CAE-GRAIG

NEWCASTLE | MONMOUTH | MONMOUTHSHIRE

Powells

CAE-GRAIG

NEWCASTLE | MONMOUTH | MONMOUTHSHIRE | NP25 5NU

CAE-GRAIG OFFERS A SUPERB COUNTRY HOUSE AND SMALLHOLDING PACKAGE SITUATED IN NORTH-EAST MONMOUTHSHIRE, WITH AN IMPRESSIVE CHARACTERFUL FOUR-BEDROOM COUNTRY FARMHOUSE WITH AN ATTACHED RANGE OF TRADITIONAL STONE BUILDINGS WITH DEVELOPMENT POTENTIAL, TIMBER OUTBUILDING AND A RINGFENCED COMPARTMENT OF PASTURELAND AND WOODLAND EXTENDING AS A WHOLE TO 35.03 ACRES (14.18 HECTARES).

Available as a Whole and in Two Lots

- Superb accessible location in a beautiful position with views
- Within the catchment of Cross Ash Primary School
- Impressive four-bedroom country farmhouse
- Two traditional stone barns with potential for conversion (STP)
- Extensive gardens with summerhouse
- Useful timber outbuilding
- 26.97 acres of productive pastureland
- 8.06 acres of woodland known as Duke's Wood
- Excellent appeal to lifestyle, agricultural, equestrian and development interests
- Lot 1: House, barns land and woodland extending to 24.99 acres (10.11 ha)
- Lot 2: Pastureland and woodland extending to 10.04 acres (4.06 ha)
- Extending as a Whole to approximately 35.03 acres (14.18 hectares)
- Available Freehold with Vacant Possession

DISTANCES FROM CAE-GRAIG

Skenfrith 1.2 miles • Cross Ash 2.9 miles • Garway 4 miles • Monmouth 6.8 miles
Raglan 9.5 miles • Abergavenny 11.5 miles • Usk 14.9 miles • Hereford 17 miles
Newport 27.4 miles • Cardiff 38.3 miles • Bristol 38.5 miles • London 133 miles
Abergavenny Railway Station 11.9 miles • Newport Railway Station 27.1 miles
Bristol Parkway Railway Station 33.8 miles • Bristol Airport 49.9 miles
Cardiff Airport 52 miles • London Heathrow Airport 131 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

Cae-Graig is surrounded by glorious Monmouthshire countryside, positioned on the northern side of the B4347 within the picturesque village of Newcastle. The property is very accessible with the settlements of Skenfrith, Cross Ash and Garway all within a four-mile radius and close to the Monmouthshire / Herefordshire border. The towns of Monmouth and Abergavenny and village of Raglan are all within a 20 minute drive from the property. The property is therefore extremely well connected to the road network with the A40 at Monmouth, A449 at Raglan and the A465 Heads of the Valleys Road at Abergavenny.

The property is very well situated close to the neighboring villages of Cross Ash and Grosmont. The village of Grosmont features a shop and local public house. Cross Ash features the Red Castle Tea Room, Restaurant 1861 and Cross Ash Primary School, which Cae Graig falls within the catchment area of. Cross Ash Primary is one of the most desirable primary schools in the area.

Monmouth, just 6.8 miles away, boasts excellent schools including Haberdashers' Monmouth School, Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

The market town of Abergavenny, just 11.5 miles from the property is blessed with scenic views, excellent road and rail links and a wide range of services and amenities. Abergavenny offers easy access to both the Brecon Beacons and Black Mountains with incredible walks amongst peaks such as Sugar Loaf, Skirrid and Blorenge. The town also plays host to several events throughout the year, including the world-famous Abergavenny Food Festival alongside other attractions including the Vintage Steam Rally. Education within the town includes a number of well-respected primary schools and a local secondary school, King Henry VIII 3-19 school, which is currently being redeveloped to provide a state-of-the-art education establishment.

