



GREENMEADOW FARM

MAMHILAD | PONTYPOOL | MONMOUTHSHIRE







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GREENMEADOW FARM OFFERS AN APPEALING RURAL LIVESTOCK FARM PACKAGE WITH AGRICULTURAL, EQUESTRIAN, LIFESTYLE, DEVELOPMENT, COMMERCIAL AND RURAL ENTERPRISE APPEAL. THE PROPERTY COMPRISES AN EXTENSIVE GRADE II LISTED FIVE-BEDROOM RESIDENCE KNOWN AS GREENMEADOW FARMHOUSE WHICH IS IN NEED OF MODERNISATION, AN EXCELLENT COLLECTION OF TRADITIONAL STONE BARNs INCLUDING A GRADE II LISTED THRESHING BARN, SET WITHIN A RINGFENCED COMPARTMENT OF PRODUCTIVE PASTURELAND WITH SOME WOODLAND EXTENDING TO APPROXIMATELY 122.21 ACRES (49.46 HA).

- Superb location in a beautiful position with views within open countryside •
 - Impressive five-bedroom country house with renovation potential •
 - Impressive traditional stone Grade II Listed threshing barn •
 - Two two-storey traditional stone and brick barns •
 - Brick-built barn •
 - Expansive yard area •
- Ring fenced productive pastureland with additional Rights of Common •
 - Woodland and canal frontage •
- Excellent appeal to agricultural, equestrian, development, lifestyle, commercial, rural enterprise and sporting interests •
 - Offered Freehold with Vacant Possession •
 - Extending in total to approximately 122.21 acres (49.46 hectares) •

DISTANCES FROM GREENMEADOW FARM

Mamhilad 0.8 miles • Goytre 2.4 miles • Pontypool 5 miles • Usk 6.5 miles
 Abergavenny 7.9 miles • Cwmbran 8.1 miles • Raglan 9.8 miles • Newport 12.1 miles
 Monmouth 17.1 miles • Cardiff 23 miles • Bristol 39.5 miles • London 146 miles
 Pontypool and New Inn Railway Station 3.8 miles • Abergavenny Railway Station
 6.8 miles • Newport Railway Station 11.8 miles • Bristol Parkway Railway Station
 34.7 miles • Cardiff Airport 36.7 miles • Bristol Airport 44.3 miles
 London Heathrow Airport 132 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 property is well located within the popular rural settlement of Mamhilad, surrounded by glorious Monmouthshire countryside, positioned on the lower southern slope of Mynydd Garn Wen, close to the Monmouthshire and Brecon Canal, enjoying spectacular views and benefitting from good road access positioned a short distance north of the Old Abergavenny Road with the popular public houses of The Star and The Horseshoe Inn just a short walk from the property.

Situated in an accessible location the property is well positioned a short distance north of Mamhilad and west of Penperlleni. The Old Abergavenny Road connects directly to the A4042 Usk Road to the south-east and the key road connections of the A40 to the north and M4 to the south, which provides direct access to Cardiff, Newport and the south-west.

Local amenities include The Horseshoe Inn & Country Kitchen pub and restaurant, only a fifteen-minute walk away and The Star Inn. Goytre Wharf is less than 2 miles from the property, where boaters can explore the Monmouthshire & Brecon Canal, passing through charming villages, rolling hills, and historic landmarks along the way.

Abergavenny being just circa 7.5 miles north, is a thriving historic town which hosts the renowned Annual Food Festival as well as an indoor weekly market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets, excellent primary and secondary schools and many high street and boutique shops. There are further excellent schools and amenities in the centres of Newport and Monmouth.

An abundance of tourism and recreational activities exist within Abergavenny and the wider region, especially within the beautiful Usk Valley which is only a stone's throw away. The property sits partially within the highly desirable Bannau Brycheiniog (Brecon Beacons) National Park, offering spectacular walking and outward bounds activities. Tintern Abbey, Raglan Castle, Chepstow Castle and the Monmouthshire to Brecon Canal are all easily accessible providing an abundance of walking for those who enjoy the great outdoors.





