

TREGRUG FARM

LLANGYBI • USK • NP15 1NJ



R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

TREGRUG FARM

LLANGYBI • USK • NP15 1NJ

MONMOUTHSHIRE

Usk 2.5 miles. Caerleon 6 miles. M4 Motorway 8 miles.

AN ATTRACTIVE COMMERCIAL FARM

5 Bedroom Grade II Farmhouse
Extensive Range of Farmbuildings

Approximately 278 acres

Level Pasture Land in a ring fence with frontage to River
Usk

FOR SALE BY PRIVATE TREATY



PROPERTY SUMMARY

- Attractive Mixed Farm
- Unspoilt location close to the village of Llangybi
- Property within easy access of M4 Motorway
- Listed Grade II 5 Bedroom Farmhouse
- Extensive Range of Farmbuildings
- 278 Acres level Pasture Land in a ring fence.

SITUATION

Tregrug Farm occupies a convenient location on the outskirts of the village of Llangybi in Monmouthshire. The farm lies about 2.5 miles south of the town of Usk with the Roman Town of Caerleon being 6 miles distant. Both Usk and Caerleon provide a useful range of amenities with more extensive shopping, recreational and educational facilities being available at Newport (10 miles) and Monmouth (15 miles) miles.

The farm is most conveniently situated within 8 miles of the M4 Motorway (Junction 24) which ensures excellent road communications throughout the United Kingdom.

DIRECTIONS

From Usk take the Caerleon road for about 2.3 miles and Tregrug Farm will be found on the left hand side of the road before entering the village of Llangybi.

POST CODE

NP15 1NJ.

TENURE

The property is freehold and offered with vacant possession upon completion.





SERVICES

Electricity: Mains electricity is connected to homestead.

Water: Mains water is connected to the property.

Drainage: Drainage is to a private disposal system.

Central Heating: Oil fired Central Heating system to the farmhouse.

LOCAL AUTHORITY

Monmouthshire County Council

COUNCIL TAX

Farmhouse Band F.

FIXTURES AND FITTINGS

Only fixtures and fittings mentioned in these particulars are include with the sale of the freehold. Any others are expressly excluded.

RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders etc, as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

