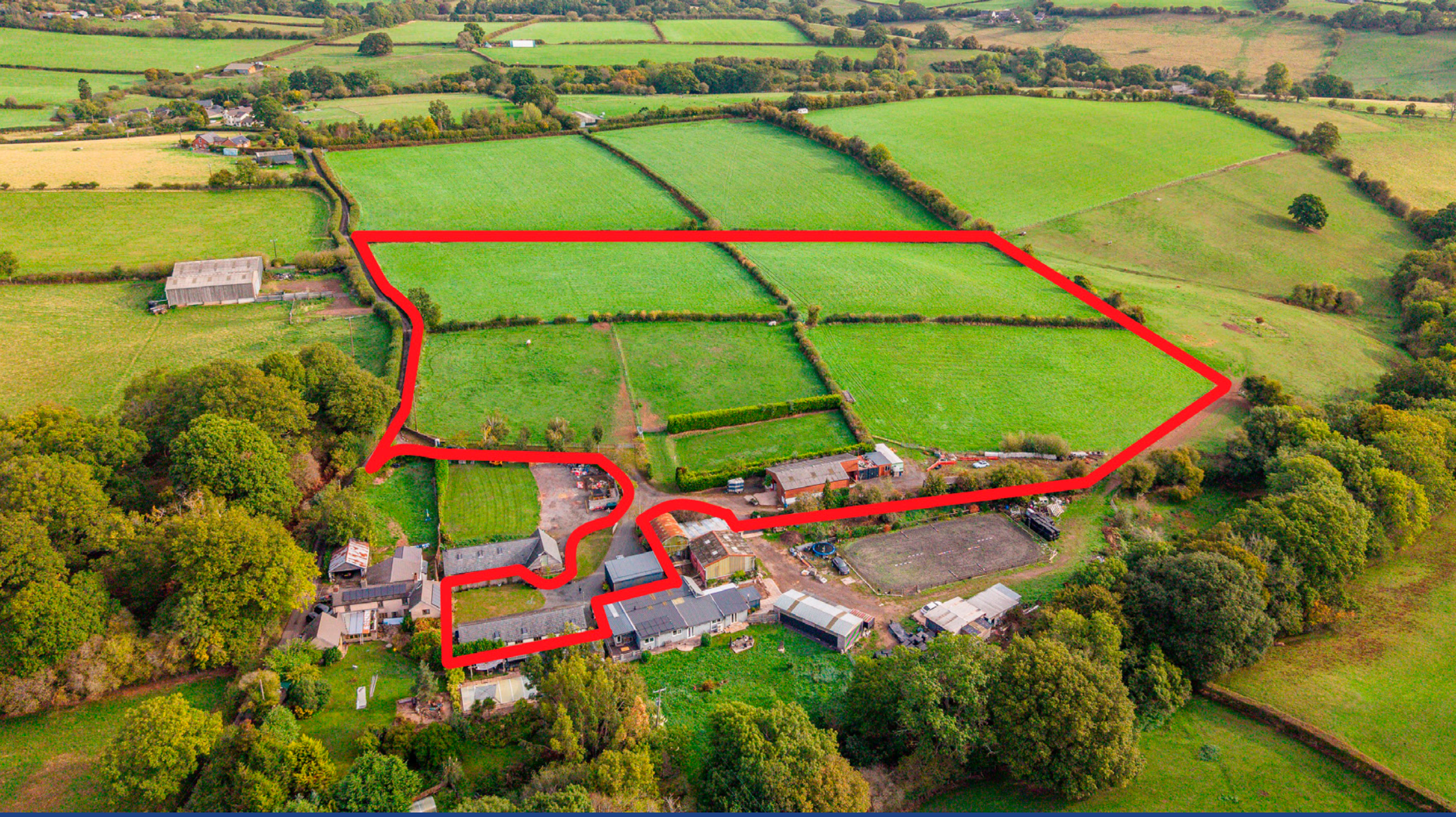


LITTLE PARK FARM

LLANVIHANGEL CRUCORNEY | ABERGAVENNY | MONMOUTHSHIRE

Powells

LITTLE PARK FARM

LLANVIHANGEL CRUCORNEY | ABERGAVENNY | NP7 8EH

LITTLE PARK FARM OFFERS AN APPEALING EQUESTRIAN SMALLHOLDING PROPERTY PACKAGE WITH A RECENTLY COMPLETED TWO-BEDROOM BARN CONVERSION, A USEFUL COLLECTION OF OUTBUILDINGS INCLUDING A STABLE BUILDING AND MOBILE HOME AND A RINGFENCED COMPARTMENT OF PASTURELAND EXTENDING TO 9.90 ACRES (4.01 HA) IN A DESIRABLE ACCESSIBLE LOCATION.