GREENMEADOW FARMHOUSE

The entrance to the property is positioned a short distance west of the canal bridge with the farm drive leading up to the yard with the majority of buildings and the Grade II Listed barn on the right and the impressive Grade II Listed Greenmeadow Farmhouse to the left. The house is believed to date from 1852 and features dressed stone elevations under a pitched Welsh slate roof. There is an open porch to the front. The impressive front door opens into a central hallway. First on the left is the first reception room with carpeted floor, single aspect window to the front, recessed alcove storage and open fire with impressive marble fireplace. Second on the left is the kitchen with double aspect windows to the side and rear and linoleum floor. The kitchen is fitted with base and wall units, metal sink and wood burning stove. Off the side of the kitchen is the lean-to extension with utility area with external door to the side and the family bathroom with bath with overhead shower, wc and wash basin. Back in the central hallway on the right-hand side is a second reception room/sitting room with single aspect window to the front, recessed cove shelving and an open fire with 1920s style fireplace surround. Next on the right-hand side is the old pantry/washing/salting room which features the original flagstone floor and slate worktops.

Opposite the front door at the other end of the hallway is the staircase. On the left-hand side stairs lead down to the impressive cellar which has a central channel and would be perfect for storing wine or cheese. Back in the hallway stairs lead up to the first floor landing which is split into a rear and a front landing. To the rear, first on the left is bedroom one, with steps down into it. The bedroom is a double which features double aspect windows to the side and rear and would lend itself to being converted to an upstairs family bathroom. Opposite on the right-hand side is bedroom two, another double with single aspect window to the side and carpeted floor. The bedroom also features the water tank cupboard.

In the front part of the landing are three further large double bedrooms all benefitting from spectacular views.

Externally, to the front of the house is a raised plateau to the front, perfect for alfresco dining, with walled garden beyond which also features the remains of the old stone-built wash house and outhouse. The garden is predominantly laid to grass but could be very impressive and provides fantastic views over the land to the south-east. Attached to the rear of the house is the boiler shed which houses a solid fuel biomass boiler which provides the heating for the property.

In terms of services the property is connected to mains electricity with water from a spring fed water supply and foul drainage to a septic tank. The property does feature central heating provided by the biomass boiler.

Greenmeadow Farmhouse is in need of full modernisation but does feature some fantastic original features allowing any purchaser to modernise but retain the character of the property. It is a country residence in a fantastic location offering an exciting project for any purchaser providing strong lifestyle, agricultural and equestrian appeal.

