



TY ISAF FARM
LLANSOAR, CAERLEON





TY ISAF FARM

TY ISAF ROAD, LLANSOAR, CAERLEON NP18 1NU

Caerleon 3 miles • Usk 7 miles • Newport 7 miles • Abergavenny 16 miles
Cardiff 18 miles • Bristol 32 miles • M4 5 miles

A charming small farm in a most pleasant and peaceful setting
situated at the end of a no through road

Comprising a characterful stone farmhouse,
a range of traditional and modern outbuildings and
pasture land extending to approximately 41 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 Isaf Farm is situated in a delightful, secluded location yet within just a few miles of Caerleon and the M4 road network. With a substantial farmhouse, numerous outbuildings and large, pleasant grounds, the property has plenty to offer alongside its idyllic location and countryside views.

- Charming and spacious stone farmhouse with many original features
- Three reception rooms and four double bedrooms
- Potential for further modernisation, extension or conversion (STP)
- Range of traditional and modern outbuildings
- Large gardens and grounds with scope for further landscaping
- Pasture extending to approximately 41 acres
- Private, secluded location yet close to an excellent road network

FARMHOUSE

Of traditional stone construction under a slate roof, the farmhouse has been improved over time with modern woodburning stoves and some double glazing to offer a comfortable, spacious family home. The property has origins believed to date back to the 17th century and many attractive, original features including Victorian floor tiles, exposed ceiling timbers and flagstone floors. The accommodation comprises three reception rooms, four bedrooms and plenty of useful storage space throughout.

Pleasant, south-facing gardens lie to the rear of the property and offer lovely views across the fields. Adjoining the farmhouse, and to either side are three useful stables and a large store, offering numerous possibilities for extending the dwelling, subject to necessary planning consent.

The accommodation briefly comprises:

Entrance Hall

Accessed directly from the farmyard. Slate flooring and wooden doors to utility room, kitchen, and reception rooms.

Utility Room

Useful storage area with concrete floor, WC and wash hand basin. Plumbing for appliances.

Kitchen 9' 8" x 8' 9" (2.95m x 2.66m)

Fitted oak unit with Belfast style sink, slate floor, and solid fuel cream Rayburn with bread oven above. Further freestanding units. Window to front overlooking the yard. Attractive exposed timbers and stone walls.

Dining Room 12' 1" x 11' 5" (3.69m x 3.49m)

Continuing from the kitchen is a welcoming, double-height dining area with similar exposed stonework and slate flooring, roof timbers and rooflight. Wooden French doors open to the yard and a wooden door leads to the pantry.

Pantry 12' 4" x 7' 10" (3.75m x 2.38m)

A useful storage room/walk-in pantry with stone walls, rooflight and slate floor.

Reception Room 17' 3" x 11' 5" (5.25m x 3.48m)

Beyond the hallway is a cosy sitting/dining room with an impressive stone fireplace housing a contemporary Keddy woodburning stove. Quarry

tilled floor and window to the rear. Exposed beams, a wooden panelled wall and doors leading to a large storage room and the inner hallway.

Storage/Utility Room 16' 10" x 5' 8" (5.12m x 1.73m)

Former dairy providing a versatile storage area. Salting slab, flagstone flooring and window to rear.

Inner Hallway

Attractive, original Victorian tiled floor, part-glazed wooden door leading to the rear garden with storm porch over, and door to sitting room. Stairs to first floor with understairs storage.

Sitting Room 15' 4" x 11' 11" (4.67m x 3.62m)

Welcoming reception room with wooden flooring and French doors to the garden. Attractive exposed stone walls and a deep stone inglenook with flagstone hearth and modern Morsø woodburning stove.

First Floor

Split landing with wooden floor.

Bedroom 11' 11" x 9' 7" (3.62 x 2.92m)

Double bedroom with wooden floor and window overlooking the rear garden.

Bedroom 15' 2" x 8' 11" (4.62 x 2.71m)

Spacious double room with painted wooden floor and window to the rear.

Family Bathroom 8' 11" x 7' 5" (2.71m x 2.25m)
Contemporary white suite comprising WC, hand basin and bath, complemented with spotlights, neutral wall tiles and wood-effect floor tiles. Separate shower enclosure with electric power shower. Window to rear.

Bedroom 11' 8" x 7' 9" (3.56m x 2.35m)
Double bedroom with built-in storage. Window to rear.

Inner Landing with windows overlooking the farmyard and views across to countryside beyond.