Little Park Farm is positioned on the eastern side of Great Park Road within the settlement Llanvihangel Crucorney close to the popular town of Abergavenny.

- Superb location within the popular settlement of Llanvihangel Crucorney
- Excellent connectivity to the A465 and town of Abergavenny to the west
- Recently completed spacious two-bedroom barn conversion
- Open fronted general-purpose outbuilding
- Four-bay stable building with nine loose boxes
- Mobile home and yard area
- Extensive ringfenced rectangular compartment of level to gently undulating pastureland paddocks
- Appealing to lifestyle, equestrian, agricultural and rural enterprise purchasers
- Available Freehold with Vacant Possession
- Extending as a whole to approximately 9.90 acres (4.01 ha)

DISTANCES FROM LITTLE PARK FARM

Abergavenny 6.9 miles • Raglan 12.9 miles • Crickhowell 13.4 miles
Monmouth 14.7 miles • Usk 17 miles • Hereford 20.7 miles
Newport 25.7 miles • Cardiff 36.6 miles • Bristol 55.4 miles • London 143 miles

Abergavenny Train Station 8.3 miles • Newport Train Station 25.4 miles
Bristol Parkway Station 51 miles

Cardiff Airport 50.3 miles • Bristol Airport 60.2 miles
London Heathrow Airport 129 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

Little Park Farm enjoys a desirable position a short distance west of the delightful village of Llanvihangel Crucorney which offers a primary school, village shop, garage, village hall and the popular 'The Skirrid Inn'. Llanvihangel Crucorney is also just a short drive to the bustling and vibrant market town of Abergavenny. Abergavenny is blessed with scenic views, excellent road and rail links and a wide range of services and amenities.

The market town of Abergavenny is just 6.9 miles from the property. Abergavenny is blessed with scenic views, excellent road and rail links and a wide range of services and amenities. As a popular gateway town, Abergavenny offers easy access to both the Brecon Beacons and Black Mountains. With that you get endless opportunities for 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 historic village of Raglan is just 12.9 miles away from the property. Raglan offers a number of local amenities, including Tesco Express, butchers, doctors' surgery, pharmacy, the recently reopened Raglan Golf Club and two public houses including the highly regarded Beaufort pub, hotel and restaurant and The Ship Inn. Raglan also boasts a primary school and private nursery.

Monmouth, located just 14.7 miles from the property, boasts excellent schools including Haberdashers' School Monmouth, 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.

An abundance of tourism and recreational activities exist within Monmouthshire and the wider region. Bannau Brycheiniog (The Brecon Beacons National Park) is located to the North of Abergavenny offering spectacular walking and an abundance of outdoor activities.



THE BARN CONVERSION

The property is accessed via a gated driveway from the eastern side of Great Park Road which leads down to the property with the land on the left-hand side, stables to the front and the barn conversion and parking area on the right-hand side. The residence offers a recently completed traditional barn conversion with rendered brick elevations under a pitched slate roof.

The formal front door opens directly into an extensive central sitting room with dual aspect windows to the front and rear and laminate wooden flooring. The sitting room features a feature wood burning stove which has not yet been connected.

On the left of the sitting room is the spacious open plan kitchen dining room with tiled floor, base and wall timber units, composite worktop with independent electric oven and hob with dual aspect windows to the front and side and French doors to the front opening into the courtyard area.

Accessed off the rear of the kitchen is the shower room with shower, wc, heated towel rail and wash basin and a useful utility room which is fitted with base and wall units and a metal sink. The utility also features an external door to the side.

