



TY LLWYD FARM
CROES-Y-PANT, MAMHILAD, PONTYPOOL



TY LLWYD FARM

CROES-Y-PANT, MAMHILAD, PONTYPOOL, NP4 0JD

Usk 5 miles • Abergavenny 8 miles • Cardiff 23 miles • Bristol 40 miles

A substantial character farmhouse set in a convenient location offering open views towards the Usk Valley with outbuildings and land extending to approximately 15 acres in total.

FOR SALE BY PRIVATE TREATY



CHARTERED SURVEYORS - ESTATE & LAND AGENTS - AUCTIONEERS VALUERS

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

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Ty Llwyd Farm offers an exciting and diverse opportunity to acquire a mixed use property with significant development potential. Set in a rural location with excellent transport links, the extensive range of modern, traditional and purpose built buildings provide excellent opportunities for a range of future uses (subject to Planning Permission).

- Substantial four bedroom character farmhouse.
- Large gardens with parking for several vehicles.
- Pasture land surrounding the residential property and yards which are ideal for equestrian, agricultural or recreational use.
- Equestrian facilities including stables and outdoor arena.
- Purpose built dog kennels for breeding and boarding.
- Excellent road networks to the A4042 and the M4 motorway.
- Located within the beautiful Monmouthshire countryside and outside of the Brecon Beacons National Park, the property is adjacent to the Monmouthshire – Brecon Canal and offers superb walks and outdoor activities in the area.



Williams Associates
Chartered Surveyors

TOTAL FLOOR AREA: 253.0 sq.m. (2723 sq.ft.) 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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TY LLWYD FARM

CROES-Y-PANT, MAMHILAD, PONTYPOOL

Ty Llwyd is a charming stone built character farmhouse offering spacious accommodation set over three floors and comprises; large open plan kitchen/diner, lounge, utility room and study/bedroom 3 to the ground floor. To the first floor; master bedroom with ensuite bathroom and two further double bedrooms. To the second floor; bedroom 4 and eaves storage.

The property benefits from mains gas and a central heating system utilising a very efficient condensing combi boiler.

Ty Llwyd offers versatility and opportunity in abundance. The traditional stone buildings have potential for a change of use to residential, commercial or recreational use, subject to Planning Permission. The modern portal frame buildings are also prime for updating or conversion to storage or commercial use, subject to Planning Permission.

Outside, the property stands in large grounds with lawns to the front of the property and an attractive patio area offering alfresco dining with views beyond. Parking is available for several vehicles.

The accommodation briefly comprises:-

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Entrance Porch

Door to entrance porch with double glazed UPVC window.

Door leading to:

Inner Hallway

Carpeted flooring. Stairs to first floor. Doors leading to lounge and kitchen/diner.

Kitchen/Diner (6.32m x 4.23m (20'9" x 13'11"))

UPVC double glazed French doors to front and UPVC double glazed window to side. Kitchen work tops with base and wall cupboards in oak. Belfast sink. Double gas cooker. Ceramic tiled floor.

Utility Room (3.29m x 2.56m (10'10" x 8'5"))

Fitted floor to ceiling cupboards. Ceramic tiled flooring. Radiator. Door to:

Storm Porch

Single glazed windows to side and rear. Door to garden. Wash hand basin. Plumbing and space for washing machine.

Lounge (5.62m x 4.98m (18'5" x 16'4" max))

UPVC double glazed windows to front and rear. Feature inglenook fireplace with wood burner. Exposed beam ceiling. Carpeted flooring. Radiator. Door to inner hallway.

Study/Bedroom 3 (4.08m x 3.04m (13'5" x 10')

UPVC double glazed window to front. Radiator. Laminate flooring.

First Floor

Landing

Doors leading to all bedrooms and bathroom. Stairway to attic bedroom. Two windows to front.

Master Bedroom (5.22m x 4.46m (17'2" x 14'8"))

Double glazed UPVC window to front. Radiator. Carpeted flooring. Door to:

Ensuite Bathroom (4.77m x 1.81m (15'8" x 5'11"))

UPVC double glazed window to rear. Large shower cubicle with mixer shower. Vanity unit incorporating wash basin and WC. Tiled walls and floors. Cupboard housing condensing combi boiler.

Bedroom 2 (4.72m x 2.94m (15'6" x 9'8"))

UPVC double glazed window to rear. Radiator. Carpeted flooring.

