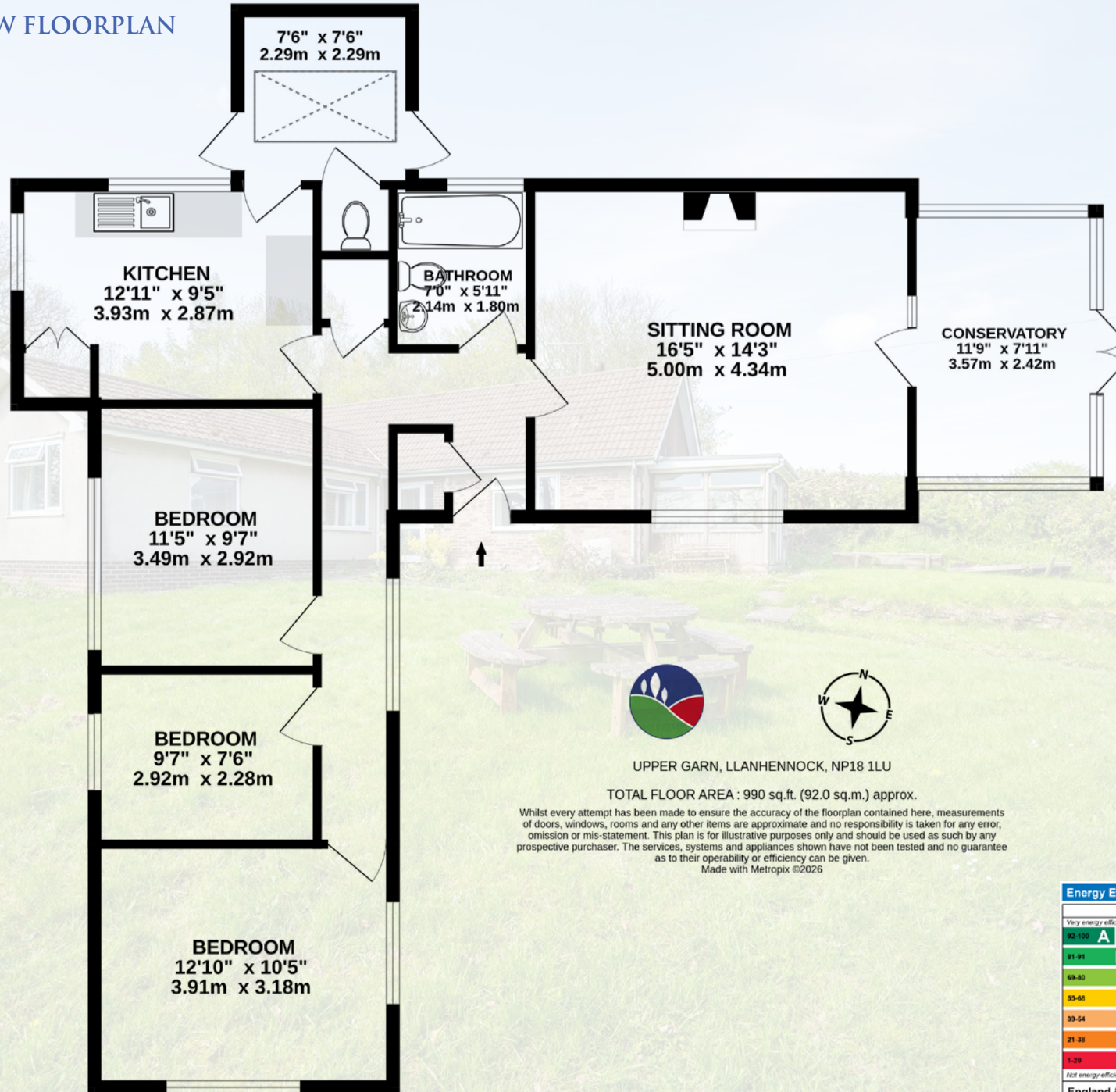
Externally directly to the front of the property is a vegetable plot with surrounding lawned garden and a patio area to the side providing an ideal spot for alfresco dining.

