



THE COED

CWMYOY | ABERGAVENNY | MONMOUTHSHIRE



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CWMYOY | ABERGAVENNY | MONMOUTHSHIRE | NP7 7NF

THE COED OFFERS AN APPEALING SMALLHOLDING PACKAGE WITH A GRADE II LISTED THREE-BEDROOM FARMHOUSE IN NEED OF MODERNISATION, DETACHED GRADE II LISTED TRADITIONAL STONE BUILDING WITH DEVELOPMENT POTENTIAL, A USEFUL COLLECTION OF OUTBUILDINGS AND TWO RINGFENCED COMPARTMENTS OF PASTURE AND WOODLAND EXTENDING TO 30.97 ACRES (12.53 HA) IN A DESIRABLE ACCESSIBLE LOCATION.

The Coed is positioned on either side of the Llanthony Road within the beautiful Llanthony Valley within the popular parish of Cwmyoy.

- Superb location within the picturesque Llanthony Valley •
- Excellent connectivity to the A465 at Llanvihangel Crucorney •
- Grade II Listed three-bedroom farmhouse in need of full modernisation •
 - Attached traditional stone barn which could be incorporated into the dwelling (STP) •
- Detached Grade II Listed building with development potential and range of modern agricultural buildings and yard •
- Two ringfenced compartments of productive pasture, paddocks and woodland set over two distinct Lots •
 - Appealing to lifestyle, development, equestrian, agricultural and rural enterprise purchasers •
 - Available as a Whole and in Two Lots •
- Lot 1 – Farmhouse, buildings and pastureland – 14.67 acres •
- Lot 2 – Pastureland and woodland with river frontage – 16.30 acres •
- Extending as a whole to approximately 30.97 acres (12.53 hectares) •

DISTANCES FROM THE COED

Cwmyoy 1.2 miles • Llanvihangel Crucorney 2.5 miles
Llanthony 4 miles • Abergavenny 6.2 miles • Usk 17.7 miles
Hereford 21.2 miles • Monmouth 23.1 miles • Ross-on-Wye 24.7 miles
Cardiff 36.8 miles • Bristol 53.3 miles • London 160 miles
Abergavenny Railway Station 7.8 miles
Hereford Railway Station 21.7 miles • Newport Railway Station 34.9 miles
Cardiff Airport 50.5 miles • Bristol Airport 56.8 miles
London Heathrow Airport 146 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 Coed enjoys an excellent location and situation in a slightly elevated position within the beautiful Llanthony Valley with views of the valley and the hamlet of Cwmyoy. The property is positioned on either side of the Llanthony Road within the parish of Cwmyoy, just 2.5 miles west of the A465 at Llanvihangel Crucorney. The property enjoys an excellent rural position with countryside views.

Cwmyoy is a small hamlet in Monmouthshire, known for its distinctive, crooked St Martin's Church. The village is located in the Vale of Ewyas, within the Black Mountains, and the name "Cwmyoy" translates to "valley of the yoke" in Welsh, referring to the shape of the surrounding hills.

The property enjoys a desirable position close to the delightful village of Llanvihangel Crucorney. Within the village you will find a primary school, village shop, garage, village hall and 'The Skirrid Inn' which is Wales' oldest pub.

Abergavenny is just 6.2 miles to the south. Known as the Gateway to Wales, Abergavenny is blessed with scenic views, excellent road and rail links and a wide range of services and amenities. As a popular gateway town, Abergavenny offers easy access to both the Brecon Beacons and Black Mountains. With that, you get endless opportunities for incredible walks amongst peaks such as Sugar Loaf, Skirrid and Blorengae.

The town is also home to the Abergavenny Food Market, providing local produce and artisanal goods on the 4th Thursday of every month. Abergavenny plays host to several events throughout the year, including the world-famous Abergavenny Food Festival, alongside other attractions such as the Vintage Steam Rally. Additionally, the town boasts popular establishments including the Angel Hotel and the Art Shop & Chapel, as well as a convenient leisure centre, theatre and cinema. Education within the town includes a number of well respected primary schools and the recently redeveloped King Henry VIII 3-19 school, which provides a state-of-the-art education establishment.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a short drive away. The Brecon Beacons National Park is located to the North of Abergavenny. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



THE FARMHOUSE

Accessed from the south side of the Llanthony Road, the gated farm drive winds up to the property with meadows either side, leading up to a parking area for several vehicles to the front of the farmhouse.

Dating from the 16th Century the Farmhouse and attached two storey barn is a Grade II Listed C16 longhouse featuring stone painted elevations under a pitched tiled roof.

