



THE HENDRE FARM, HENDRE, MONMOUTH, NP25 4DJ

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Monmouth 5 miles. Raglan 6 miles

(Distances are approximate)

A HIGHLY ATTRACTIVE RESIDENTIAL FARM IN A GLORIOUS UNSPOILT RURAL LOCATION

Substantial Period 5 Bedroom Farmhouse

5 Barn Conversions let on Assured Shorthold Tenancy Agreements

Modern Agricultural Buildings

Well known Campsite

20 Acres Pasture Land

FOR SALE BY PRIVATE TREATY

PROPERTY SUMMARY

- Unspoilt, yet accessible rural location in East Monmouthshire
- Attractive Smallholding with excellent income stream
- Substantial Period 5 Bedroom Farmhouse
- 5 Barn Conversion Residences let on Assured Shorthold Tenancies
- Modern Covered Yard (90' x 40')
- Well known Camp Site
- 20 Acres Productive Pasture Land.

SITUATION

The Hendre Farm occupies an unspoilt rural location in the heart of the Monmouthshire Countryside.

The farm lies about 5 miles from the market town of Monmouth which contains a wide variety of shopping, recreational and educational amenities. In spite of its rural location, the farm lies within easy reach of the A449 trunk road which ensures very easy access to Cardiff, Newport and Bristol.

WHAT 3 WORDS

gazes.prompts.pairings

POST CODE

NP25 4DJ.

TENURE

The properties are freehold with vacant possession upon completion.

SERVICES

Mains Electricity is connected to the property.

Private Borehole Water supply.

Drainage is to a Private Disposal System.

LOCAL AUTHORITY

Monmouthshire Council. Tel: 01633 644644.

COUNCIL TAX

Farmhouse	Band G
Old Parlour	Band E
Oak Cottage	Band G
Willow Cottage	Band G
Old Dairy	Band E
Orchard Cottage	Band E

RENTAL PAYMENTS

The Barn Conversions are let on Assured Shorthold Tenancy Agreements.

The current rents payable per month are as follows:

Old Parlour	£ 675
Oak Cottage	£ 845
Willow Cottage	£ 1,005
Old Dairy	£ 625
Orchard Cottage	£ 1,075

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are included with the sale of the freehold. Any others are expressly excluded.

SPORTING RIGHTS

The Sporting and Mineral Rights are included in the sale in so far as they are owned.

RIGHTS OF WAY

The properties are sold subject to, and with the benefit of all existing rights of way, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all

existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not, and to the provisions of any planning scheme of County or Local Authorities.

PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey Promap Series. The purchasers shall be deemed to have satisfied themselves as the boundaries and the area of the land. Any error or mis statement shall not annul the sale or entitle any party to compensation whatsoever.

MONEY LAUNDERING

We are required by Law to verify the identity and address of everyone who offers, bids or buys property. Please provide the following documentation with your offer:

Photo ID, eg Passport or Driving Licence. Residency ID, eg current utility bill.

HEALTH AND SAFETY

Neither the seller nor the selling Agents are responsible for the safety of those viewing the properties and accordingly, all individuals do so at their own risk.