Family Bathroom (3.45m x 2.76m (11'4" x 9'1"))

Modern white three piece suite consisting of bath, wash basin and WC. Ceramic tiled walls and floors. Towel radiator. Exposed beam ceiling.

Second Floor

Loft Bedroom (6.85m x 5.50m (22'6" x 18'1"))

UPVC double glazed window to front. Two radiators. Laminate flooring. Vaulted ceiling with exposed beams. Access to loft area.



Ty Llwyd Farm is approached via a private driveway leading to the farmhouse, buildings and land with extensive parking and turning areas.

Land

The land extends to approximately 15 acres of permanent pasture land which is conveniently divided into paddocks which are well fenced and have access to field water tanks.

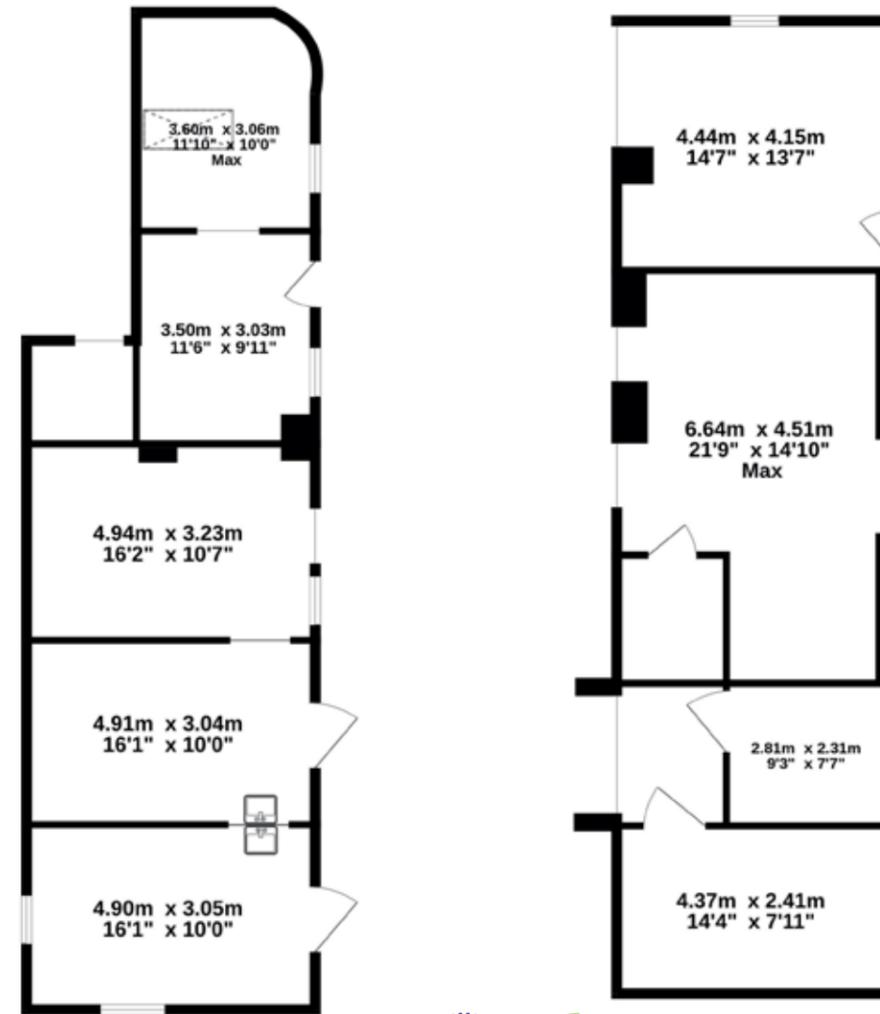
Outbuildings

The outbuildings include:

1. Steel portal frame **general purpose building** (21.3m x 27.6m).
2. Outdoor **equestrian arena** (18.3m x 36m).
3. **Stable block** (22.5m x 6.5m).
4. **Portal frame building** previously used as dog kennels (15m x 6.8m) for breeding and boarding.
5. A range of traditional **stone outbuildings**.

Electricity is available in all the main buildings. There are two cesspits (one for the house and one for the dog kennels).

Range of Traditional Stone Outbuildings
137.5 sq.m. (1480 sq.ft.) approx.



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