The cathedral city of Hereford boasts an excellent range of state and private primary and secondary schools and colleges including the renowned Hereford Cathedral School, Bishop of Hereford's Bluecoat School, The Steiner Academy Hereford and The Herefordshire and Ludlow College. Hereford offers a range of traditional shops and businesses and also offers the recently developed Old Market offering an extensive range of well-known shops, bars and restaurants and cinemas. For sport lovers Hereford is home to Hereford Rugby Club, Hereford Rowing Club, Hereford Racecourse and Hereford FC Football Club (previously Hereford United) who play at Edgar Street.

Bristol is just 38.5 miles away from the property with all the extensive benefits a University City has to offer such as shopping, arts and theatre, concerts and sports events. Cardiff, 38.3 miles from the property, has a similar offering.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw 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 northern side of the B4347 the farm drive leads down through the property looping into a gated tarmacked yard with the traditional stone buildings and the farmhouse. Originally dating from the 1830s the farmhouse has been extended featuring dressed stone elevations under a pitched slate roof. The property is accessed from the rear with the internal accommodation comprising a utility with tiled floor and cloakroom to the side with wc and wash basin. A central hallway with stairs provides access to the open plan farm kitchen with tiled floor, base and wall timber units, composite worktop with electric oven and hob and solid fuel four door Rayburn. The kitchen is bright and spacious with space for a dining table and windows to the front and sides and French doors to the front making it the perfect communal space.

Accessed off the side of the hallway is the first reception room which is currently used as a sitting room but could also be used as a dining room with carpeted floor, feature fireplace with stone surround, bread oven, woodburning stove and windows to the front and rear. A door to the front opens into the front porch and front door. Next is the extensive sitting room with triple aspect windows and boarded floor which benefits from natural light and features a second staircase with under stair storage and door to the study with window to the front. A door to the rear provides access to a useful storeroom/playroom with concreted floor and external door to the side which could easily be converted to provide additional accommodation.

Stairs from the central hallway lead up to the first-floor landing providing access to the first two bedrooms to the one side, both doubles with views. To the front is a family bathroom with tiled floor, bath, wc, wash basin and shower cubicle. Next is the principal bedroom, a double with wash basin, carpeted floor and windows to the front. A second door from the principal bedroom opens to the fourth bedroom, a spacious double with carpeted floor and windows to the front. The fourth bedroom benefits from independent access from the second staircase and a shower room with shower wc and wash basin, ideal for multigenerational living or to provide a guest suite. The property provides an excellent mix of old with new, featuring exposed traditional beams and features throughout.