Accessed from the far side of the sitting room is a corridor. On the left-hand side is the family bathroom with freestanding bath, wc and wash basin. Opposite the family bathroom is Bedroom 1, a double with laminate boarded floor and window to the front. At the end of the corridor is the principal bedroom, a good-sized double which could be subdivided to create an additional bedroom, with carpeted floor and dual aspect windows to the front and side.

The property benefits from mains water and electricity with oil fired central heating with radiators throughout the property. Foul drainage is to a septic tank. The septic tank is positioned within the grounds of a third-party property.

Externally the garden curtilage extends out to the front of the dwelling with a paved and part-graveled patio area for alfresco dining and a lawned garden area.

The dwelling has recently been finished and with a spacious layout provides a modern prime dwelling in a fantastic location offering an exciting prospect for any purchaser.







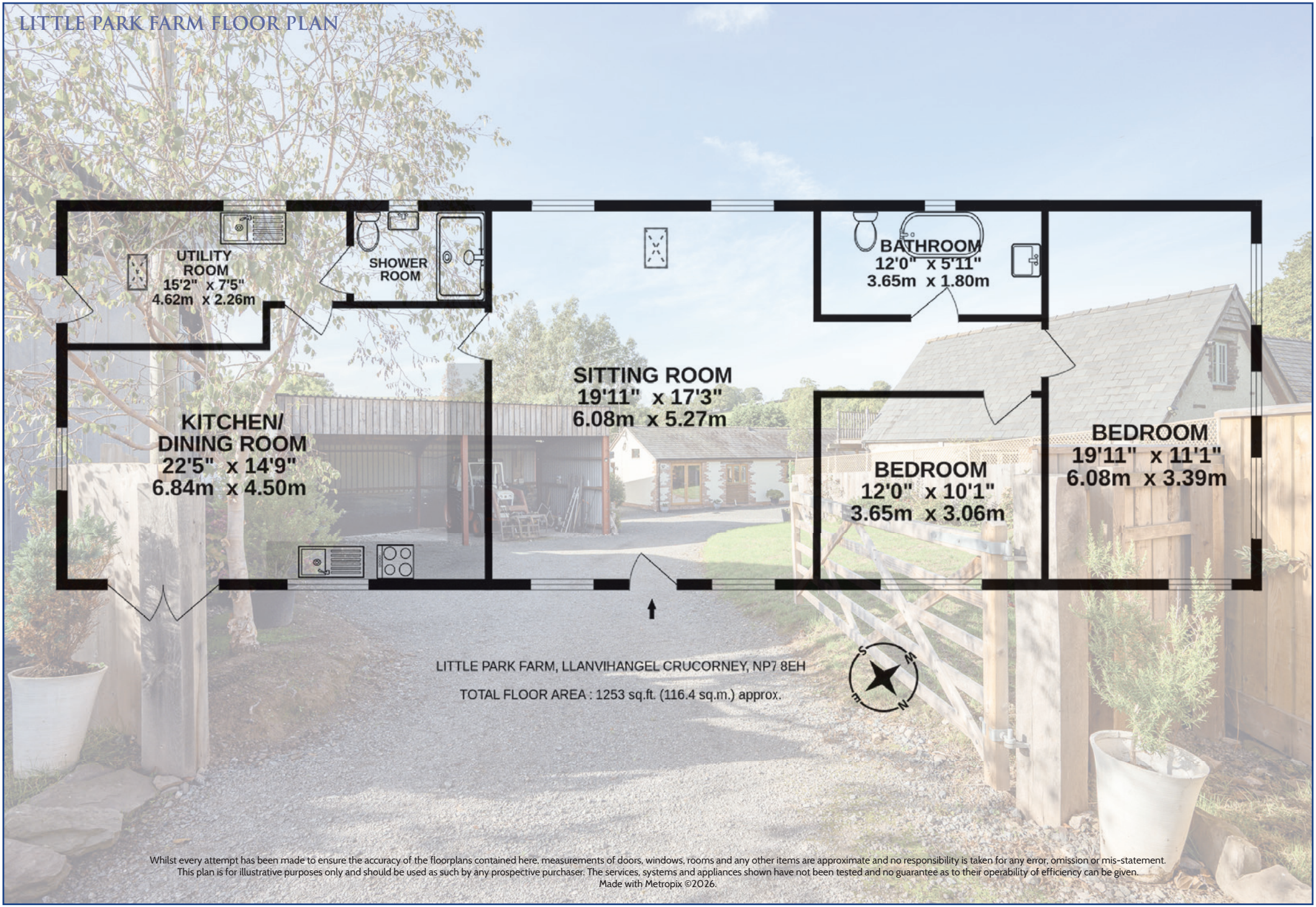








LITTLE PARK FARM FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 of efficiency can be given.
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OUTBUILDINGS, MOBILE HOME AND YARD