Master Bedroom 17' 5" x 17' 4" (5.31m x 5.29m)
Charming and spacious master bedroom with windows to front and rear and door to garden area. Neutral décor, impressive ceiling timbers, exposed stonework and wooden floor. Two rooflights.

Outside

Ty Isaf Farm is located at the end of a council-maintained tarmac road which terminates at the entrance to the farm. The property is approached across a bridge over Sor Brook which leads into the farmyard. Between the brook and the access road is a useful, accessible paddock adjoining woodland to the side. A green lane continues from the end of the no through road to join Tre Herbert Road.

To the rear of the farmhouse is a large, south-facing garden with a terrace which provides a welcoming spot to enjoy the views across the adjoining fields. The garden comprises numerous flower borders, a variety of mature shrubs and trees including quince and apple, a greenhouse and polytunnel,

and a vegetable patch. To the side of the house is a grassed area with a variety of apple trees, suitable for keeping poultry, small livestock or possibly landscaping to create additional gardens.

OUTBUILDINGS

Stable 1 13' 5" x 10' 8" (4.09m x 3.26m)

Stable 2 13' 5" x 13' 3" (4.09m x 4.03m)

Stable 3 13' 7" x 13' 0" (4.14m x 3.96m)

Adjoining the farmhouse are three stables, all with concrete floor and slate roof.

Store 17' 7" x 17' 4" (5.37m x 5.29m)

To the right of the house, with the master bedroom situated above, is a large store with brick floor and wooden double doors. To the side is a further adjoining store room. Across the farmyard is a range of outbuildings including a traditional stone cow byre with attached open-fronted store, a range of steel-framed barns and a versatile, modern agricultural building.

Traditional Stone Cow Byre 21' 7" x 16' 9" (6.57m x 5.11m)

Corrugated tin roof, concrete floor and hayloft above.

Agricultural Building 24' 11" x 18' 1" (7.60m x 5.50m)

Adjoining the byre is an open-fronted building with steel profile roof.

Modern Agricultural Building 60' 1" x 21' 11" (18.32m x 6.67m)

Steel portal-framed former cubicle shed with concrete floor, block walls and Yorkshire boarding.

Barns

To the rear of the yard is a range of steel-framed, open-sided barns with corrugated tin roof.

Barn 1 29' 4" x 14' 4" (8.96m x 4.40m)

Barn 2 29' 4" x 18' 0" (8.96m x 5.50m)

Dutch Barn 29' 4" x 19' 0" (8.96m x 5.80m)

Barn 3 29' 4" x 15' 0" (8.96m x 4.60m)

LAND

The land lies predominately to the south of the farmhouse and buildings and extends to approximately 41 acres in total. The land is permanent pasture with interspersed trees, copses and mature hedges throughout. The land adjoining Sor Brook is flat, whilst the remainder is undulating. The land is divided into a number of well-proportioned fields with both a tanked and natural water supply for livestock. The land rises to the highest part on the western edge providing spectacular and far reaching views across the valley.

DIRECTIONS

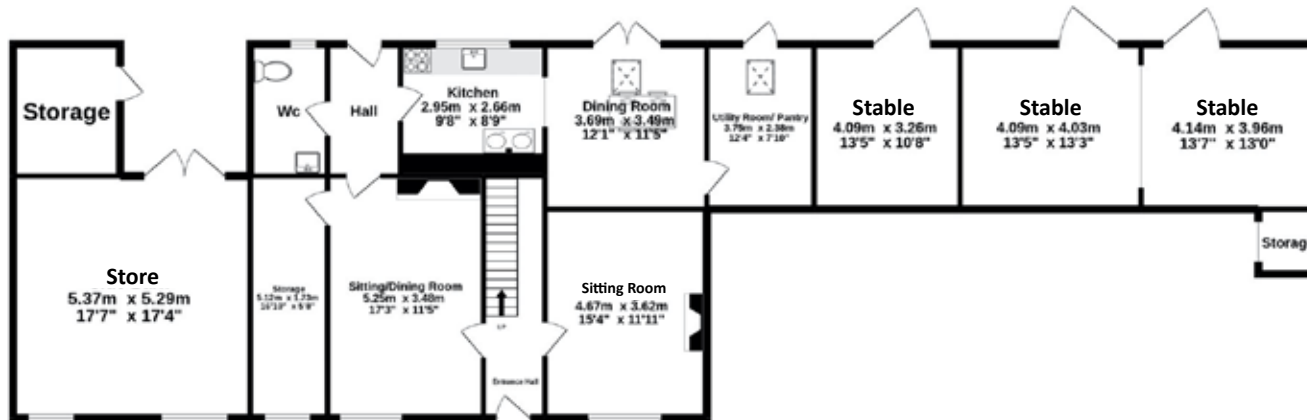
From Caerleon, head north on Usk Road for approx. 1 mile and turn left, opposite Garth (at Except For Access signs). Continue along the single-track road for approx. 1 mile and turn right just after the water treatment plant (on the left). Proceed for a further 0.7 mile and the property will be found on the right-hand side. From Usk, head south on Usk Road passing through Llangybi and past Cwrt Bleddyn Hotel. After 6 miles, turn right at Garth (at Except For Access signs) and proceed as above.