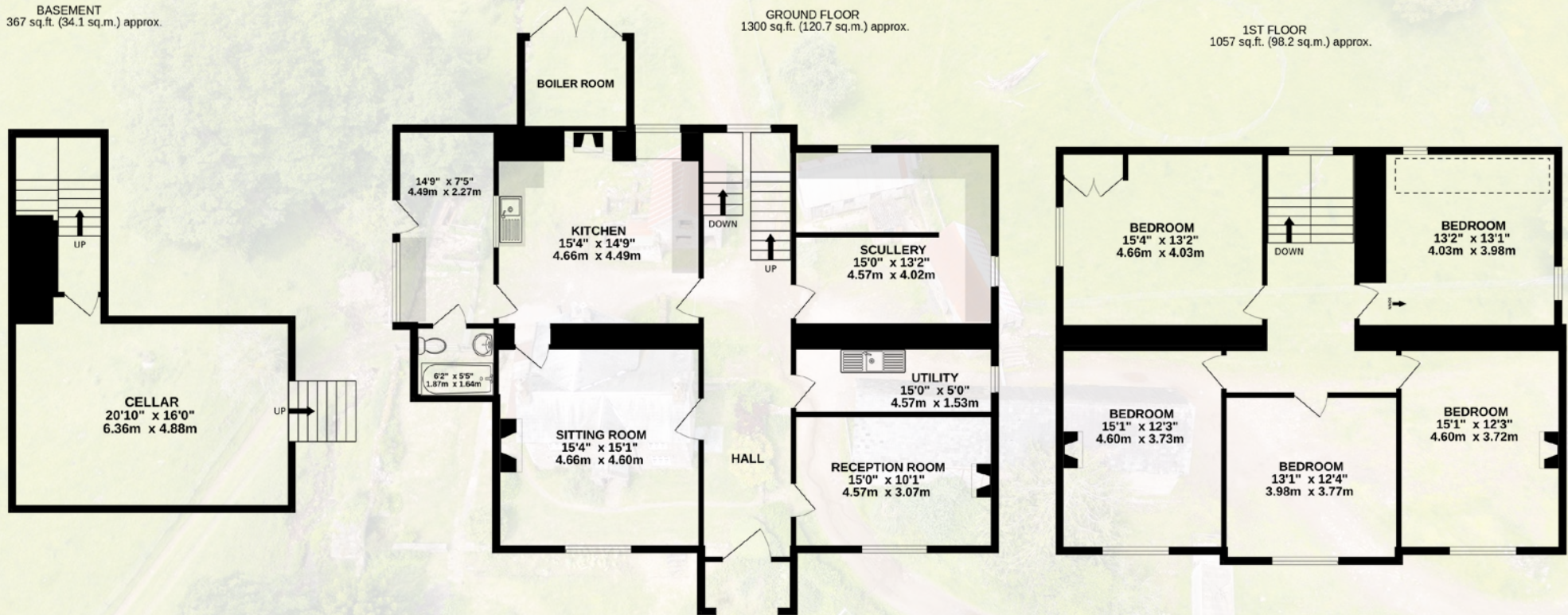
FLOORPLANS

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BASEMENT
367 sq.ft. (34.1 sq.m.) approx.

GROUND FLOOR
1300 sq.ft. (120.7 sq.m.) approx.

1ST FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



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TOTAL FLOOR AREA : 2724 sq.ft. (253.0 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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TRADITIONAL BARN, OUTBUILDINGS AND YARD

Positioned to the rear and to the north-east of the house are a fantastic collection of traditional barns. The first is a two storey traditional stone building with corrugated roof and old pig cots to the side. The second building on the northeastern side of the yard is a traditional stone and block barn with box profile sheet roof which was used as the old parlour. Adjacent to the parlour is a small brick-built feed shed. Next is a traditional stone two storey barn with tin sheeted roof. The last and best building is an extensive traditional stone and brick threshing barn. The barn is Grade II Listed and has two storeys so would be perfect for converting to provide holiday accommodation subject to the necessary planning consents. To the east of the barn is an extensive yard area which previously housed a building and would be suitable for a new replacement building on site. There is also a fully enclosed shipping container.

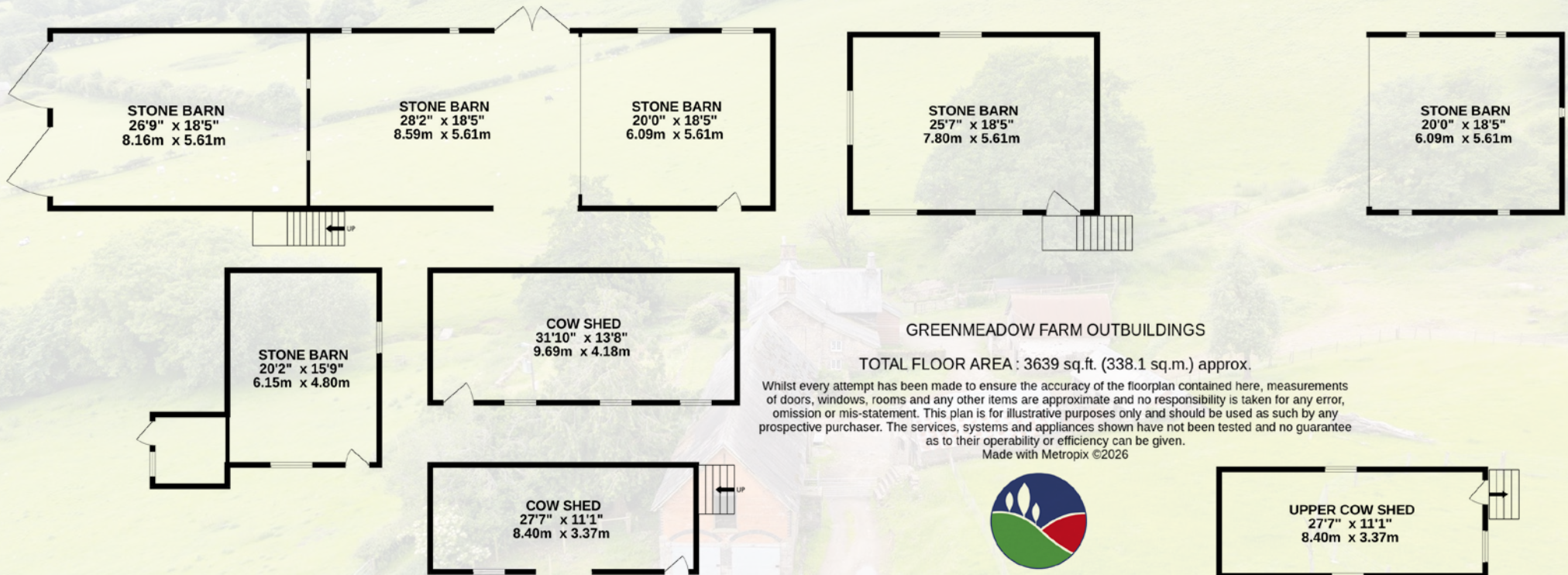
The outbuildings at Greenmeadow Farm offer a fantastic range of traditional barns which could be used for a range of possible uses subject to obtaining the necessary planning consents.