Positioned immediately east of the barn is a useful general purpose two-bay steel framed monopitched open fronted building with block and tin sheeted elevations under a tin sheeted roof. The drive then continues to the east and the stable building. The stable building comprises a 4-bay steel portal framed building with block and cladded elevations under a fibre cement roof with concrete floor.

Internally the stable building features nine loose boxes, a tack room with base units, metal sink and a hay loft. Directly adjacent to the stable building are two shipping containers, one of which is used as a feed store. Directly adjacent to the shipping containers is a timber-built lean-to which is attached to a two-bedroom mobile home which has been in place for over ten years.

The Stable building and mobile home are connected to mains electricity and water.

There is also planning to reconstruct a two-bay steel framed building. The steels are on site ready to be erected and are included with the sale.

All the outbuildings are in reasonable condition and could be used for a range of possible uses, subject to obtaining the necessary planning permission.

LAND

The land at Little Park Farm is all contained within one extensive rectangular compartment which extends out to the north and north-east of the buildings. The land features stock proof fenced boundaries and is set over seven rectangular level to gently undulating field enclosures and paddocks with an additional rectangular lunge area. The land is all capable of being grazed and mown for fodder. As the compartment is rectangular, with rectangular field enclosures, the larger fields could be subdivided further into paddocks. Mains water is connected.

The third party owned properties, The Bwtri and Little Park Stables benefit from a private right of way across the driveway for access to their properties.

All the land at Little Park Farm is stock-proof fenced and has been well managed with the soil being productive, freely draining slightly acid loamy soil and would provide the perfect grazing for a collection of ponies or pedigree livestock.

In total the land and property at Little Park Farm extends to approximately 9.90 acres 4.01 hectares).

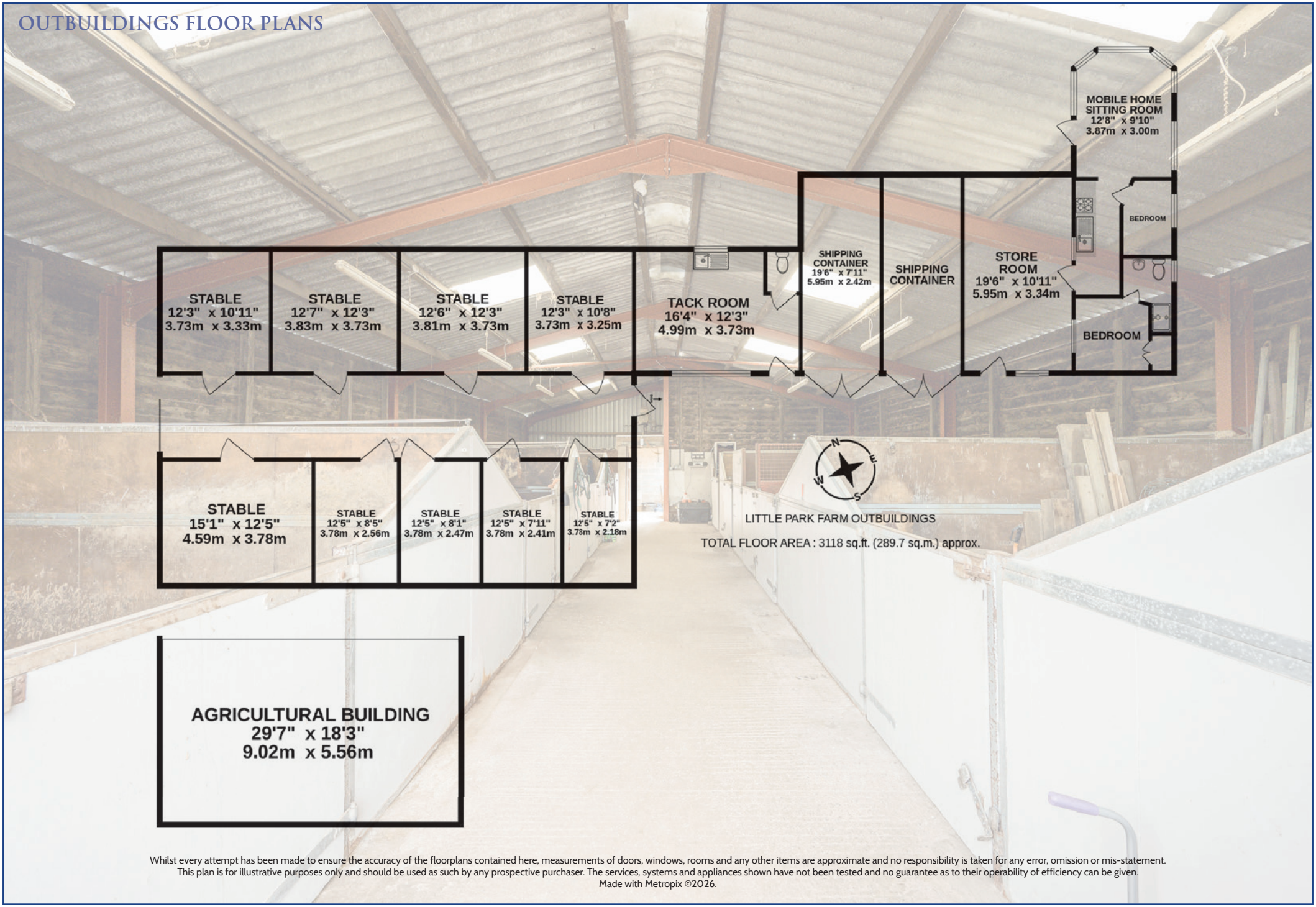
Additional land available by separate negotiation.







