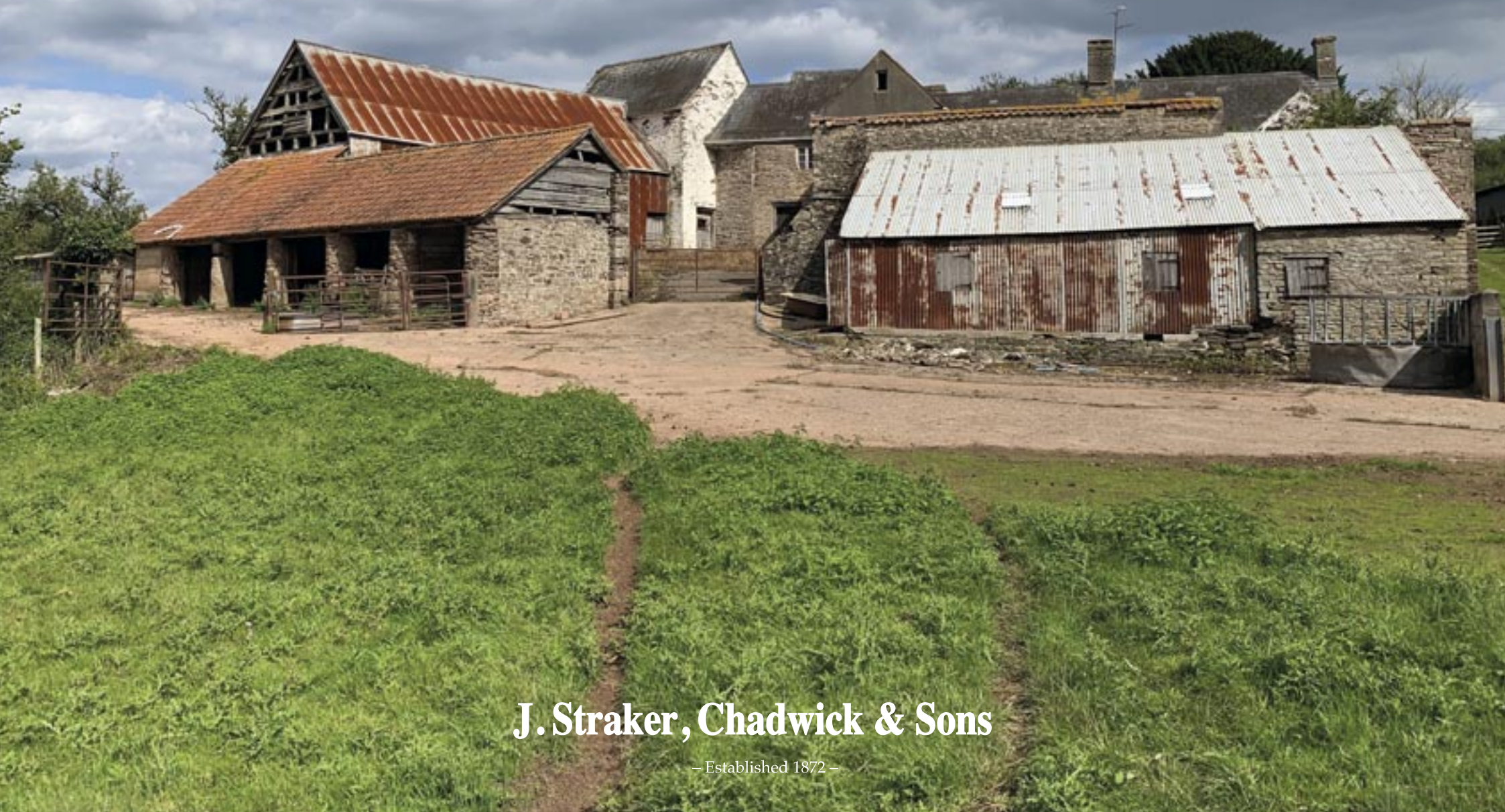


LOWER TALYFAN FARM

Dingestow, Monmouthshire, NP25 4BG



J. Straker, Chadwick & Sons

– Established 1872 –



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J Straker Chadwick & Sons are delighted to offer Lower Talyfan Farm on the open market for the first time since 1954. A rare opportunity to acquire an historic and unspoilt holding with significant agricultural, residential or commercial appeal (subject to any necessary consents).