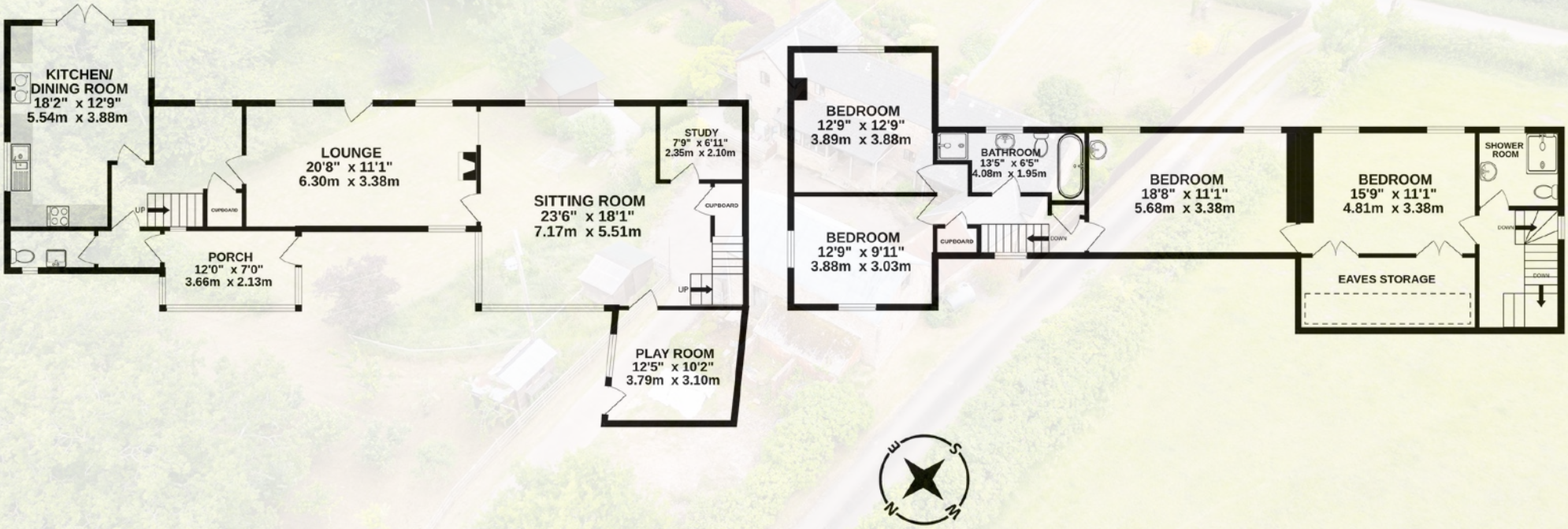
Externally, directly to the side and front of the farmhouse is a gravelled sitting area with table and chairs, perfect for alfresco dining. Beyond this is a lawned garden with access to Duke's Wood and front central path which leads to the road to the front. Positioned to the north-eastern side of the house, gravelled steps lead down to a second lawned garden area and orchard which features a timber clad summer house, perfect for additional guest accommodation or use as an office for home/work living.

The farmhouse is serviced with mains water and electricity with foul drainage to a septic tank and central heating via an oil-fired boiler. The farmhouse is in excellent condition and extremely presentable providing an excellent four-bedroom farmhouse, central to the smallholding.

FLOORPLANS

GROUND FLOOR
1223 sq.ft. (113.6 sq.m.) approx.

1ST FLOOR
1036 sq.ft. (96.2 sq.m.) approx.



CAE-CRAIG, NEWCASTLE, MONMOUTH, NP25 5NU

TOTAL FLOOR AREA : 2259 sq.ft. (209.8 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 BARNS AND OUTBUILDINGS

Attached to the north-western side of the farmhouse and extending out to the north-west are two attractive, attached traditional stone barns known as the cow shed and stone barn. Both barns are in excellent condition with pitched tin sheeted rooves and are fully enclosed. The barns could be used for a range of possible uses and certainly have strong potential for conversion to residential/annex/holiday let accommodation subject to obtaining the necessary planning consents as the stone barn is large enough to allow for two storeys. This certainly is an attractive prospect for any purchaser wanting to maximise the diversified income of the smallholding or looking for multigenerational living.

Positioned to the northern side of the farm drive within the pastureland is a timber building with pitched fibre cement roof which could provide a useful stable building and is currently used as a covered machinery store. The building provides a useful structure which could be used for a range of possible uses. In addition to this there are a number of timber sheds that also provide useful storage.

All the outbuildings are in good condition with the stone barns providing scope for change of use and conversion subject to obtaining the necessary planning permissions.

FLOORPLANS

CAE-CRAIG, OUTBUILDINGS, NEWCASTLE, MONMOUTH, NP25 5NU

TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.

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LAND AND WOODLAND

The land and woodland at Cae-Graig extends predominantly to the east, north and west of the residential curtilage. Duke's Wood extends out to the east/north-east and comprises approximately 8 acres of native woodland which has been managed. The woodland features a circular walkway allowing all aspects of the woodland to be seen including the spectacular carpet of seasonable bluebells.