In terms of services the bungalow is connected to mains electricity, private water by way of a borehole and foul drainage to a septic tank.

The property is in need of gentle modernisation but provides a spacious three-bedroom bungalow in a beautiful setting.



# UPPER GARN BUNGALOW FLOORPLAN



UPPER GARN, LLANHENNOCK, NP18 1LU

TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.

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Energy Efficiency Rating		
	Current	Potential
92-100 <b>A</b> <i>Very energy efficient - lower running costs</i>		93
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>	45	
21-38 <b>F</b>		
1-20 <b>G</b> <i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

## TRADITIONAL AND AGRICULTURAL BUILDINGS

Garn Fawr benefits from two ranges of traditional buildings, the first being a single storey courtyard to the rear of Lower Garn with a traditional barn adjacent to the western side of the property. The traditional barn is in excellent condition and would certainly have potential for a change of use subject to obtaining the necessary planning consents. The second range is to the north of Garn Fawr House. Positioned at the top of the drive on the right-hand side is the yard with a range of traditional stone barns which are curtilage listed. One of the barns was granted planning in 2015 for conversion to a two-bedroom residence under Monmouthshire County Council Planning Reference: DC/2014/00925. Underpinning works were undertaken and it is believed the planning is now extant. There is a further excellent fully enclosed traditional barn which is currently a workshop but also has potential, an open fronted range of single storey barns, with an additional traditional stone barn adjacent. Also positioned on the yard are an open fronted steel portal framed three-bay building with Yorkshire boarded and block elevations under a fibre cement roof and a three bay open fronted Dutch barn.

Positioned to the east of Glen Usk Road within the second compartment of land is the principal farm yard with gated entrance opening into the extensive dairy yard which features an extensive range of buildings including a three-bay open fronted machinery shed, block built parlour, concrete block office and generator room, three attached seven bay steel portal framed buildings with Yorkshire boarded/sleeper and block elevations under fibre cement rooves providing the covered silage store, and cubicle housing. Attached to the rear of the steel portal framed buildings is an additional two bay shed. Last is an open fronted six bay building with block and Yorkshire boarded elevations under a fibre cement roof which has been partitioned into two. The yard also features a collecting yard with cattle race and crush and weeping wall slurry storage system. The yard and buildings offer an excellent 116 cow dairy unit but could also be used for general livestock farming.