Lower Talyfan Farm is situated between Raglan and Monmouth with access off the B4293 Mitchel Troy to Monmouth road, and adjacent to the A40 Dual Carriageway. It is approached over a short distance of shared private road, which also serves a neighbouring farm.

This traditional and largely unimproved Monmouthshire farm comprises a substantial (Grade II) Listed farmhouse & farmbuildings, now in need of sympathetic total renovation, together with more modern farmbuildings and some 110.07 acres of agricultural land.

The land lies mainly in one block, adjacent to the Dual Carriageway, but with a further block situated between the above road and the B4293.

Lower Talyfan is offered for sale as a whole, or in up to 4 lots, by informal tender.



THE FARMHOUSE

Understood to have late fifteenth/early sixteenth century origins, as a cruck-framed 3 unit hall-house, later enlarged with seventeenth/eighteenth century additions and with numerous internal/external features of note.

Open Storm Porch leads to ...

ENTRANCE HALL

with tiled floor, exposed beams to ceiling & uprights, doors off to ...

KITCHEN

(irregular shape), 16'(4.89) x 15'10(4.83), note max



measurements. Aspects to front & rear. Solid fuel Rayburn, electric cooker point, tiled floor, understairs cupboard, door through to ...

REAR PASSAGE

with door to outside and door to ...

PANTRY

18'4(5.6) x 11'8(3.57), salting slab, flagstone floor.

Rear Staircase with 3 rooms off on 2 upper floors.

From Entrance Hall massive oak door with carved door head leads to ...

STORE

with old fireplace, cobbled floor, door to outside.

REAR HALL

with door to outside, flagstone floor, door to ...

COAL HOUSE

with shaped doorhead.

From Main Hall further door leads to ...

SITTING ROOM

14'(4.25) x 17'9(5.4), aspects to front & rear, fine beamed ceiling, massive stone lintel over fireplace (now filled in). Door to Pantry at side of fireplace with original shelves, built in wall cupboard, 2 electric night storage heaters, door through to ...



FURTHER HALLWAY

with door to outside front and to ...

ROOM

16'(4.92) x 17'2(5.24), aspect to front & rear, fireplace, beams, note: (dangerous floor).

From Hall to ...

FRONT STAIRS

with aspect to rear and access to ...

FIRST FLOOR**LANDING**

with doors to ...

BEDROOM 1

16'5(5.01) x 17'8(5.39), aspect to front, fireplace, evidence of cruck beams.

From Main Entrance Hall the main stairs with circular wooden steps lead to the ...

LANDING

with beamed ceiling & carved doorheads, leading to ...

BEDROOM 2

10'2(3.1) x 11'2(3.4), aspect to rear and possibly one mullioned window, now blocked up.

BEDROOM 3

18'(5.48) x 13'9(4.90), aspect to front, wide planked floor, exposed cruck beams.

Small rear Passage with door to ...

BEDROOM 4

16'4(4.98) x 12'7(3.83), aspects to front & rear, beams, planked floor, built-in Cupboard.

BATHROOM

7'3(2.22) x 11'(3.36), bath, wash hand basin, low level w.c., aspect to front, Airing cupboard with water tank.

Further door from Landing to ...

ATTIC SPACE

An extensive space. (note: some parts not inspected due to poor/dangerous access).

OUTSIDE

The extensive farmbuildings are also of considerable merit.

SMALL CONCRETE YARD

with access from the Rear Hall to ...

OUTHOUSE

10'2(3.11) x 9'2(2.80).

Steps down to ...

OPEN YARD

with

2 FORMER PIGS COTS

now with clay tile roof (collapsing)

ADJACENT COW SHED

stone & timber, with ties, etc

FURTHER LEAN-TO COW SHED

at rear.

**OUTHOUSE**

Granary over with adjoining ...

CIDER HOUSE

complete with cider mill & press, cobble floor, granary over.

HAY BARN

with cart door & central passage and ...

LEAN-TO

to rear.

COW SHED

On lower yard, with circular stone supports, clay tiled roof, enclosed stable to end.

FURTHER LEAN-TO STORE

on Orchard side, with GI roof & sides.