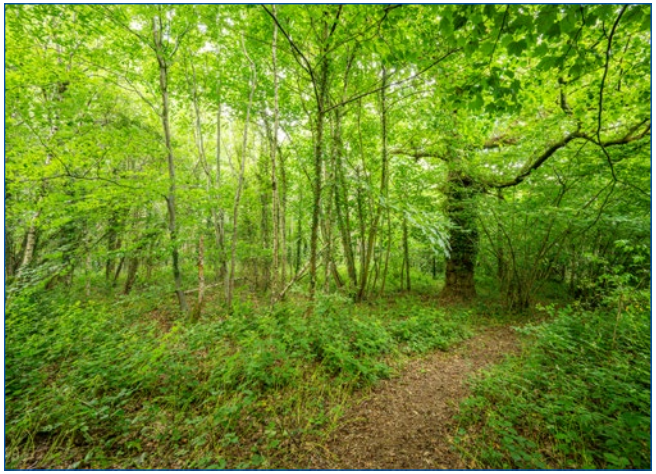
The pastureland is positioned to the west/southwest, north and north-east of the residential property and woodland set over Two Lots and provides four extensive field enclosures with three small paddocks. All the land is productive semi-improved permanent pastureland all stock proof fenced and capable of being grazed or mown for fodder. The four extensive field enclosures are regular sized and so could be subdivided further to provide grazing paddocks for anyone with equestrian interests.

The land is all level to gently sloping down to the north and is all stock proof fenced and serviced by mains water. If Lots bought separately mains water will remain with Lot 1.

Positioned on the northern side of the most southwestern field enclosure within Lot 2 is a copse which houses a covered water reservoir (hatched in blue on the plan) which serves a third-party property. There is a third party right of access to the reservoir from the roadside via a right of access also hatched in blue on the sale plan.

In addition to the reservoir, it is understood there is a private right of way to the benefit of the farm to the north that crosses the farm from north to south.

In total all the land and property, including the farmhouse buildings and all the land and woodland extends in total to approximately 35.03 acres (14.18 hectares) with the soil being slightly acid loamy and clayey soils. All the pastureland at Cae-Graig is easily accessible with mains water connected, is in excellent condition capable of being grazed and mown for fodder and is all registered for Basic Payment Scheme. It would certainly provide significant appeal to agricultural, equestrian and rural enterprise type purchasers.



KEY INFORMATION

Services: The property benefits from mains electricity and water (water rates) and oil-fired central heating. Foul drainage is to a septic tank. Lot 2 does not have an independent water supply.

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. No Public Rights of Way cross over the land at Cae-Graig. An agricultural private right of way to the benefit of the farm to the north crosses the land. The property also features a reservoir within the land contained within Lot 2. The reservoir itself supplies a third-party property which has the rights to inspect and maintain it.

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. The Basic Payment Scheme Entitlements are excluded from the sale but may be available for sale by separate negotiation.

Council Tax Band: Cae-Graig Farm is classified as Band G.

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

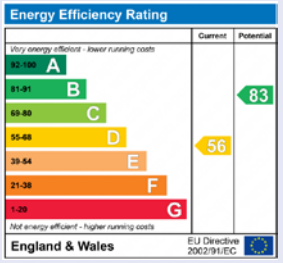
Viewings: Strictly by appointment with the selling agents on set viewing days.

Directions: From the A40 at Monmouth proceed onto the B4233 Rockfield Road in the direction of Newcastle for approximately 2 miles. Then fork right onto the B4347 in the direction of Grosmont/ Cross Ash/Newcastle and continue on the B4347 for 3.8 miles. At the junction, proceed on the road which will bend sharply round to the right in the direction of Skenfrith. Carry on for 0.1 miles and the entrance to the drive will be on your left-hand side.