The front door opens into the entrance porch with boarded floor. From the porch is the sitting room/dining room with window to the front featuring solid floor and impressive open fireplace with woodburning stove, oak beam lintel and bread oven. From the front side of the sitting room is the kitchen with front aspect window and linoleum floor featuring base and wall units with composite worktops, a solid fuel three door oven Rayburn which also heats the hot water and radiators and metal sink.

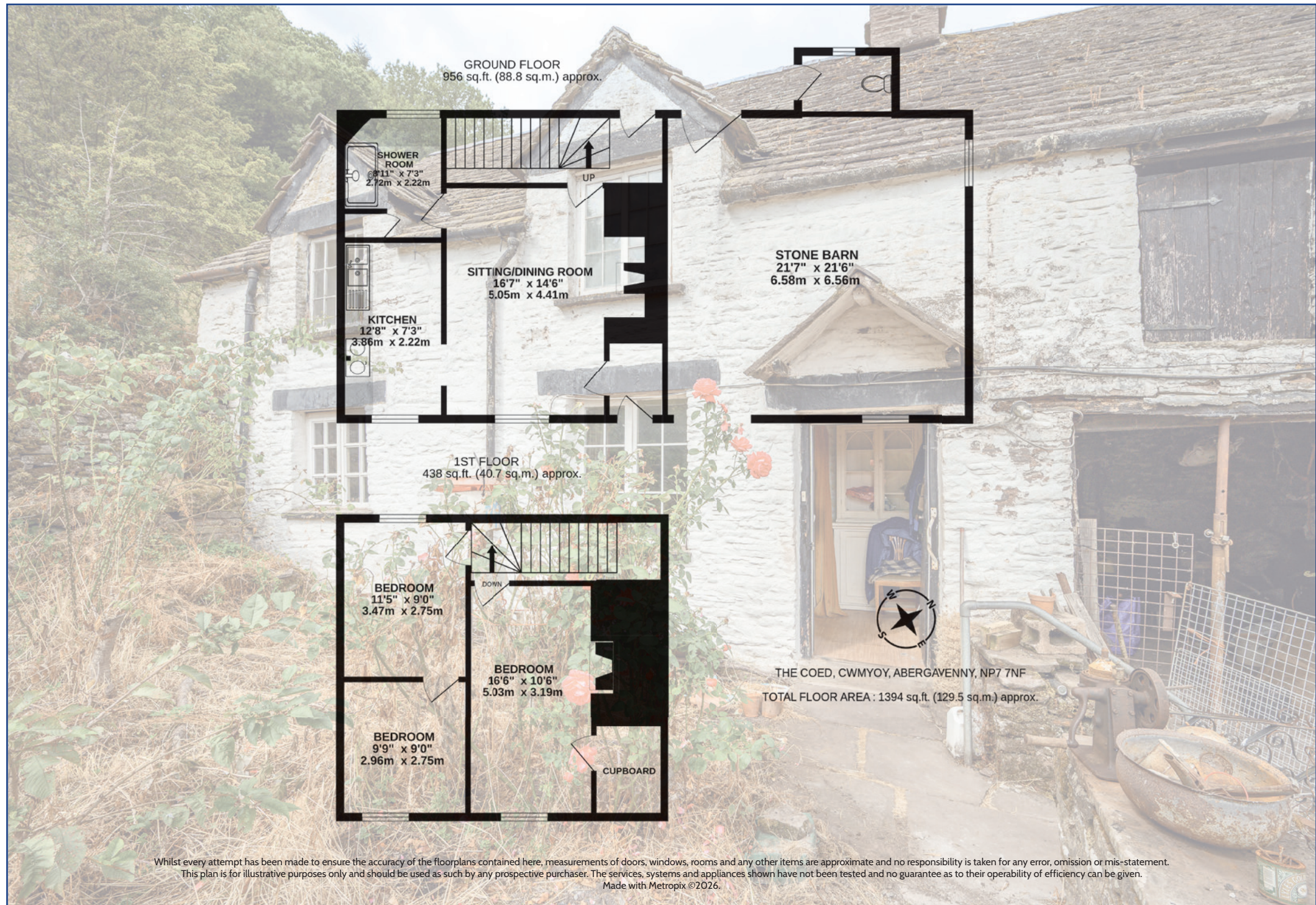
Accessed off the rear side of the sitting room is the shower room with walk in shower, wc, wash basin and single aspect window to the rear.

At the rear of the sitting room is a rear hall with external door and stairs up to the first floor. First on the left-hand side is a double bedroom with single aspect window to the front with views, carpeted floor, boarded up fireplace and storage cupboard. Bedroom two is a double with single aspect window to the rear. Bedroom three is a double with single aspect window to the front with view and carpeted floor.