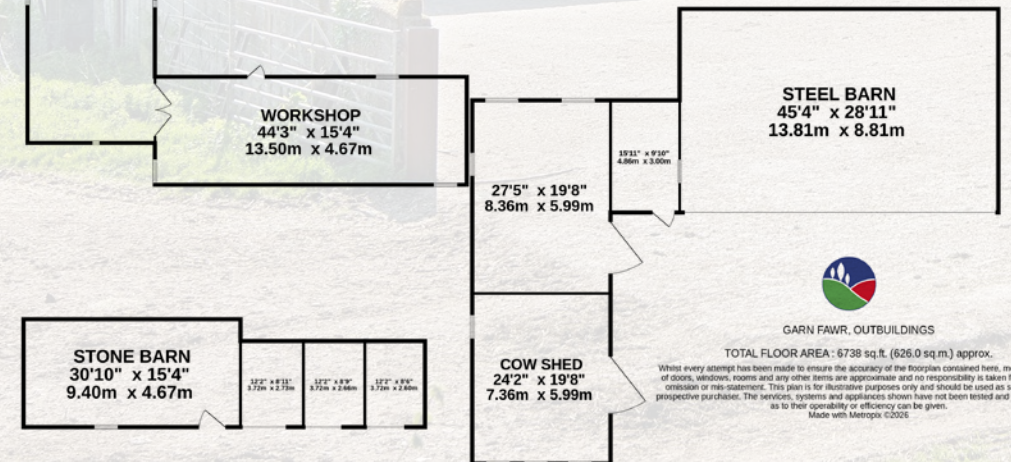
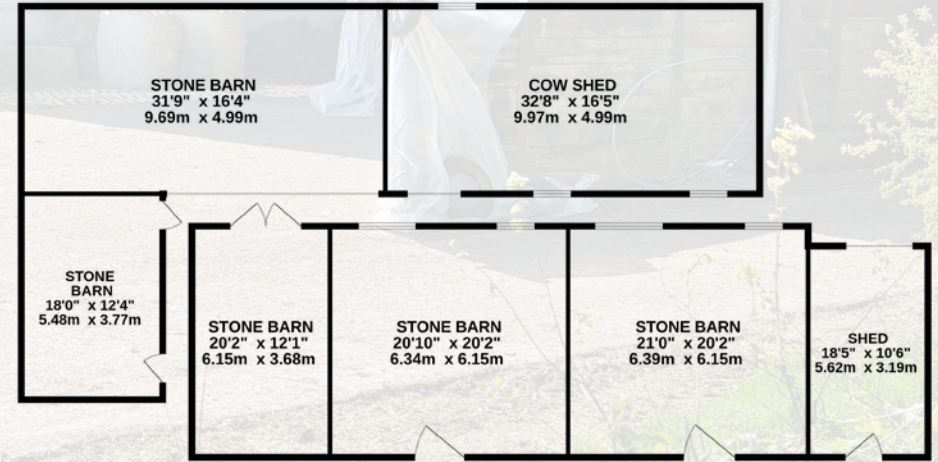
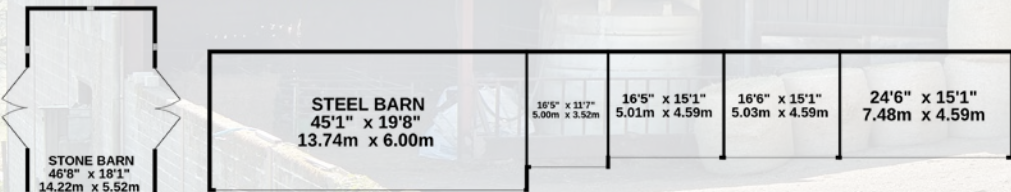
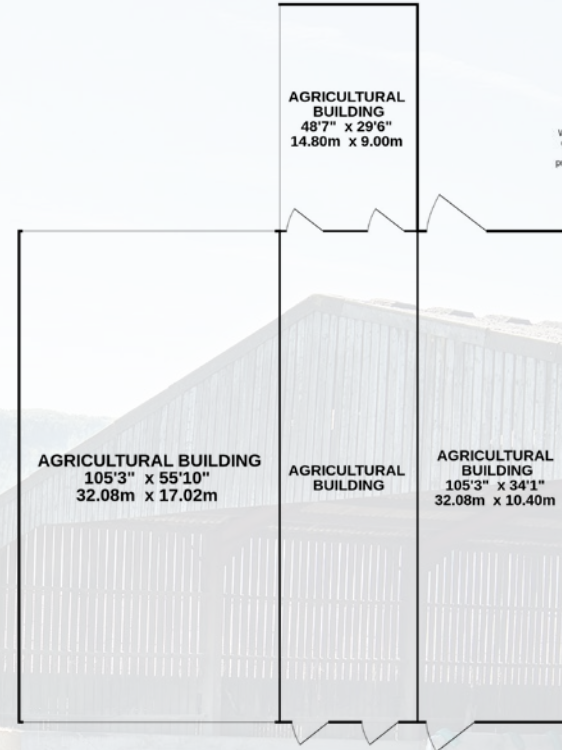
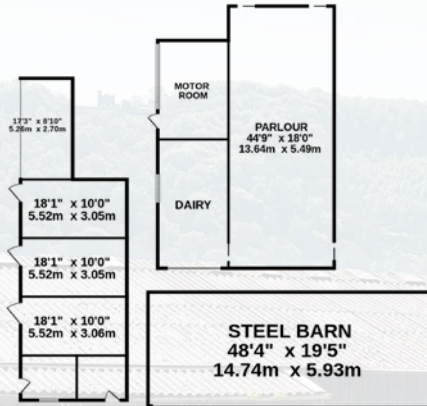
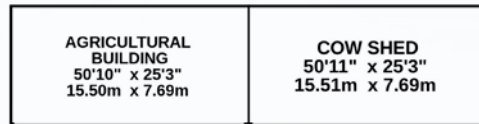
# AGRICULTURAL AND TRADITIONAL BARN FLOORPLANS