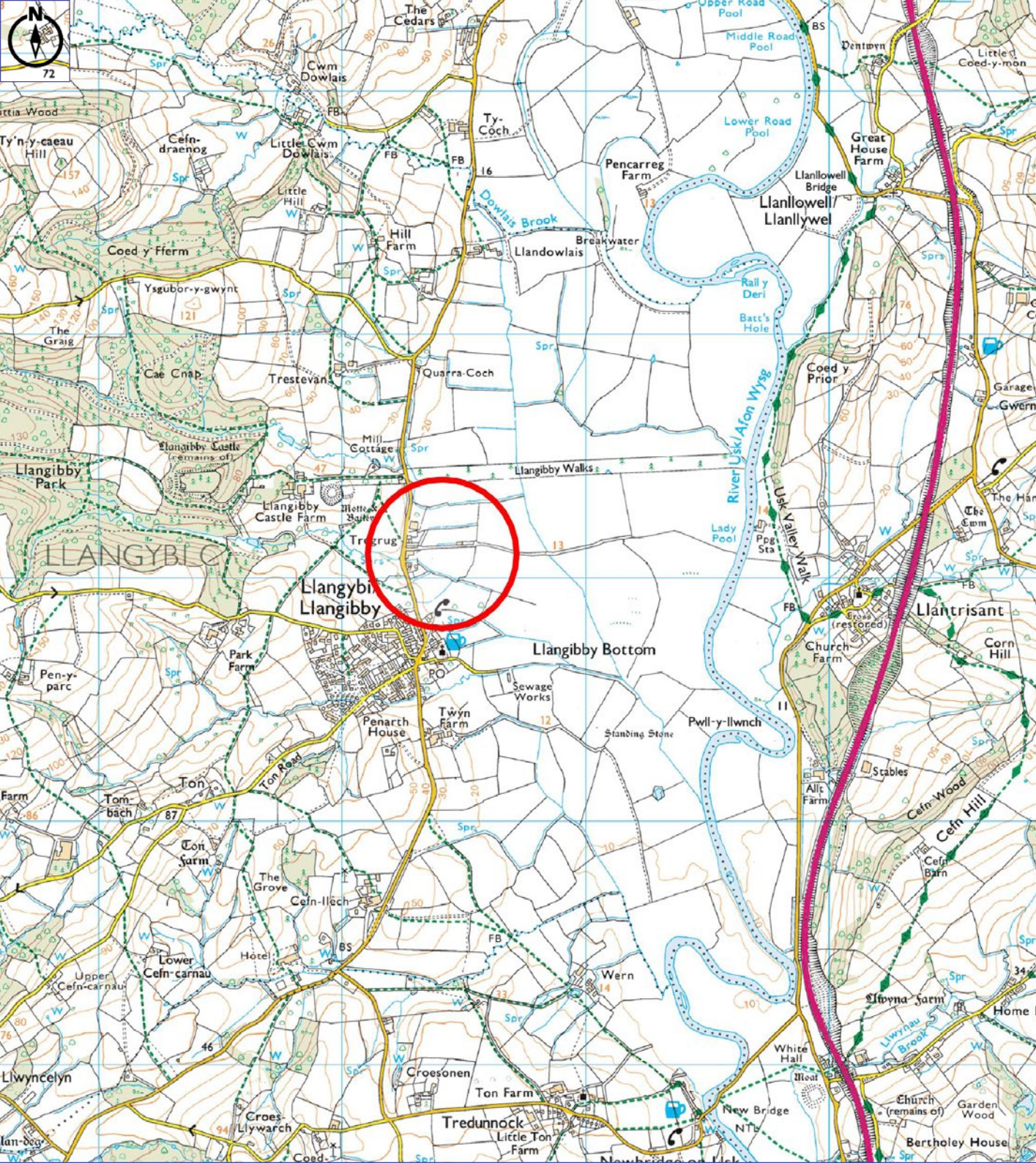
PLANS, AREAS AND SCHEDULES

These are based on the most recent Ordnance Survey Promap Series. The purchasers shall be deemed to have satisfied themselves as the boundaries and the area of the land. Any error or mis statement shall not annul the sale or entitle any party to compensation whatsoever.

VENDORS SOLICITORS

RDP Law, Priory Drive, Langstone, Newport, NP18 2HJ.

Tel: 01633 413500.



VIEWING

Viewing is by appointment with the agents – RG and RB Williams. Tel: 01989 567233.

Email: info@rgandrwilliams.co.uk

THE FARMHOUSE

The farmhouse is offered over a private entrance drive leading off an unclassified council road. The residence is listed Grade II and contains a wealth of period features.

The property is principally constructed of rendered stone elevations under a slated roof.

The spacious, well appointed accommodation includes 5 Bedrooms and 2 Attic Rooms.

THE FARMBUILDINGS

The farmbuildings are conveniently situated to the farmhouse and were originally used for dairy production. They have good access and comprise:

7 bay triple span steel; concrete block; fibrous cement Covered Yard (105' x 100') incorporating cubicle house; former dairy and milking parlour with 2 Lean Tos.

5 bay steel and corrugated iron Dutch Barn (75' x 22').

4 bay timber and corrugated iron Machinery Store.

THE LAND

The land is contained within a ring fence and has good roadside frontage. It also has extensive frontage on the eastern boundary to the River Usk.

The soil is a deep alluvial loam which is renowned for its productive capacity. At present all of the land is in pasture but certain fields have been used for potato production in the past.

The whole extends to some 278 Acres.

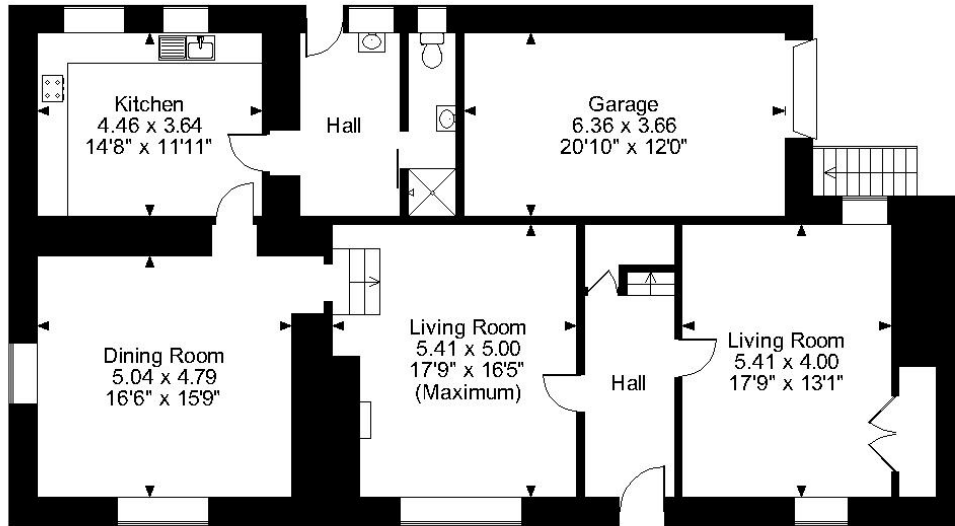
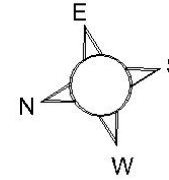
Tregrug Farm, Llanybi, Usk, Monmouthshire

