



LOWER BAILEA FARM AND LOWER BAILEA BARN

TREGARE | MONMOUTH | MONMOUTHSHIRE

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A DETACHED 4 BEDROOM FARMHOUSE IN NEED OF MODERNISATION AND A MODERN, DETACHED 5 BEDROOM CONVERTED BARN WITH A WEALTH OF CHARACTER. SITUATED IN A SECLUDED, RURAL LOCATION AT THE END OF A LONG DRIVEWAY WITH APPROACHING 26 ACRES OF LAND AND WOODLAND. THE VILLAGE OF RAGLAN IS APPROXIMATELY 3 MILES AWAY.

- A spacious detached character farmhouse and a superb, detached converted barn •
- The properties are in a private position at the end of a half a mile long track •
 - Lower Bailea Farm is in need of modernisation •
 - Lower Bailea Barn has been converted to a high specification •
- ECO features to include solar panels and a heat exchange system •
 - Superb rural location with countryside views •
- 25.63 acres of land including approximately 11 acres of woodland •
- Just 10 minutes away from links to the A449, A465 and A40 which link with the M4 / M5 and M50 motorway networks •

Raglan 3.3 miles • Monmouth 9.5 miles • Usk 9.8 miles • Abergavenny 12.9 miles • Crickhowell 18.3 miles • Chepstow 17.2 miles • Newport 21.6 miles • Hereford 29.8 miles • Cardiff 34.1 miles • Bristol 42.0 miles • London 148.7 miles • Abergavenny Train Station 11.9 miles • Chepstow Train Station 20.9 miles • Cwmbran Train Station 24.0 miles • Hereford Train Station 23.3 miles • Bristol Parkway Train Station 37.3 miles • Cardiff Airport 47.3 miles • Bristol Airport 47.5 miles • Birmingham Airport 87.6 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

Lower Bailea Farm enjoys a desirable position just over 3 miles from the village of Raglan, not far from Raglan Castle a late medieval castle just north of the village of Raglan. Raglan offers a number of local amenities, including a Village Shop, Butchers, Doctors Surgery, Pharmacy, Post Office, Public Houses and the highly regarded Beaufort Hotel & Brasserie. Raglan also benefits from a Primary School. There are good connections to the main road network with the historic border town of Monmouth being approximately 9 miles away and Chepstow and The Severn Bridge being approximately 17 miles away.

Monmouth and the surrounding areas boast excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, a variety of primary schools and the recently rebuilt state of the art Monmouth Comprehensive School. 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 facilities. An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away and Brecon Beacons National Park located to the north of Abergavenny.

Usk, located just 9.8 miles away offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgeries and vets. The romantic ruin of Usk Castle is located near the town centre. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk.





LOWER BAILEA FARM

Lower Bailea Farm is a property with a wealth of character and charm in need of modernisation throughout. Step inside the entrance hall with plenty of space for storing coats and shoes. A door from here opens into the inner hallway leading to the utility room and cloakroom. The utility room has a range of base and wall units, a stainless steel sink with twin draining boards, a shower and space for a washing machine.

The inner hallway expands creating an area currently used for storage. From here enter the kitchen. The kitchen has a range of rustic base and wall units, double stainless steel sinks and double draining boards underneath the kitchen window. Pleasant views can be appreciated from here. There is space for a range style cooker, fridge freezer and a breakfast table. In the corner of the room is a walk-in larder.

The main feature of the dining room is a stone fireplace and woodburning stove, the stove is plumbed into the central heating system. A window looks into the conservatory.

A UPVC conservatory with polycarbonate roof measuring 28ft runs across the length of the house. It has French doors opening out to the garden.

Completing the ground floor is a sitting room with a feature stone fireplace and a picture window overlooking the side garden.

Upstairs there are 4 bedrooms all having a pleasant outlook across the gardens and grounds and a family bathroom.