LOWER CONCRETE YARD**SMALL DETACHED BARN**

now with slate & GI roof, timber & GI clad.

ENCLOSED MACHINERY SHED

of modern construction, approx. 45'x35', blocked walls & part GI clad, 3 pairs of sheeted doors.

OLD STABLES

Stone built, GI clad sides, 2 doors, GI roof, cruck frame.

ENGINE HOUSE

(lean-to to side of house)

GENERAL PURPOSE BUILDING

approx. 60' x 90' overall, central part with two lean-to's, 3 double doors each end, part concrete floor, open yard beyond.

SERVICES

Mains electricity (currently disconnected), private water supply to house and buildings. Mains water is not currently connected but understood to be available nearby, prospective purchasers should make enquiries.

EPC RATING - Exempt**THE LAND**

In total the property extends to some 110.07 acres or thereabouts. The majority of the land lies to the South of the Dual Carriageway, with a further block to the Northern side. The land is all currently in permanent pasture with a number of areas of woodland/rough grazing.

**TENURE**

Freehold with vacant possession upon completion.

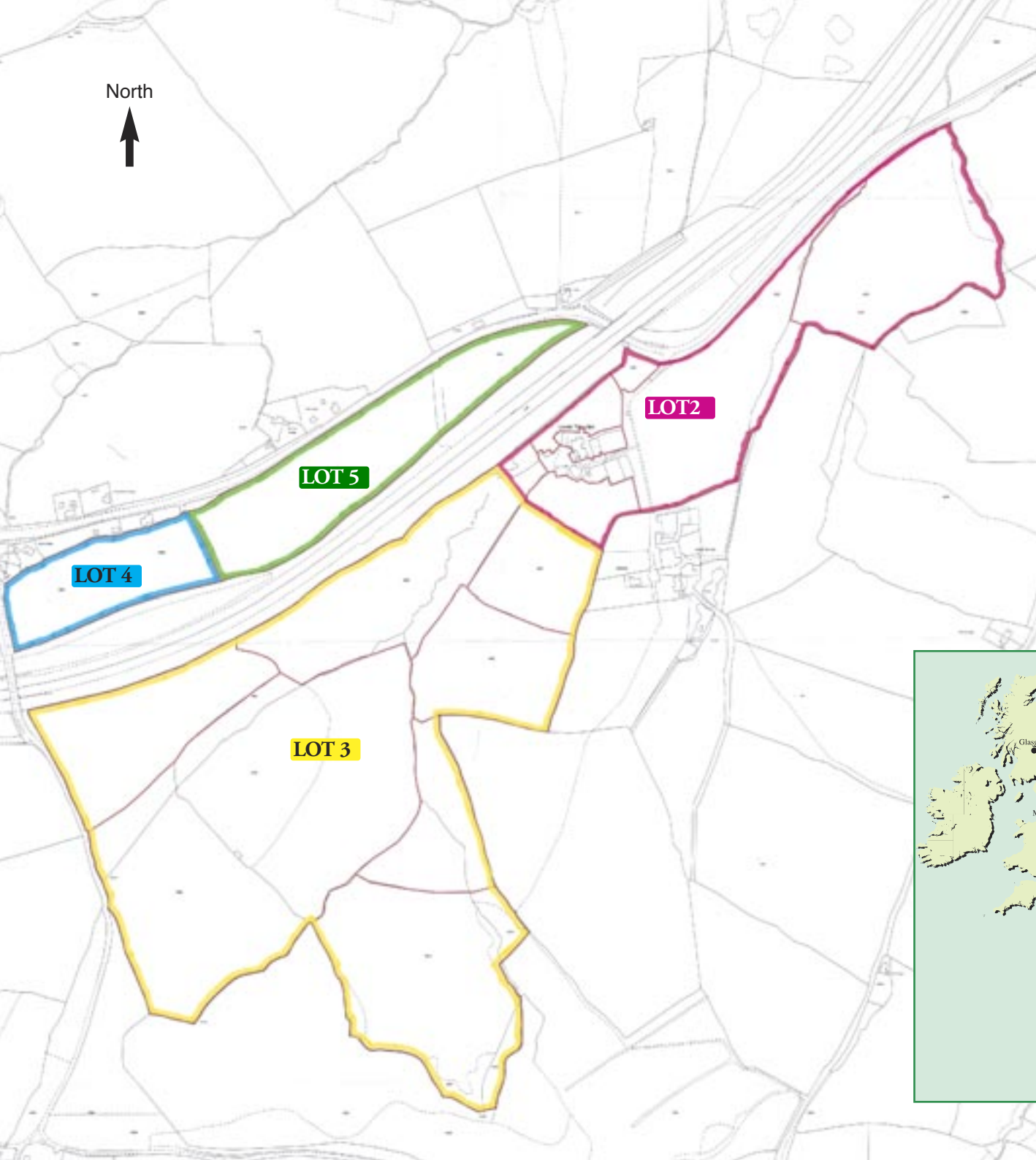
RIGHTS OF WAY & EASEMENTS

The Property is sold subject to, and with the benefit of all existing rights of way, whether public or private, including 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 waste, 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 Authority.

WAYLEAVES

