



PERTHCRETIG FARM

LLANSOY, NR RAGLAN, MONMOUTHSHIRE, NP15 1EX



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Cardiff 29 miles • Newport 18 miles • Bristol 27 miles

Attractive traditional livestock farm of approximately 100 acres in a picturesque setting of Monmouthshire. With a character farmhouse, a good range of outbuildings and planning for a barn conversion.

FOR SALE BY PRIVATE TREATY

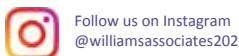
JOINT AGENTS



CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

The Old School, The Bryn, Penpergwm, Abergavenny, Monmouthshire. NP7 9AH

Tel: 01873 840726 Email: info@williamsassociates.org.uk web: www.williamsassociates.org.uk



PERTHCRETIG FARM

LLANSOY, NR RAGLAN, MONMOUTHSHIRE

Perthcretig Farm is an attractive livestock farm of approximately 100 acres in a picturesque setting of Monmouthshire. With a character farmhouse, a good range of outbuildings and planning for conversion of a traditional stone barn to a residential dwelling, it offers new owners an exciting opportunity to progress this farm and safeguard it for the future. In summary, the traditional farmhouse offers generous living accommodation with a reception hall, two reception rooms, kitchen, large pantry, downstairs bathroom, cloakroom and five bedrooms on the first floor. Externally the house enjoys a large fenced lawned garden.

The traditional stone barns benefit from planning permission for conversion into a residential dwelling. In addition, there are a number of modern outbuildings that are suitable for livestock, horses, feed and machinery.

The farmland is located to the south and east of the farmstead and is down to pasture in a collection of manageable enclosures for grazing, hay and silage making etc. The land to the north east borders an idyllic brook. There is also a small area of woodland. In all, the farm extends to about 100 acres.

Please note: The blue shaded area is being retained.

- **Attractive traditional livestock farm with a strong residential appeal.**
- **Character farmhouse. Two reception rooms.**
- **Five bedrooms. Bathroom and separate cloakroom.**
- **Range of traditional and modern outbuildings.**
- **Suitable for livestock, feed, machinery and other uses.**
- **Planning Permission for conversion of traditional buildings to a residential dwelling.**
- **Ideal for an extended family or for letting purposes.**
- **Productive pasture land adjoining a brook.**
- **In all, extending to about 100 acres.**
- **Picturesque rural location yet convenient to local towns.**

Accommodation Ground Floor

A welcoming front entrance porch leads into the reception hall with doors leading off to the principal reception rooms. At the far end of the hall is a bathroom with an adjoining separate cloakroom. A door on the right of the hall leads into the beamed living room with a brick fireplace and a wood burning stove providing a warm focal point. A door on the left of the hall leads into the dining room with a character quarry tiled floor and a cooking range taking centre stage. A door opens from the dining room to a storage room with a large pantry off and the separate kitchen featuring fitted cabinetry, electric oven, hobs, extractor hood and space for a dishwasher.



First Floor

The main staircase rises up from the corner of the dining room to the first floor accommodation. On this floor are five bedrooms. Four are large bedrooms that overlook the front garden while the fifth bedroom is smaller and is located at the rear of the house.

A second staircase leads up from the corner of the living room to the principal bedroom.



Externally

Set around the farmhouse is a spacious and fenced off lawned garden area that is ideal for those with small children or pets.

The Outbuildings

Beyond the farmyard is a range of useful modern farm outbuildings suitable for livestock, horses, feed and machinery. Next to these is a traditional stone barn which benefits from planning permission for conversion into a three bedroom residential dwelling, that would be ideal for an extended family or for letting purposes etc. Planning Permission was approved on the 26th March 2025 and development must commence within five years of this date.