OUTSIDE

The driveway leading to the properties is approximately half a mile long and passes through a farmyard belonging to the neighbouring property. At the entrance to the properties is ample off-road parking for many vehicles, a portable cabin, used as a workshop with power and water and a shed.

To the rear of Lower Bailea Barn is a large vegetable produce area, a 6 bay goat shed, a greenhouse, a tool shed and a chicken run with fruiting trees to include apple and plum. Within the garden of Lower Bailea Barn is a wood store, lock-up and an open-sided tractor store. Both properties have well stocked, established pretty gardens surrounding them.

Close to the parking area are 5 dog enclosures with a shed in each utilised as kennels. Each has a water supply. Next to the enclosures is an orchard with fruiting trees to include apple and damson.

There are 5 fields in total, divided into 5 large and 3 smaller grazing areas, along with approximately 11 acres of woodland bordering a stream. Each field has a water supply and stock proof fencing. The fields, woodland, and garden in total approach 26 acres.





LOWER BAILEA BARN

Lower Bailea Barn conversion was completed in 2016. It was designed to be an economical spacious dwelling that can easily be split into two smaller dwellings if required. The property was also developed to accommodate less able persons by adding a stone ramp into the property for easier access along with a ground floor shower room. Character features can be found throughout and include exposed stone walls, ceiling beams and arrow slit windows.

The main entrance has doors leading to the kitchen, ground floor shower room, utility room and stairs leading up to the first floor. The kitchen has a range of rustic wooden units with teak work surfaces. A large Belfast sink is perfectly placed under the kitchen window and pleasant views of the land and garden can be appreciated at the side and rear aspects. There is space for a breakfast table, range style cooker and fridge freezer, the dishwasher is integral.

The utility room has a range of base units space for a washing machine, a Belfast sink. A door from the utility room leads to the workshop. The workshop can be independently access from the front courtyard. Although the current owners have chosen to use this room as a workshop it is a versatile space that could be used as a work from home office, therapy room, boot room or music room, the options are endless.

The ground floor shower room has a white suite to include a shower cubicle, wash hand basin and w.c.

The hub of the home is the main sitting and formal dining area, an extremely bright and airy room located in the centre of the barn. Glazed French doors allow light to flood in through the front and rear aspects. In the corner of the room is a large woodburning stove that is plumbed into the central heating system.