GARN FAWR FARM BUILDINGS

TOTAL FLOOR AREA: 19627 sq.ft. (1823.4 sq.m.) approx.

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GARN FAWR, OUTBUILDINGS

TOTAL FLOOR AREA: 6738 sq.ft. (626.0 sq.m.) approx.

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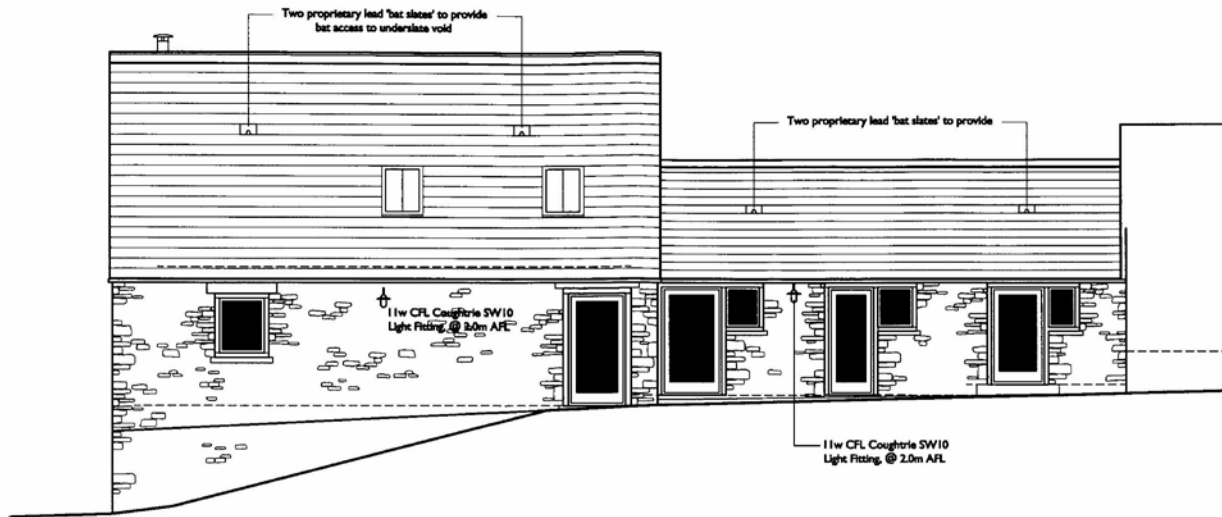
LOWER GARN OUTBUILDINGS

TOTAL FLOOR AREA: 2558 sq.ft. (237.6 sq.m.) approx.