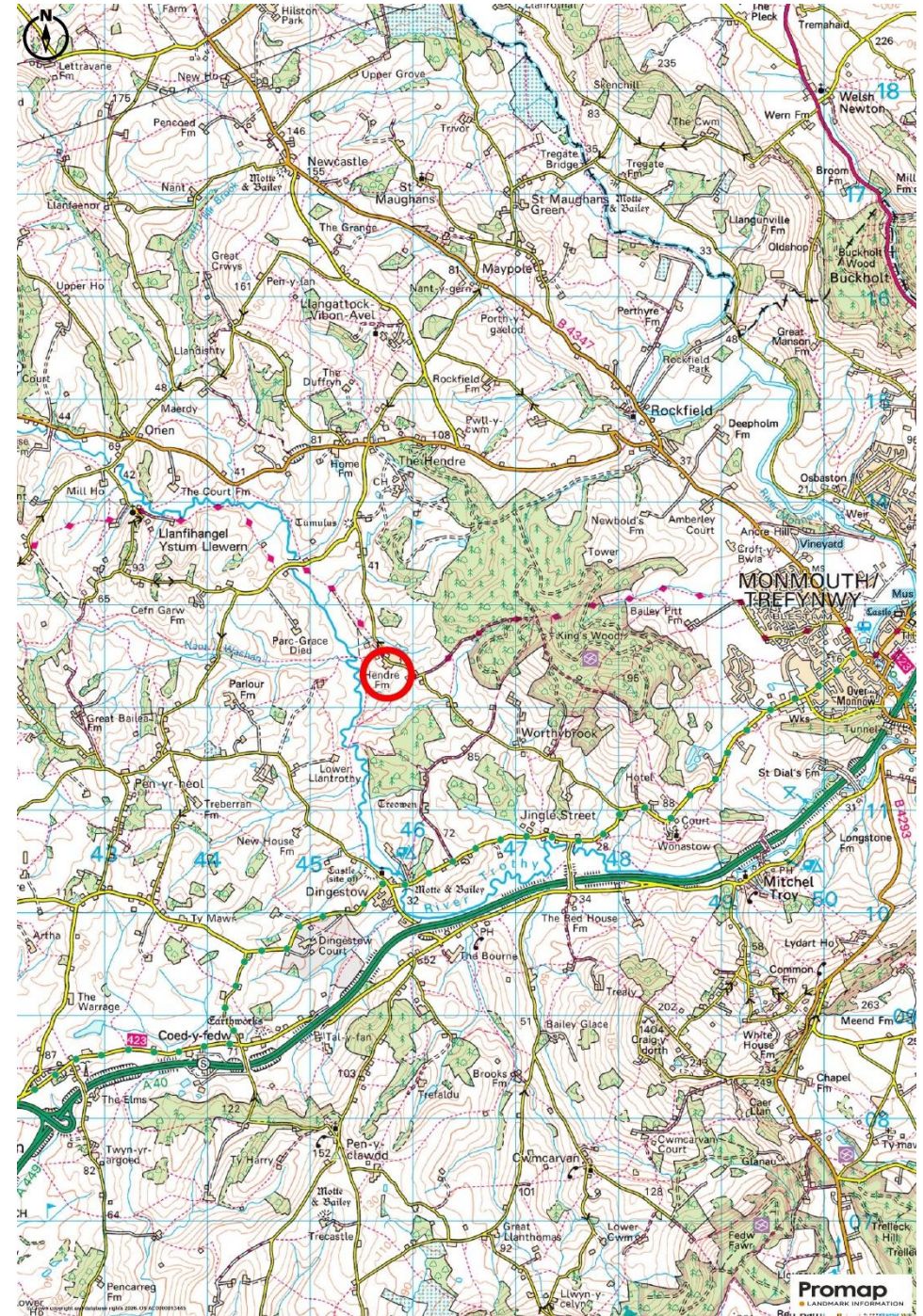
VIEWING

Viewing is strictly by appointment with the selling agent:



Ross Auction Centre, Overross, Ross on Wye

Tel: 01989 567233



PARTICULARS OF SALE

FARMHOUSE

The Period Farmhouse is approached over a private entrance drive leading off an unclassified road. The property is substantially constructed of stone elevations under a slated roof.

The spacious, well appointed, accommodation comprises:

ON THE GROUND FLOOR

Entrance Hall
Lounge
Dining Room
Sitting Room
Kitchen
Cloakroom
Conservatory.

ON THE FIRST FLOOR

Landing
4 Bedrooms: with ensuite Bathrooms
Family Bathroom.

ON THE SECOND FLOOR

2 Attic Rooms.



BARN CONVERSIONS

In close proximity to the farmhouse a number of buildings have been converted into dwellings. These comprise:

- i) **Orchard Cottage**
A stone and slate semi-detached barn conversion containing 3 bedrooms.
- ii) **The Old Barn**
A brick and slate semi-detached barn conversion containing 1 bedroom.
- iii) **The Old Parlour**
A brick and slate semi-detached barn conversion containing 2 bedrooms.
- iv) **Willow**
A semi-detached stone and slate barn conversion containing 3 bedrooms.
- v) **Oak Cottage**
A semi-detached stone and slate barn conversion containing 3 bedrooms.



FARMBUILDINGS

Steel; concrete block; Yorkshire board and fibrous cement 6 bay **Covered Yard** (90' x 40') with lean to.

CAMP SITE

Part of the farm has been used as a camp site for many years. The Camp Site is well known and has always had a good reputation. It includes ancillary amenities including W.C.s and showers.



THE LAND

The land is situated in a block surrounding the homestead. It comprises a level and gently undulating area of pasture lying about 400ft above sea level.

The land is classified as Grades 3 and 4 on the Agricultural Land Classification Map of England and Wales.

Part of the property is used as a seasonal camp site.

The area extends in all to about 20 Acres.