Extending off the northern side of the farmhouse is the attached two storey traditional stone barn which shares the ridge height of the dwelling. This could certainly be incorporated into the dwelling to provide additional accommodation subject to gaining the necessary planning consents.

The farmhouse is in need of full renovation but with impressive features will make a fantastic property for anyone with development and lifestyle interests.





GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



THE COED, CWMYOY, ABERGAVENNY, NP7 7NF

TOTAL FLOOR AREA: 1394 sq.ft. (129.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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TRADITIONAL BARN & OUTBUILDINGS

Positioned directly to the rear of the farmhouse is the Grade II listed two storey traditional stone outhouse/detached kitchen with accommodation over known as the 'back kitchen' which dates from the 17th Century and would have been a kitchen with accommodation above. The building features traditional stone elevations under a pitched corrugated roof. The building has potential to be converted to alternative uses, subject to planning, which will appeal to the market as ancillary accommodation or holiday let/work at home studio etc. To the western end of the 'back kitchen' is a 19th century cart shed with two enclosed areas and a stable which could also potentially be incorporated into the building.

Next is a four bay steel portal framed general purpose agricultural building with block and tin sheeted elevations, roof and earth floor. The building provides a useful outbuilding which could be used for agricultural or equestrian purposes but could also provide useful covered storage for anyone undertaking a renovation.

Last is a modern three bay steel portal framed building with block and tin sheeted elevations with gated open front elevation and galvanised rear door appealing to anyone with agricultural or equestrian interests.

All the outbuildings are in reasonable condition with the stone barn providing scope for change of use and conversion to residential subject to planning.

LAND & WOODLAND

The land at The Coed is set over two distinct compartments. The primary compartment comprises seven field enclosures and is a mix of moderately to very gently sloping permanent pasture, all capable of being grazed and mown for fodder. As the compartment is rectangular, with several rectangular field enclosures, these could be subdivided further into paddocks. The property benefits from Rights of Common for grazing of 105 sheep. The primary compartment, including the house and buildings (Lot 1) extends to approximately 14.67 acres (5.94 ha).

The second compartment is positioned opposite and is accessed from several access points from the northern side of the Llanthony Road. The pastureland element forms a compact rectangular shaped parcel with the northern bank of the River Honddu forming the northern boundary. The deciduous woodland gently slopes to the river Honddu, which bounds its entire northern length and contains several pockets of level pastureland. The spectacular countryside and natural beauty of the land would certainly appeal to lifestyle buyers seeking amenity land for potential recreational and leisure use such as managing for conservation. There is also potential for more commercial enterprises such as glamping to be operated during the summer, subject to obtaining the necessary planning consents from the BBNP Authority. The second compartment (Lot 2) extends to approximately 16.30 acres (6.60 ha).

All the land at The Coed provides two extensive ring-fenced compartments with agricultural, equestrian, amenity and conservation appeal and would provide the perfect grazing for a collection of ponies or pedigree livestock.

In total the land and property at The Coed as a whole extends to approximately 30.97 acres (12.53 hectares).



STONE BARN
18'6" x 15'8"
5.65m x 4.78m

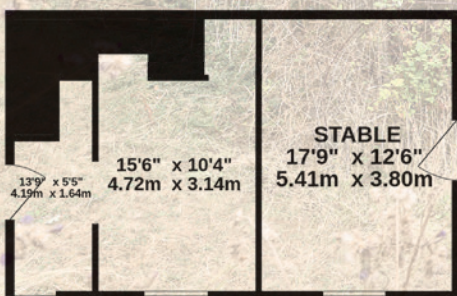
OUTBUILDING
18'6" x 12'6"
5.65m x 3.80m

UPPER GROUND
3264 sq.ft. (303.2 sq.m.) approx.

STEEL FRAMED BARN
49'3" x 23'2"
15.02m x 7.05m

17'9" x 15'8"
5.41m x 4.78m

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



STEEL FRAMED BARN
44'8" x 30'3"
13.62m x 9.23m

THE COED, CWMYOY, OUTBUILDINGS

TOTAL FLOOR AREA : 3719 sq.ft. (345.5 sq.m.) approx.

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KEY INFORMATION

Services: Spring fed private water supply and mains electricity connected. Heating is by way of a solid fuel Rayburn which also heats the water and radiators. Foul drainage is to a septic tank. Any interested parties are to make, and reply upon their own enquiries, regarding any utility or service connections to the site.

Wayleaves & Easements: The property is sold subject to all existing Wayleaves & Easements that may exist at the date of sale. Any interested parties are to make, and reply upon their own enquiries, regarding Wayleaves & Easements. Two Restricted Byways and Public Rights of Way cross the property.