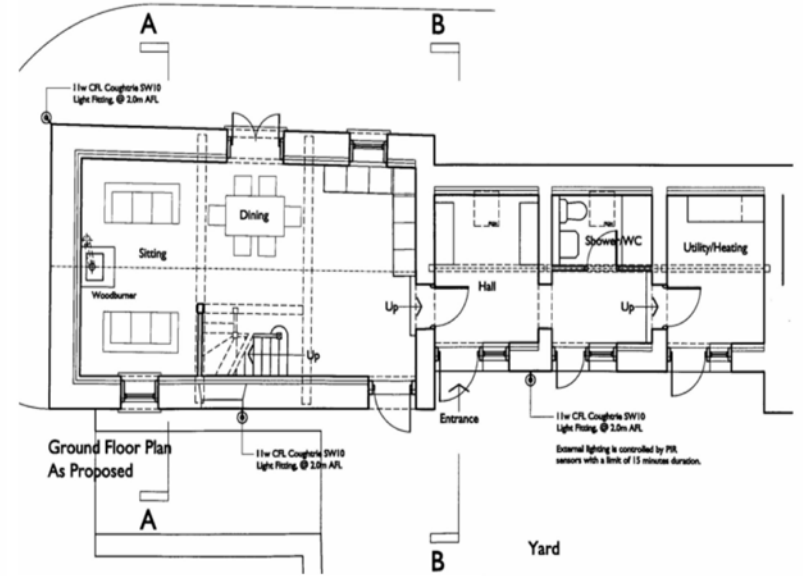
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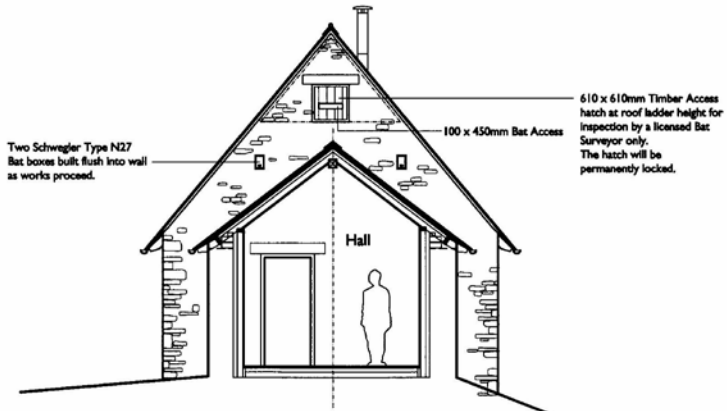
# APPROVED TRADITIONAL BARN ELEVATIONS AND FLOORPLANS