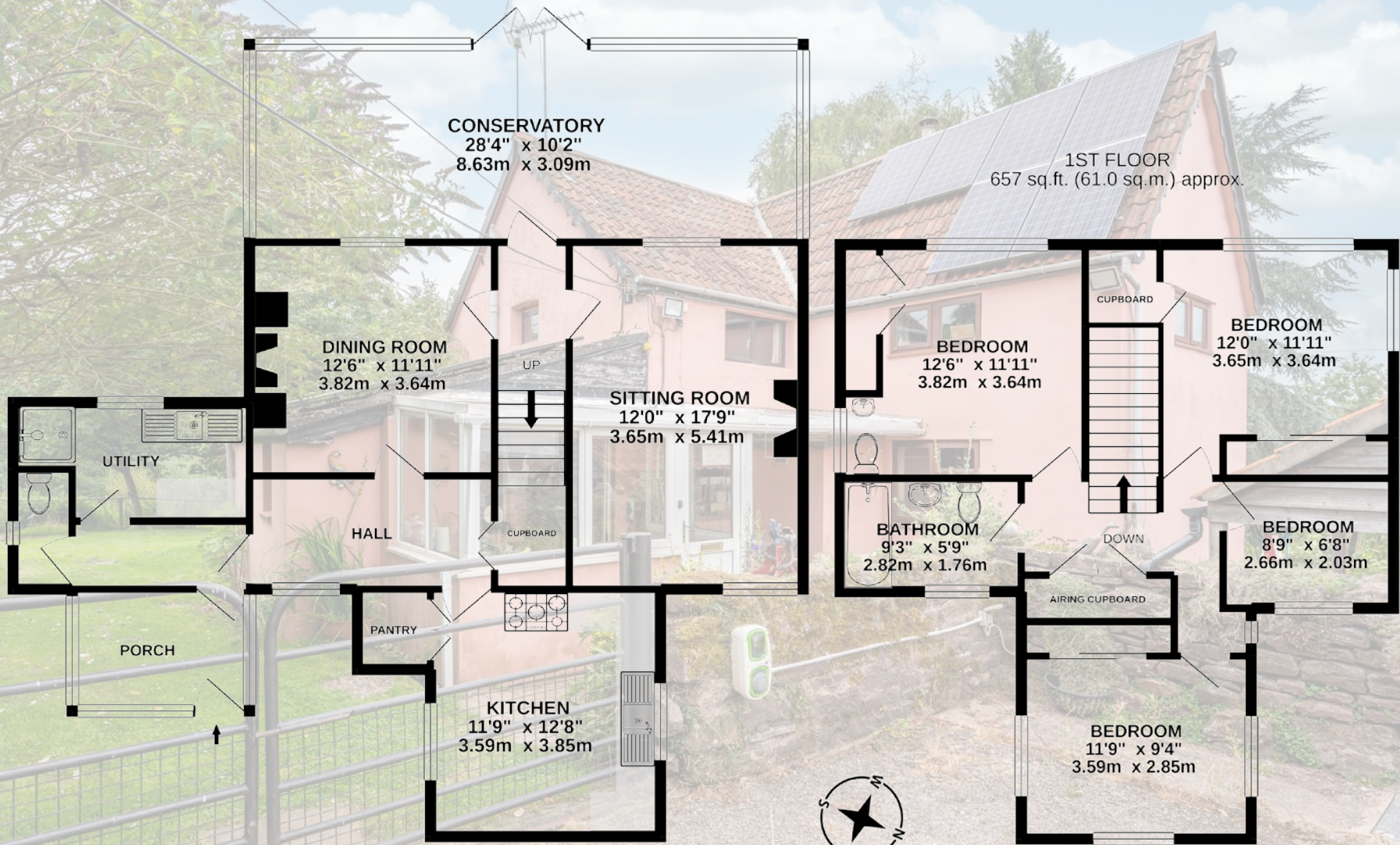
Internal double doors open into the snug. Views of the vegetable garden can be appreciated from this room. Next to the staircase is a cloakroom. Internal glazed doors from the snug open into the study. The study can be access independently from the front courtyard via a stone ramp.

A staircase from the snug leads up to the first floor. There are 5 double bedrooms in total. The principal bedroom has an en-suite shower room and there are 2 further bathrooms.

FLOORPLAN

GROUND FLOOR
1109 sq.ft. (103.0 sq.m.) approx.

1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.