OUTBUILDINGS FLOORPLAN

GROUND FLOOR
2495 sq.ft. (231.8 sq.m.) approx.

1ST FLOOR
1144 sq.ft. (106.3 sq.m.) approx.





LAND

The land at Greenmeadow is positioned within a ring fence which surrounds the house and buildings with land positioned to the east of the yard and buildings comprising ten field enclosures of level pasture and paddocks which could be suitable for cropping, including one with canal frontage. There are two further extensive field enclosures to the north and south of the yard which are gently rising permanent pasture suitable of being grazed or mown for fodder. The land then rises quite steeply up to the west where it meets Greenmeadow Wood. Greenmeadow Wood is a mix of restored Ancient Woodland and Ancient Semi Natural Woodland featuring native species hardwoods and has a high degree of biodiversity with carpets of spring bluebells throughout. The woodland appears to have been well managed and selectively thinned. There are two established tracks that pass through the woodland with the track to the north providing access to a further three elevated field enclosures of permanent pasture. The track to the south leads up to a further 13 field enclosures of useful permanent pasture and two small sections of woodland benefitting from spectacular views. One of the westernmost field enclosures also features the ruins of an old dwelling on site and could provide a useful starting point if someone wanted to erect a building on site. The north-easternmost field enclosure has field gate access onto the common road at the top providing access to the common which allows any purchaser to utilise their rights of common which come with the property.

The pastureland at Greenmeadow Farm extends to approximately 90 acres with approximately 31 acres of woodland. In total, all the land and property at Greenmeadow Farm extends to approximately 122.21 acres (49.46 ha).

As all the land is easily accessible and in good condition it would certainly be of interest to agricultural, equestrian and investment type purchasers.





KEY INFORMATION

Services: The property benefits from mains electricity, private spring fed water supply and central heating by way of a biomass boiler. Foul drainage is to a septic tank.

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. A Public Right of Way cross over the eastern part of 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: It is understood the land is all registered for Basic Payment Scheme.

Council Tax Band: Greenmeadow Farm is classified as Band F.

Local Authority: Monmouthshire County Council. Telephone: 01633 644644. Bannau Brycheiniog (Brecon Beacons) National Park Authority. Telephone: 01874 624437.