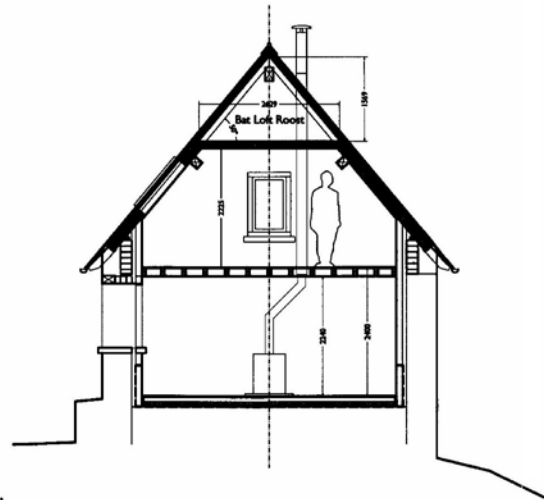
East Elevation  
As Proposed



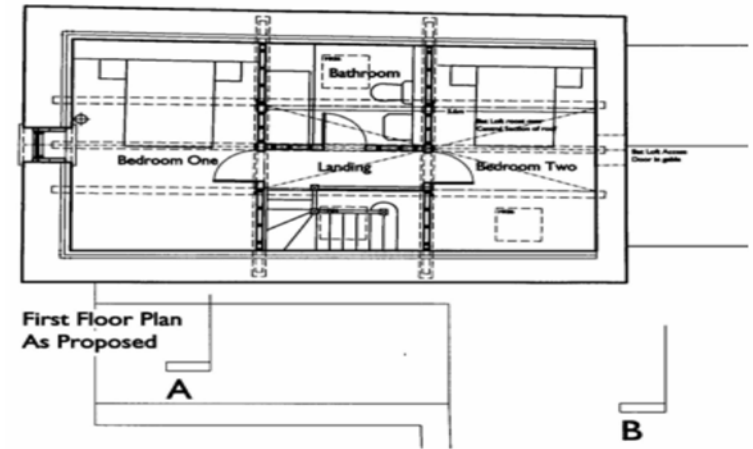
Ground Floor Plan  
As Proposed



North Sectional Elevation B-B  
As Proposed



Section  
As Proposed



First Floor Plan  
As Proposed



## LAND

The farmland at The Garn Fawr has been farmed to a high standard by the current tenants. The land is set over three distinct compartments with the first compartment extending north of the bungalow, comprising two extensive level to gently rising field enclosures which are currently being used for arable being well suited to a range of winter and spring cereal cropping. Generally, the land has been used to grow a range of cereal crops and maize producing high yields and crops of good quality. The second compartment is positioned to the west of the properties with independent access from Glen Usk Road to the south featuring five extensive gently sloping and undulating field enclosures of permanent pasture with several compartments of woodland. The primary land parcel extends to the north-east and south of the yard and buildings and features 13 extensive field enclosures of permanent pasture which is gently sloping down to the south-east with river frontage to the River Usk to the south-east and several compartments of woodland. Several of the field enclosures within this compartment that border the River Usk Site of Special Scientific Interest (SSSI) have restrictions, subject to being adjacent to it.

The majority of the pastureland at Garn Fawr had predominantly been grazed with cattle, is well fenced and has mature hedges to many of the field boundaries providing biodiversity appeal and shelter.

There are natural water supplies to many of the field parcels. The soil is generally freely draining and loamy in structure with the fields adjacent to the river being predominantly loamy and clayey soils. It is classified ranging from Grade 2 to 4, being good quality agricultural land much of which is gently sloping but easily workable.

There are several small sections of regular and ancient semi natural woodland across the property with a significant compartment of woodland known as Kennel Wood which extends to the north-east of Garn Fawr comprising mature native species woodland with a high degree of biodiversity and carpeted with spring bluebells.

The current tenants have farmed the land to an excellent standard which has helped to support their dairy enterprise, which locally, is well respected complimenting their stockmanship.

The Farm Business Tenancy commenced on 29th September 2015 and has a term of 20 years yielding a healthy rental income, expiring on 28th September 2035. There is an option to break the Tenancy with Vacant Possession available from 29th September 2030 subject to serving the necessary Notices.

Due to the layout of the property and land the property can be offered as a whole and in two Lots with Lot 1 comprising Garn Fawr house and buildings, Lower Garn, Kennel wood and land extending to 24.97 acres (10.11 hectares) and Lot 2 comprising Upper Garn Bungalow, farm buildings and land extending to 269.21 acres (108.95 hectares).

In all The Garn Fawr extends in total to approximately 294.18 acres (119.05 hectares).

## KEY INFORMATION

**Services:** Private water (borehole) shared with all properties and yard, mains electricity (with separate meters to all properties and yard) and private drainage (to individual septic tanks). Heating is by way of oil-fired boilers accompanied by wood burners. Broadband is available and connected.

**Tenure:** Freehold Subject to Tenancies.

**Sale Method:** Private Treaty

**Rental Income:** Please contact the selling agent for more information.

**Energy Performance Certificates (EPC):** Garn Fawr – F, Lower Garn – E, Upper Garn Bungalow – E.

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not. Several Public Rights of Way cross the property.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Basic Payment Scheme:** The land is all registered for Basic Payment Scheme.