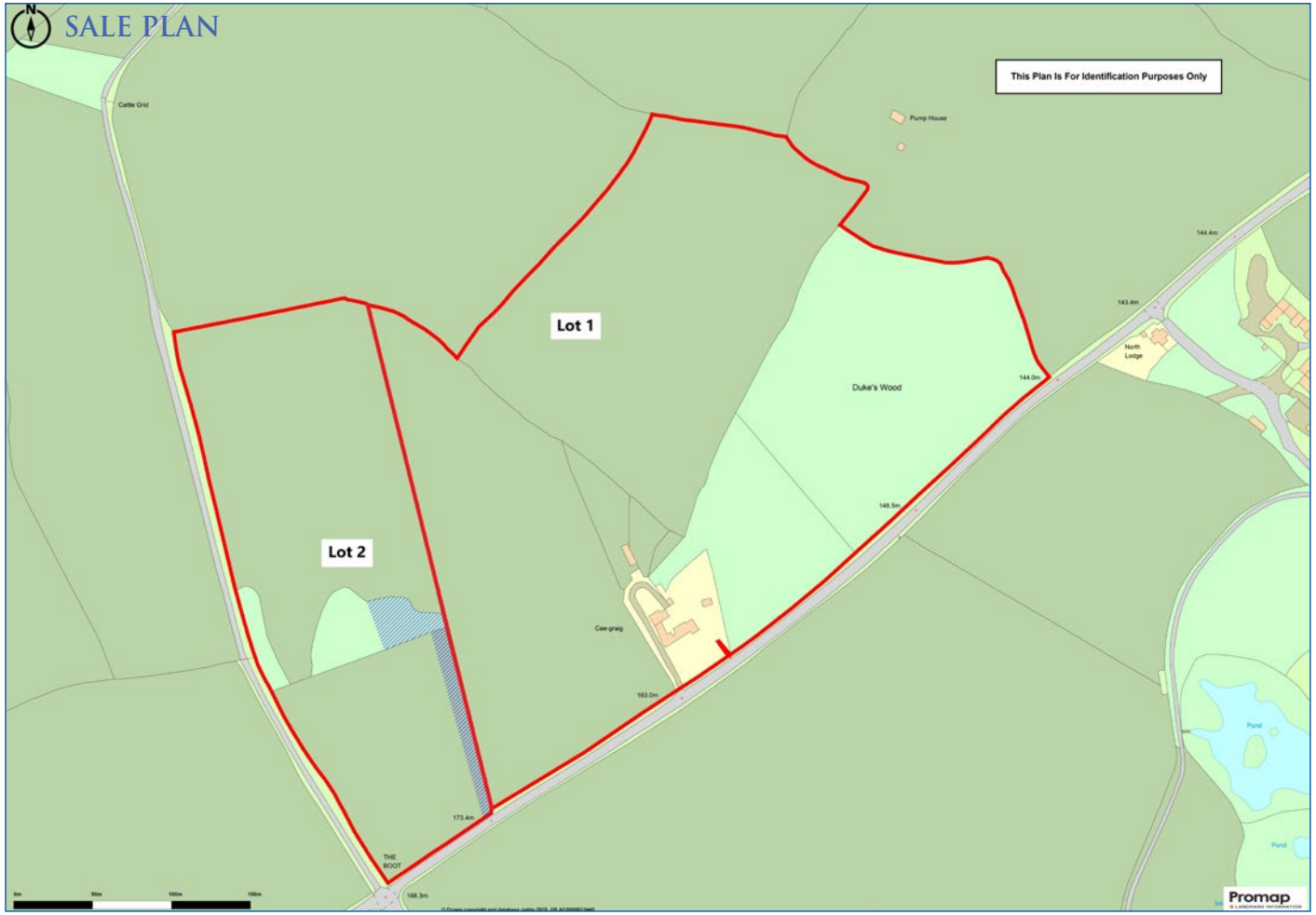
Postcode: NP25 5NU

/// **WHAT3WORDS:** ///fond.dries.meanings

Energy Performance Certificate



SALE PLAN



Powells
Singleton Court Business Park
Monmouth
NP25 5JA

T 01600 714140
E enquiries@powellsrural.co.uk
W www.powellsrural.co.uk

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Updated September 2026.

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