The Land

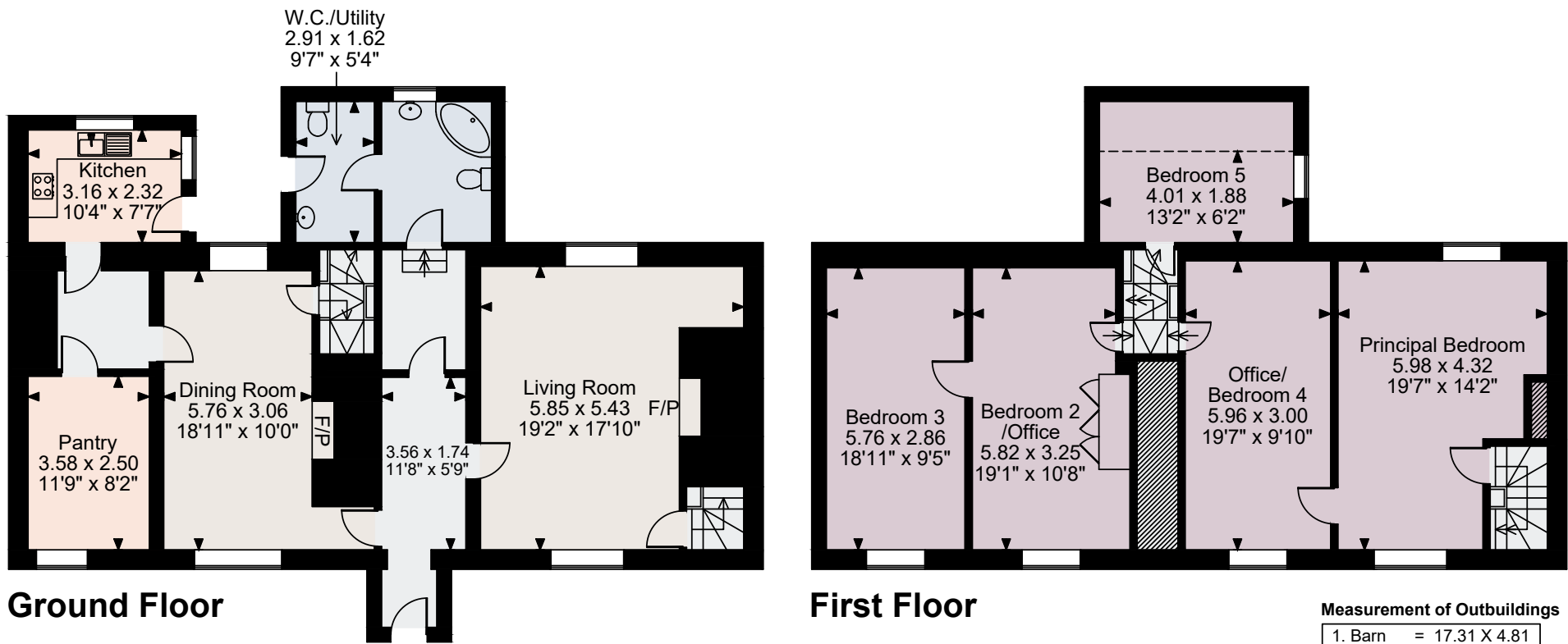
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PERTHCRETIG FARM

Main House gross internal area = 2,174 sq ft / 202 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

Offered for sale by private treaty as a whole.

TENURE AND POSSESSION

The tenure of the property is freehold with vacant possession upon completion.

SERVICES

Main electricity. Private drainage. Oil central heating.

Private bore hole water supply (bore hole water supply is shared with bungalow at end of drive). An initial shared running costs/maintenance agreement for the bore hole will be drawn up and agreed between parties. After an agreed time, the purchasers would need to install their own water supply.

LOCAL AND PLANNING AUTHORITY

Monmouthshire County Council
County Hall, Rhadyr, Usk , Monmouthshire, NP15 1GA
Tel: 01633 644880

COUNCIL TAX BAND G

ENERGY PERFORMANCE CERTIFICATES (EPC) F

BASIC PAYMENT SCHEME (BPS)

The land is registered for the Basic Payment Scheme and the Entitlements are excluded from the sale. Whenever completion of the sale takes place, the payment for that year will be retained by the vendors.

IMPORTANT NOTICE

The Joint Agents and their clients give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function, and prospective purchasers should satisfy themselves as to the fitness of such equipment for their requirements. They have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination. The purchaser is responsible for making their own inquiries in this regard.

Photographs taken September 2025.

AGRI-ENVIRONMENT SCHEMES

The Farm is not entered into any Schemes.

SPORTING, MINERAL & TIMBER RIGHTS

Sporting, mineral and timber rights over the land, so far as they are owned are included in the freehold sale.

MACHINERY, FITTINGS, CONTENTS & LIVESTOCK

Unless specifically described in these particulars, all other machinery, fittings, contents and livestock are excluded from the sale though some may be available by separate negotiation. Further information is available from the vendor's agents.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

PLANS, AREA & SCHEDULE

Any available plans, areas, and schedules are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

VIEWING

Strictly by appointment with Williams Associates or joint selling Agents Savills.

HEALTH & SAFETY

Given the potential hazards of a farm we would ask you to as vigilant as possible for your own safety when making your inspection, particularly around the farm outbuildings, machinery and any livestock.

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:-

1. Photo ID e.g. Passport or Driving Licence
2. Residency ID e.g. current Utility Bill

JOINT SELLING AGENTS

Williams Associates Chartered Surveyors
The Old School, The Bryn, Penpergwm,
Abergavenny, Monmouthshire, NP7 9AH.
Tel: 01873 840726
Email: info@williamsassociates.org.uk
Contact: Stephen Williams or Sally Bigley

Savills

2, Kingsway, Cardiff, CF10 3FD.
Tel: 02920 368915
Email: drees@savills.com
Contact: Daniel Rees



LOCAL INFORMATION

Perthcretig Farm is located in scenic part of Monmouthshire near the idyllic hamlet of Llansoy. The local road network provides connections to nearby villages and towns with the picturesque castle village of Raglan with its own Tesco Express being only about 4.5 miles and the town of Usk with its array of pubs, restaurants and boutique shops being about six miles. The larger town of Monmouth with Marks & Spencer's, Waitrose, Haberdashers schools plus Monmouth comprehensive school is about 12 miles away. Abergavenny town with its own railway station, Waitrose and selection of bars and restaurants (famous food festival in September) plus King Henry VIII comprehensive school is about 14 miles.

Despite its countryside position, the farm is also within reach of the nearby cities of Cardiff, Newport and Bristol (with ready access to the M4 and M5 motorways) that are about 29 miles, 18 miles and 27 miles respectively, that all offer fast trains to London and beyond.

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The farm offers a great deal for new owners to put their own ideas into it while the location and rolling countryside hills are a picturesque scenic backdrop.

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