What3Words

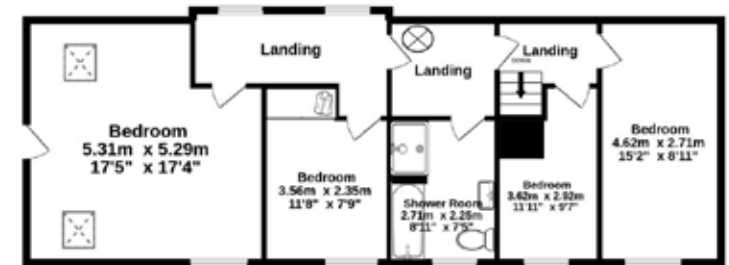
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FARMHOUSE

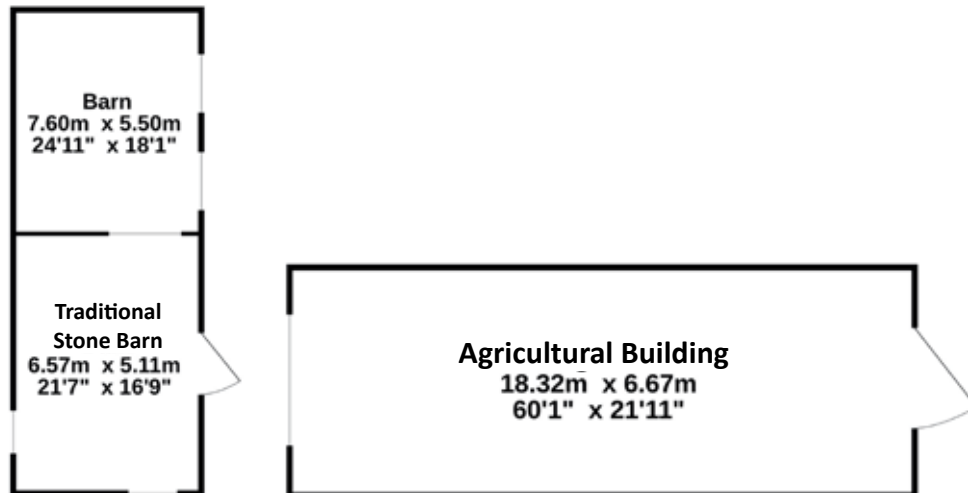
Ground Floor
170.3 sq.m. (1833 sq.ft.) approx.



1st Floor
83.7 sq.m. (901 sq.ft.) approx.



OUTBUILDINGS







TENURE

Freehold with Vacant Possession on completion.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is 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.

A footpath leads from the entrance to the farmyard over a stile and runs parallel to Sor Brook.

BOUNDARIES

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor, not the Vendor's Agent, will be responsible to define all the boundaries or the ownership thereof. Should any dispute arise as to the boundaries, or any points on the particulars or plans, or its interpretation of them, the questions shall be referred to the Vendor's Agent whose decision acting as experts will be final.

PLANS, AREAS AND SCHEDULE

These are based upon Ordnance Survey and are for reference only. The purchaser shall be deemed to

have satisfied themselves 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.

SERVICES

Mains electricity to two separate meters – one for the farmhouse and one for the farm buildings. Mains water. Solid fuel Rayburn with back boiler serving five radiators. Two modern woodburning stoves. Private sewage system (septic tank).

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in the sale particulars.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting rights, timber and minerals rights are included within the sale in so far as they are owned.

EPC RATING: F



COUNCIL TAX BAND: G

LOCAL PLANNING AUTHORITY

Monmouthshire County Council, County Hall, Rhadyr, Usk, Monmouthshire NP15 1GA

HEALTH & SAFETY

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

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

METHOD OF SALE

The property is for sale by Private Treaty.

VIEWINGS

All viewings strictly by appointment with the Agent.