OUTBUILDINGS FLOOR PLANS



LITTLE PARK FARM OUTBUILDINGS

TOTAL FLOOR AREA : 3118 sq.ft. (289.7 sq.m.) approx.

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KEY INFORMATION

Services: Mains water and electricity are connected. Heating is by way of an oil fired boiler. Foul drainage is to a shared septic tank which is located within the curtilage of Little Park Stables. A third-party septic tank is positioned east of the buildings at Little Park Farm which services the property known as the Bwtri. Any interested parties are to make, and reply upon their own enquiries, regarding any utility or service connections to the site.

Wayleaves & Easements: The property is sold subject to all existing Wayleaves & Easements that may exist at the date of sale. Any interested parties are to make, and reply upon their own enquiries, regarding Wayleaves & Easements. The third-party properties The Bwtri and Little Park Stables both benefit from a right of way over the drive to access their properties (shaded blue on the sale plan).

Sale Method: Little Park Farm is available For Sale by Private Treaty. The Vendor & Selling Agents reserve the right to conclude the sale by any alternative sale method.

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.

Local Planning Authority: Monmouthshire County Council.

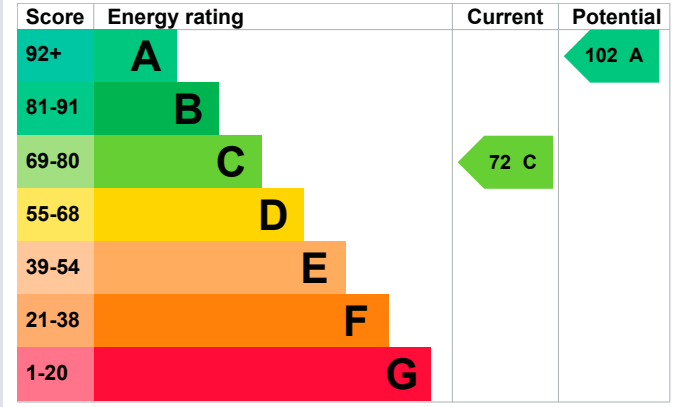
Telephone: 01633 644644.