The property will be sold subject to and with the benefit of all wayleaves & easements whether they are specifically referred to in these particulars or not.

North



LOTING / SALE PROCESS

Offers are invited by Informal Tender (closing FRIDAY 1ST JULY, 12 noon) for The Whole or in up to Four individual lots as set out below:

Please contact the office for tender forms.

LOT 1 – The Whole

Guide Price: £1,000,000 - £1,500,000.

LOT2 - The House, Buildings & 24.11 acres or thereabouts.

Guide Price: In excess of £500,000.

LOT 3 - Land, 68.20 acres or thereabouts, and small field barn.

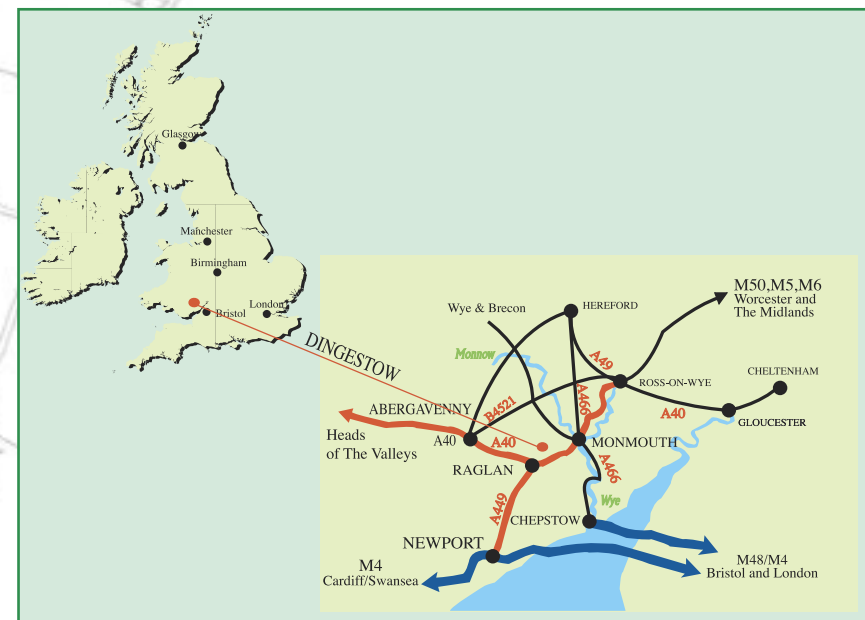
Guide Price: In excess of £450,000. NOTE: If purchased separately, access will be from the Penyclawdd lane only.

LOT 4 - Land, 5.66 acres, or thereabouts

Guide Price: In excess of £50,000.

LOT 5 - Land, 10.75 acres, or thereabouts

Guide Price: In excess of £75,000.





VIEWING

By appointment with the Agents please.

J. Straker Chadwick & Son
The Auction Rooms
Tiverton Place

Abergavenny
Monmouthshire. NP7 5PN

Tel:- 01873 852624

Email: lyndon@strakerchadwick.co.uk

NOTE - due to the condition of some parts of the buildings extreme caution is required whilst on site.

LOCAL AUTHORITY

Monmouthshire County
Council, County Hall, The
Rhadyr, Usk. NP15 1GA
Tel: 01633 644644

VENDOR'S SOLICITORS

Morgans
Lion St,
Abergavenny
Monmouthshire. NP7 5PE

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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