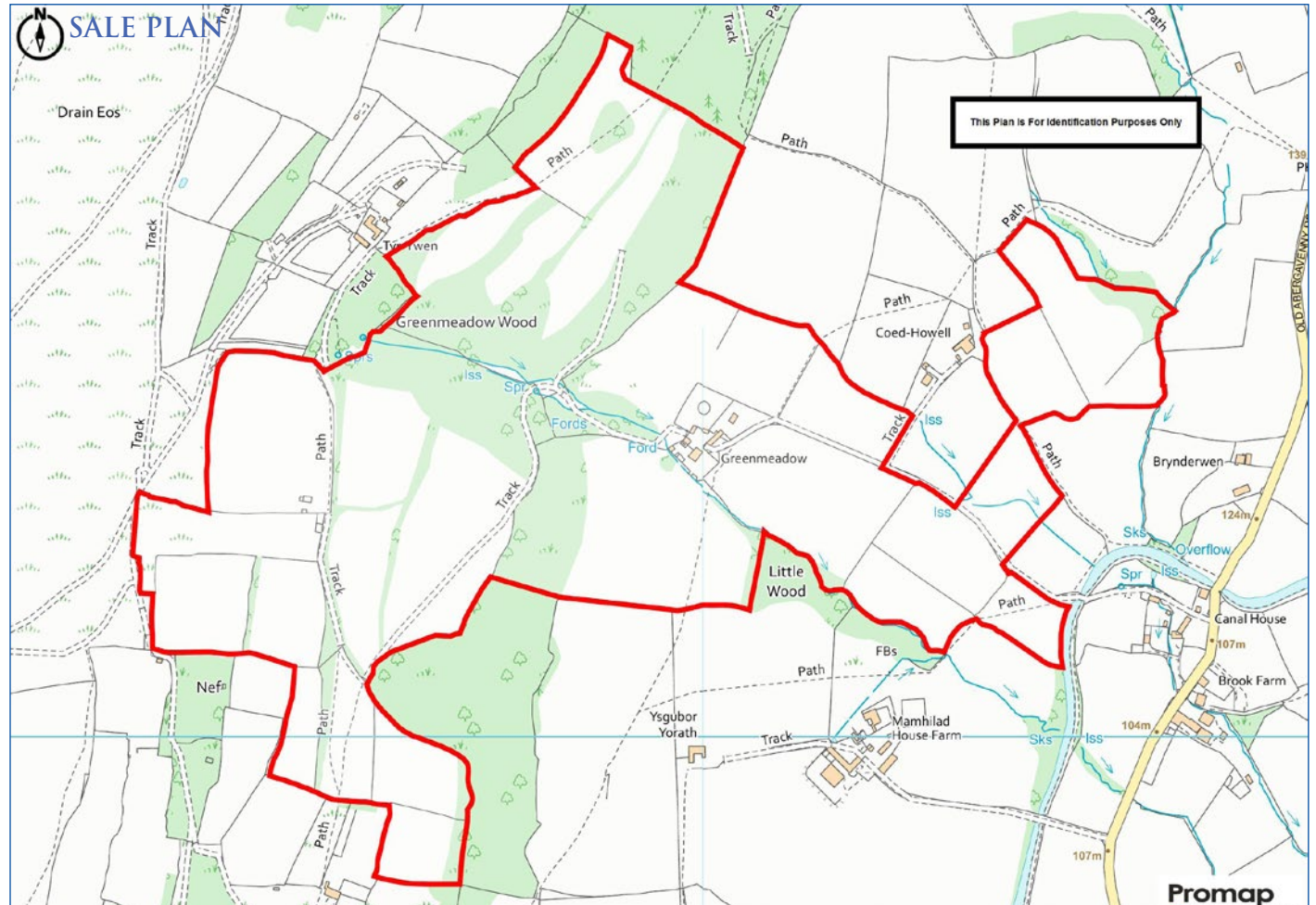
Viewings: Strictly by appointment with the selling agents on set viewing days.

Directions: From the A465 and A40 at the Hardwick Gyratory (Abergavenny) take the A4042 south in the direction of Newport. After 3.4 miles at Llanover take the right-hand turn onto the Old Abergavenny Road. Continue for 2.5 miles then take the first right after crossing over the canal. Follow the lane over the canal bridge for 0.3 miles and you will reach the property. Please take care whilst driving up the farm drive which is not suitable for low suspension vehicles.

Postcode: NP4 8RH

WHAT3WORDS:

///ropes.mixes.jumped



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