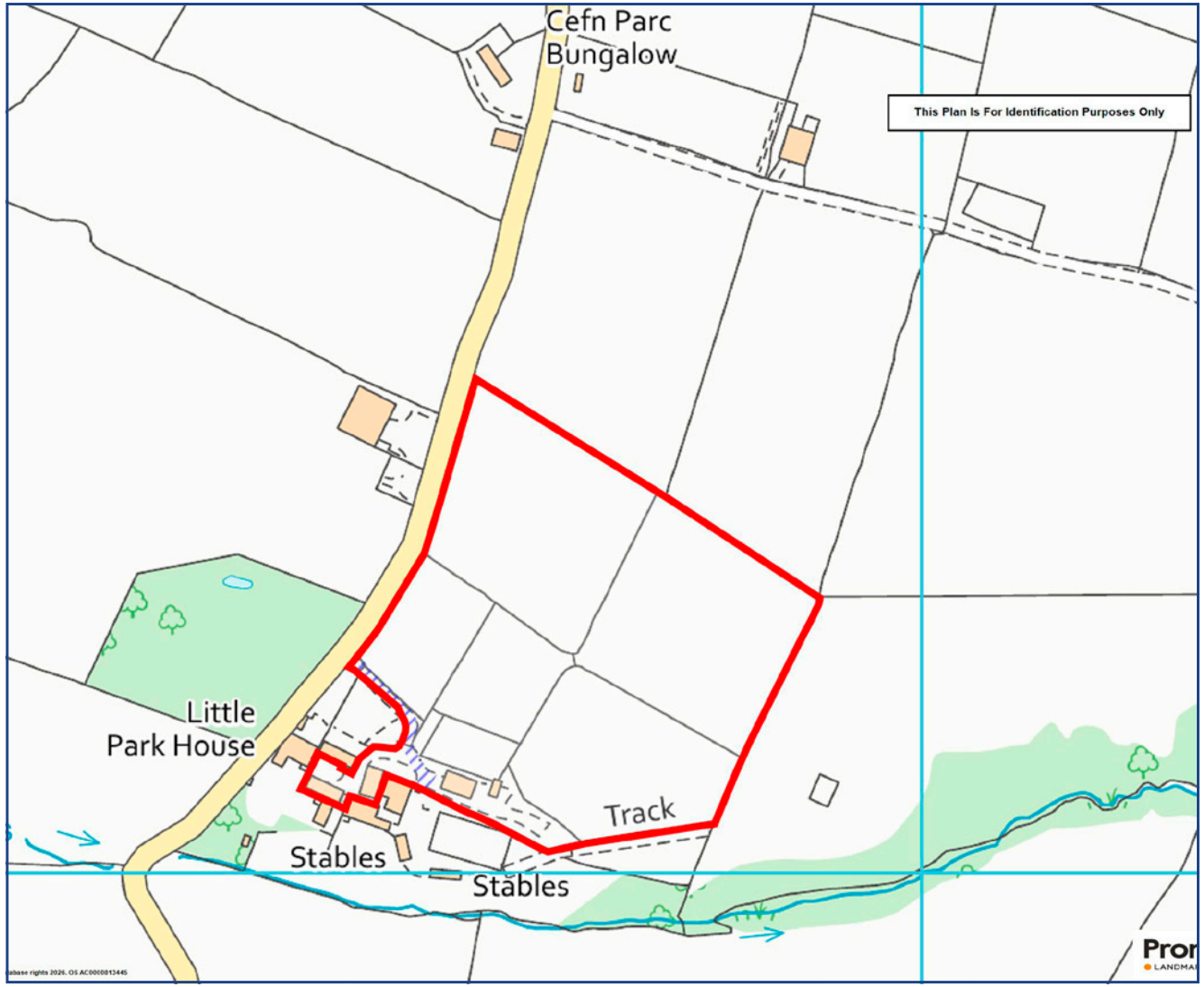
Viewings: Strictly by appointment with the selling agents.

Directions: From the A465 at Llanvihangel Crucorney. heading north, take the right-hand turn onto Grosmont Road, signposted Llangattock Lingoed/Grosmont for 1.2 miles then turn right onto Great Park Road. Proceed for 1 mile then the gates to the property will be on your left-hand side.

WHAT3WORDS: /// kings.musically.meatballs

ENERGY PERFORMANCE CERTIFICATE





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