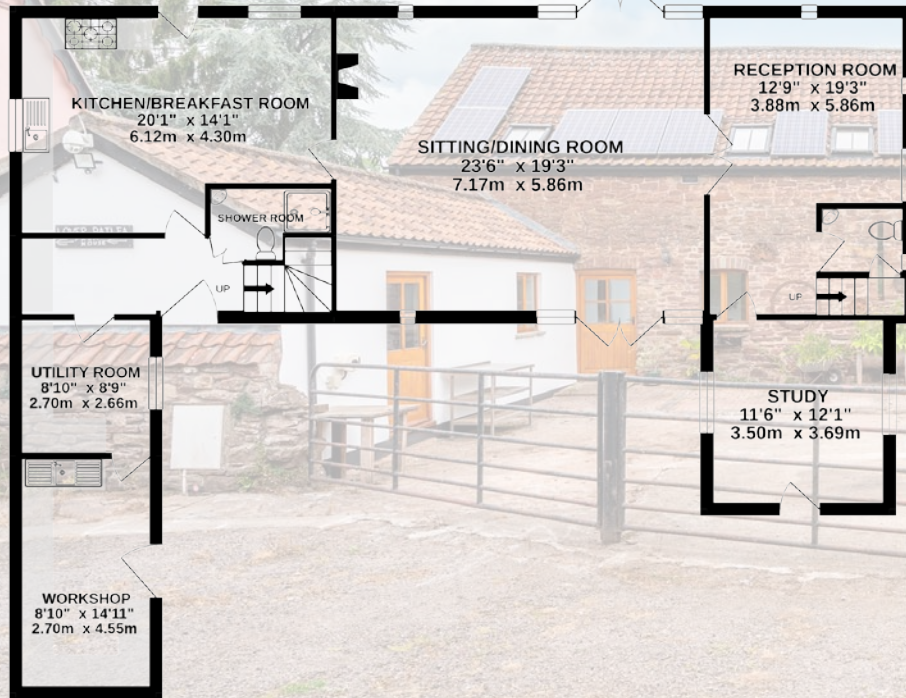


TOTAL FLOOR AREA : 1766 sq.ft. (164.1 sq.m.) approx.

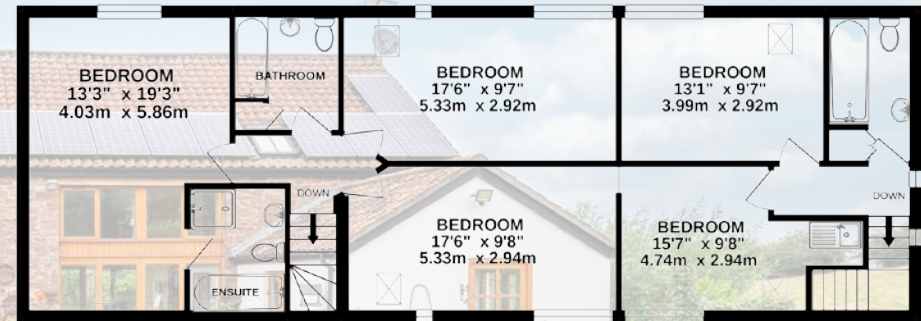
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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FLOORPLAN

GROUND FLOOR
1426 sq.ft. (132.5 sq.m.) approx.



1ST FLOOR
1083 sq.ft. (100.6 sq.m.) approx.



TOTAL FLOOR AREA : 2509 sq.ft. (233.1 sq.m.) approx.

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KEY INFORMATION

Agents Note: Lower Bailea Farm and Lower Bailea Barn have solar panels. The benefits of these will be passed to the new owners.

Services: Lower Bailea Farm and Lower Bailea Barn have mains electricity, oil fired central heating. Private water and Private drainage

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

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.

Council Tax: Band G for Lower Bailea Farm and Band H for Lower Bailea Barn.

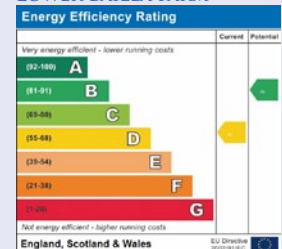
Local Authority: Monmouthshire County Council.