**Council Tax Bands:** Garn Fawr – G, Lower Garn – G, Upper Garn Bungalow – G.

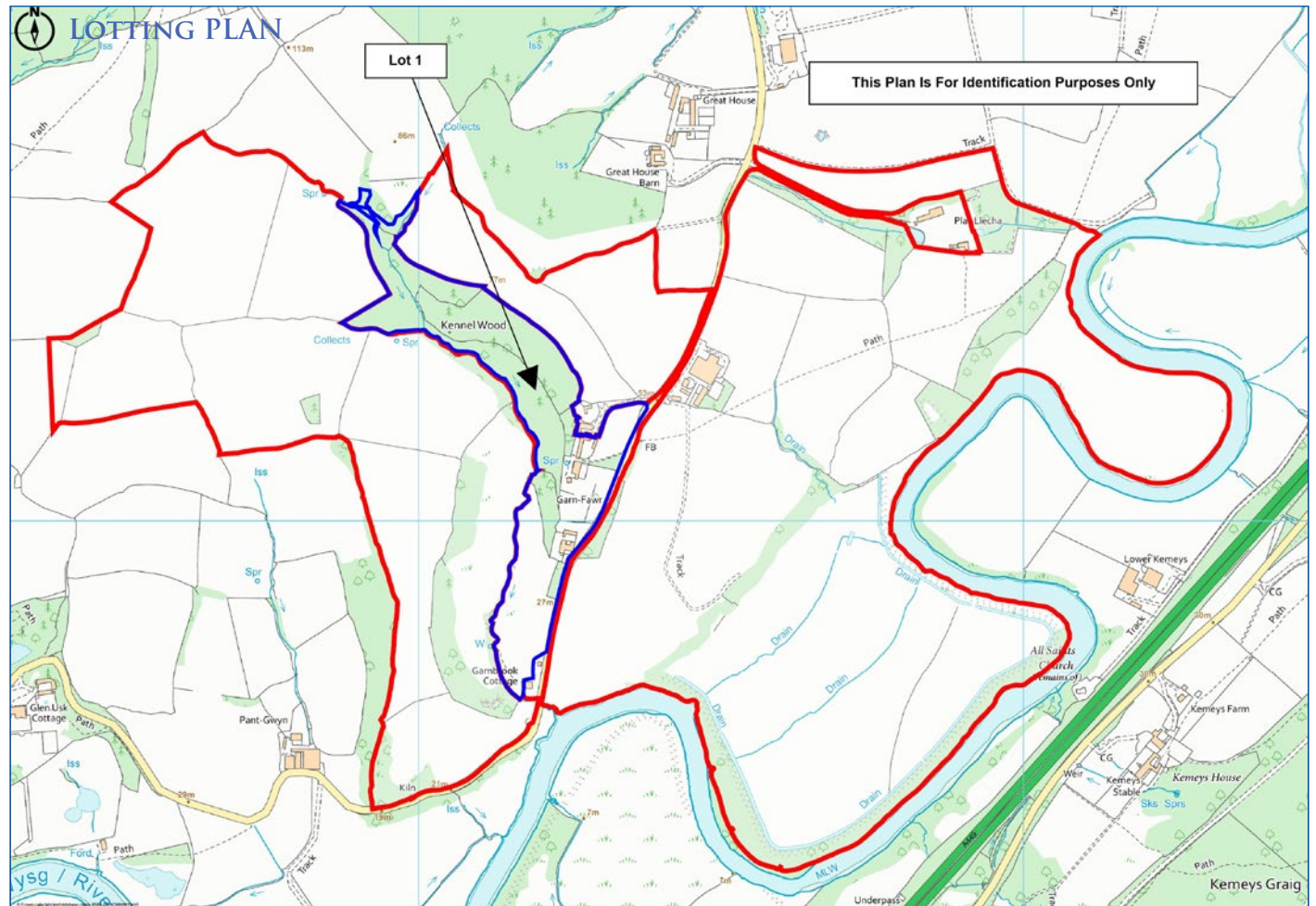
**Local Authority:** Monmouthshire County Council. Telephone: 01633 644644.

**Viewings:** Strictly by appointment with the selling agents on set viewing days.

**Directions:** From Junction 25A of the M4 take the exit from the Caerleon Interchange take the exit onto the Caerleon Road B4596. Proceed for 1.5 miles crossing over the Usk at Caerleon Bridge. Then proceed onto the High Street/B4236 for 0.6 miles. At the roundabout take the second exit onto Usk Road. Proceed on the Usk Road which will then turn into Glen Usk road for approximately 3.2 miles then the property will be on your left and right.

**Postcode:** NP18 1LU

**What3Words:** ///tickles.paper.patching



**Powells**  
Singleton Court Business Park  
Monmouth  
NP25 5JA

**T** 01600 714140  
**E** [enquiries@powellsrural.co.uk](mailto:enquiries@powellsrural.co.uk)  
**W** [www.powellsrural.co.uk](http://www.powellsrural.co.uk)

## IMPORTANT NOTICE

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