Sale Method: The Coed is available For Sale by Private Treaty. The Vendor & Selling Agents reserve the right to conclude the sale by any alternative Sale Method.

Council Tax Band: E.

Local Planning Authority: Bannau Brycheiniog National Park Authority.

Telephone: 01874 624437.

Viewings: Strictly by appointment with the selling agents.

Directions: From Abergavenny proceed north on the main A465 Abergavenny to Hereford Road, for approximately 5 miles. Take the first exit left into the village of Llanvihangel Crucorney, past the Skirrid Mountain Inn, turn immediately left and continue on this road for 2.5 miles. The property will then be on your left hand side with Lot 2 opposite.

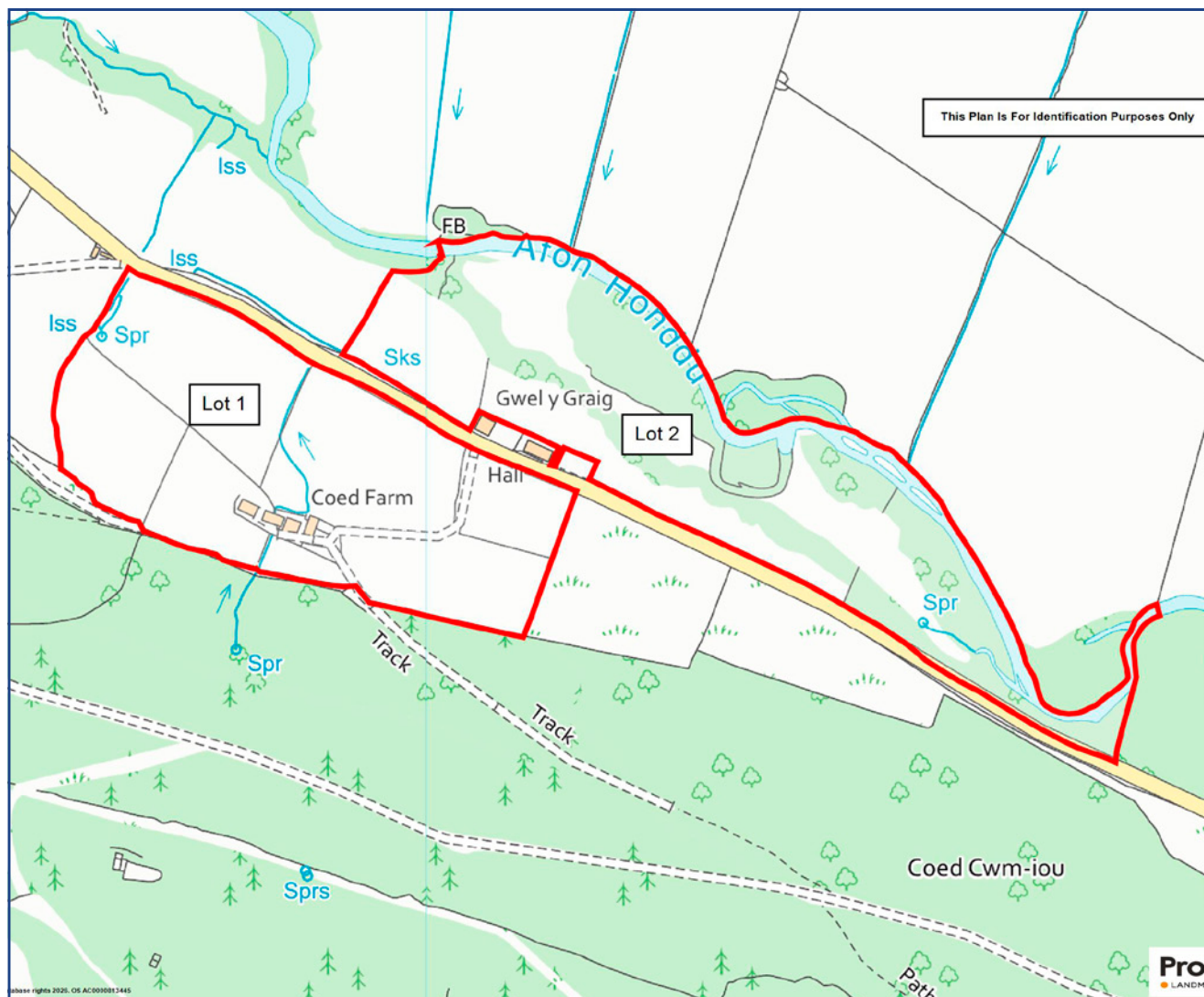
WHAT 3 WORDS



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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	13 G	



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