Approximate Gross Internal Area

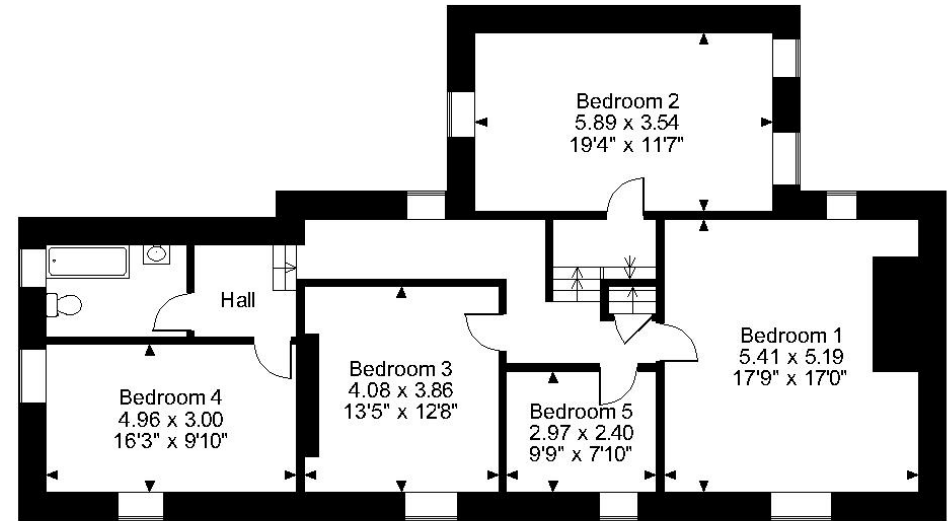
Main House = 3220 Sq Ft/299 Sq M

Garage = 249 Sq Ft/23 Sq M

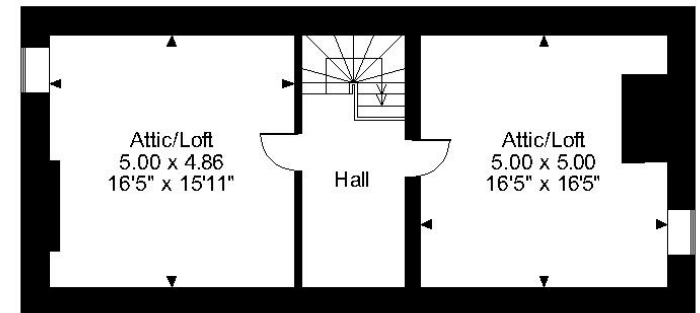
Total = 3469 Sq Ft/322 Sq M



Ground Floor



First Floor

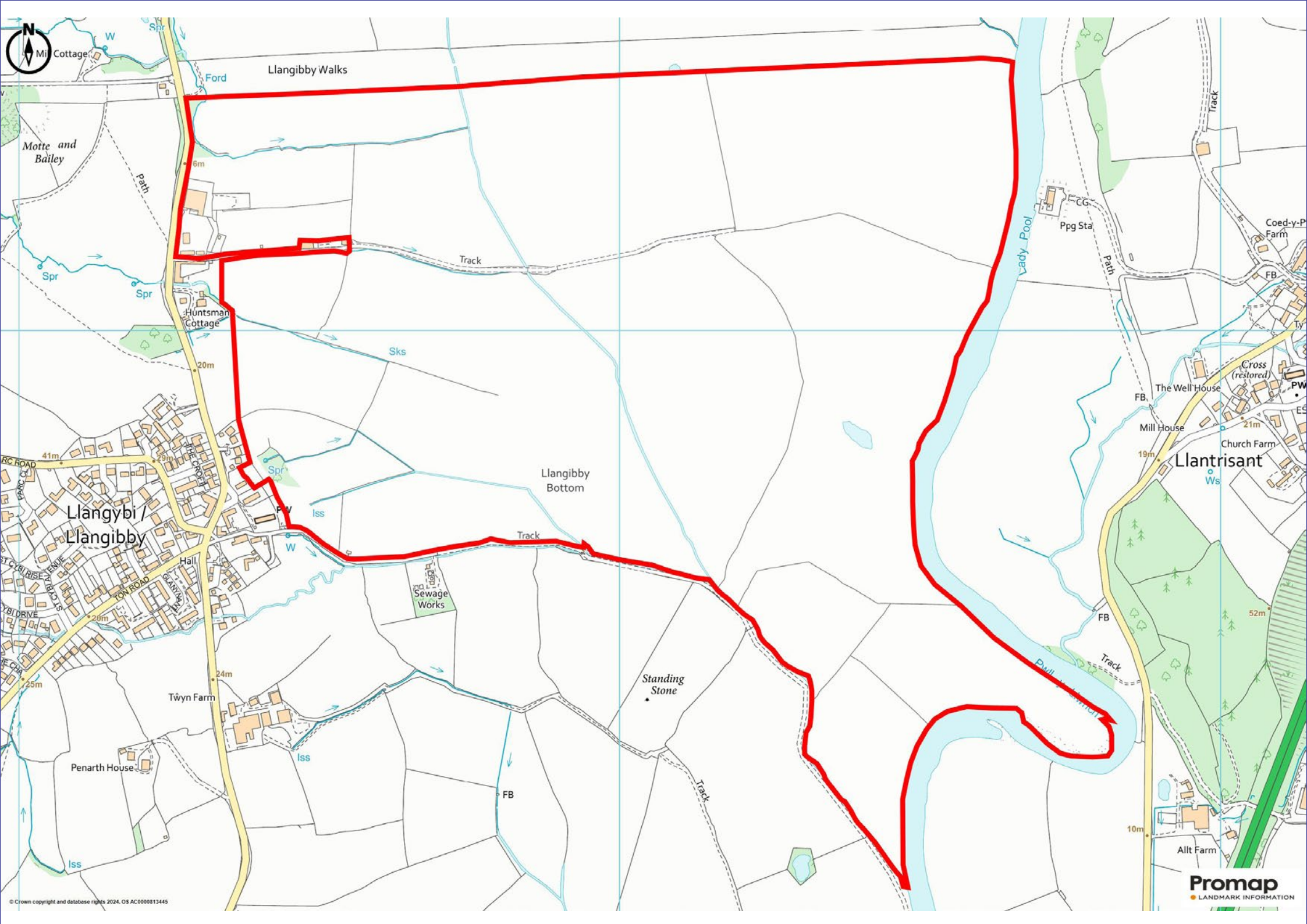


Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Mil Cottage

Llangibby Walks

Motte and Bailey

Path

6m

Huntsman Cottage

20m

Sks

Track

Lady Pool

Ppg Sta

path

Coed-y-P Farm

FB

Cross (restored)

The Well House

Mill House

19m

Church Farm

Llantrisant

21m

Ws

52m

FB

Track

10m

Allt Farm

Llangibby Bottom

Track

Sewage Works

Standing Stone

FB

Track

Llangybi / Llangibby

Twyn Farm

24m

Penarth House

Iss



R.G. & R.B. WILLIAMS
CHARTERED SURVEYORS

**Ross Auction Centre, Netherton Road,
Ross on Wye, Herefordshire.**
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Email: info@rgandrwilliams.co.uk
Website: www.rgandrwilliams.co.uk

Important Notice

These particulars are set out as a guideline only. They are intended to give a fair description of the property, but may not be relied upon as a statement or representation of fact. Photographs (and any artist's impression) show only certain parts of the property at the time they were taken. Any areas, measurements, or distances are approximate only and should not be relied on as a statement of fact. Any reference to alterations to or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. Descriptions of a property are inevitably subjective and those contained herein are made in good faith as an opinion and not by way of a statement of fact.