Viewings: Strictly by appointment with the selling agents

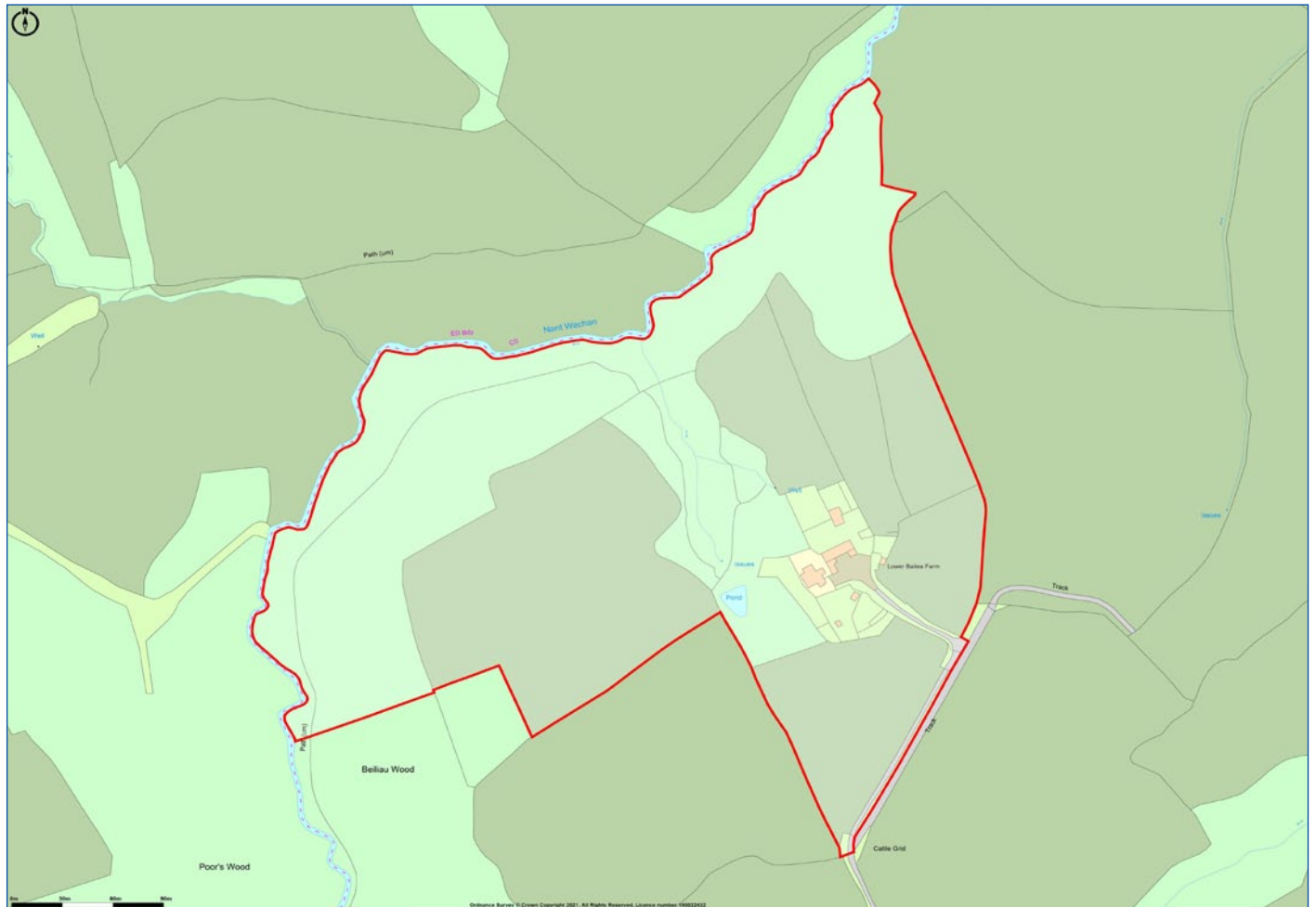
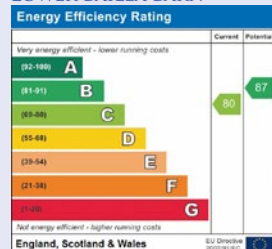
Directions: From Raglan Castle exit the A40 signposted Abergavenny, Raglan and Mitchel Troy. Exit onto Groesenon Road and immediately exit left signposted Tregare. Stay on this road until you reach the T junction. Turn right and then left. Stay on this lane until you reach the grass triangle. Stay left at the grass triangle and keep going until you reach the fork in the road. Take the right fork and after a short distance you will see the entrance to the property on the right.

Postcode: NP25 4DU

LOWER BAILEA FARM



LOWER BAILEA BARN



Powells Chartered Surveyors Land & Estate Agents

Singleton Court Business Park
Monmouth
NP25 5JA

Telephone: 01600 714140
Email: enquiries@powellsrural.co.uk
www.powellsrural.co.uk

IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a information is correct. 4. VAT: The VAT position relating to the property may change without notice.

Particulars prepared September 2021.