SOLE SELLING AGENT

Williams Associates Chartered Surveyors
The Old School, The Bryn,
Penpergwm, Abergavenny,
Monmouthshire NP7 9AH

Tel: 01873 840726

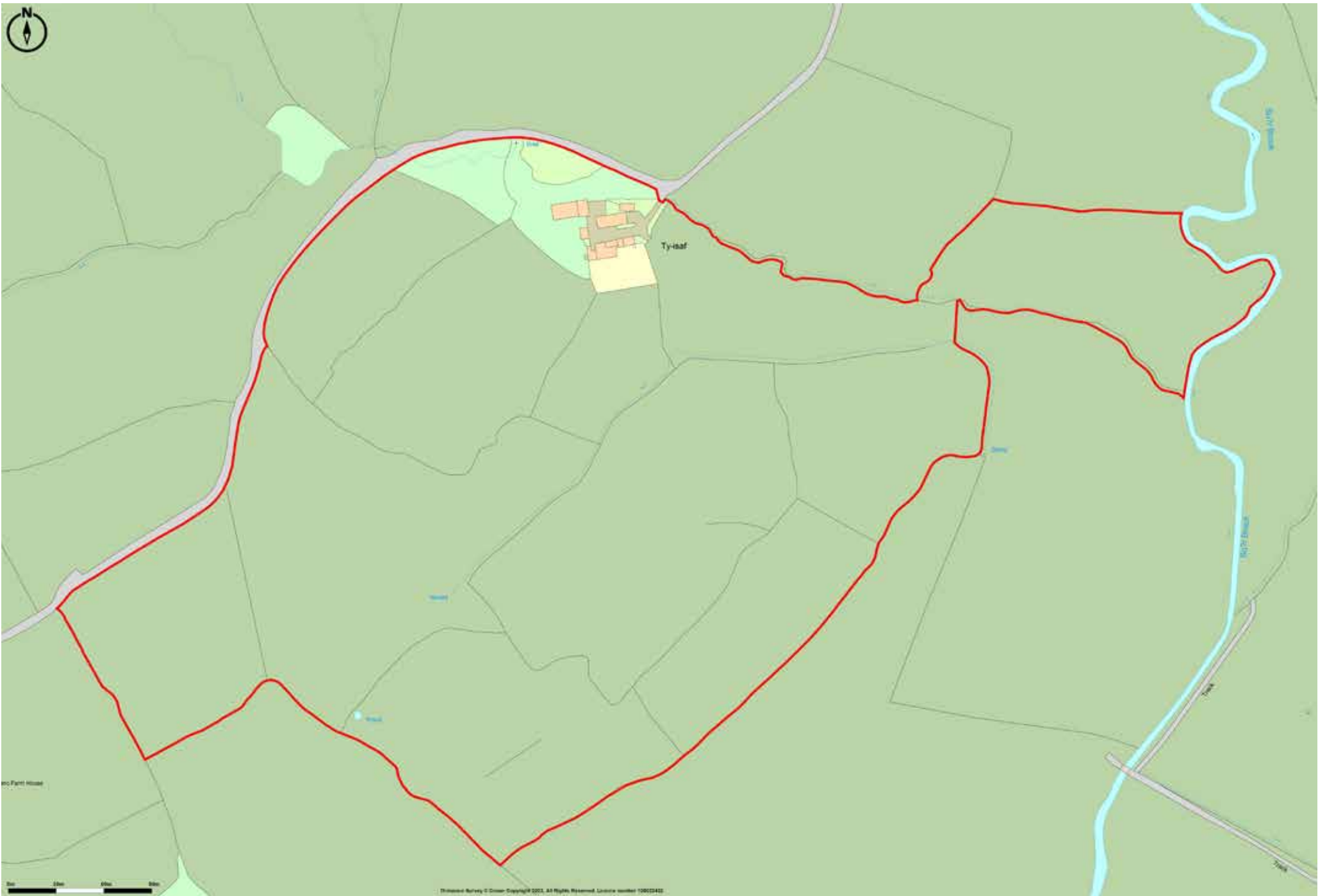
Email: info@williamsassociates.org.uk

Contact: Stephen Williams, Eifion Morgan or Jo Jones

IMPORTANT NOTICE

These particulars have been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves, by inspection or otherwise, regarding the items mentioned below and as to the contents of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption is made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all the necessary planning, building regulations, or other consents. Where any reference is made to planning permission, or potential uses, such information is given in good faith. The information in these particulars do not form part of an offer or contract and neither the Agents or their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.





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