



Lower Glyn Farm
Devauden, Chepstow, NP16 6PW |



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A unique opportunity to acquire a traditional property in an idyllic, private setting south of Devauden in the County of Monmouthshire.

This charming property includes a traditional detached farmhouse, a variety of domestic outbuildings, a mix of useful modern and traditional agricultural buildings, pastureland and woodland.

- 16th Century traditional four-bedroom farmhouse
- Outbuildings with potential for conversion (subject to obtaining the necessary planning consents)
- Range of traditional and modern agricultural buildings
- Approximately 40.05 acres (16.21 ha) of pastureland suitable for cropping plus amenity woodland
- Rural position yet conveniently, located close to local centres

GUIDE PRICE: £1,250,000

Available as a whole or in two separate lots

Lot 1 – Farmhouse, buildings and approximately 31.40 acres of pastureland & woodland

Guide Price £1,150,000

Lot 2 – Approximately 8.65 acres of pastureland

Guide Price £100,000

Court Barn, West End
Magor, Monmouthshire, NP26 3HT
magor@david-james.co.uk
Tel 01633 880220
www.david-james.co.uk

DESCRIPTION

Lower Glyn Farm comprises a traditional, detached four-bedroom farmhouse, together with associated domestic outbuildings, a range of both traditional and modern agricultural buildings, practical yard space, pastureland and amenity woodland, in total extending to 40.94 acres (16.57 ha).

Nestled within picturesque countryside and surrounded by its own land, the property is located in the Wye Valley Area of Outstanding Natural Beauty, offering stunning views of the surrounding rural landscape.

SITUATION & DIRECTIONS

Despite its secluded position, the property is conveniently positioned for excellent connectivity. The B4293 to Monmouth and the B4234 to Usk are both accessible within a two-mile radius of Lower Glyn Farm.

The A48 at Crick (4.8 miles) provides routes between Newport, Chepstow and Gloucester, while Junction 2 of the M48 Motorway is situated within a 12-minute drive of the property and offers easy access to both the M4 and M5 Motorway corridors. This combination of seclusion and convenient access to major road networks makes Lower Glyn Farm an ideal retreat with superb accessibility.

The cities of Cardiff and Bristol are both within an hour's drive of the property and connections to main line trains, reaching London Paddington in under 2 hours can be found at the railway station in Chepstow, approximately 5 miles distant.

From Chepstow, following the A466 toward the racecourse, take the second exit at the roundabout signposted Devauden/Trellech (B4293). Continue along this road for approximately 3 miles into the village of Itton and at the grassed triangle, take the left hand turn signposted Chepstow and immediately take the right-hand lane at the second grassed triangle. At the T-Junction, turn right and follow this country lane for quarter of a mile where you will find the property access located on your right-hand side.

When using the mobile application What Three Words: /// decently.daunted.sweep

ACCOMMODATION

The accommodation available at Lower Glyn Farm briefly comprises the following:

Lower Ground Floor

Cellar - with traditional stone steps and flag stone floor

Ground Floor

Rear Hallway

Kitchen – country style kitchen with dual aspect views, fitted base and wall units, traditional Rayburn and exposed beams

Hallway – spacious room inclusive of storage

Cloakroom – with WC and wash hand basin

Living Room – with views over the gardens and land beyond and multi-fuel stove

Dining Room – with dual aspect views and traditional fireplace

First Floor

Landing –split level landing

Bedroom 1 – spacious double with dual aspect views

Bedroom 2 – useful single bedroom or office space

Bedroom 3 – a walk-through double bedroom including built in storage

Bedroom 4 – a generous double with dual aspect views, built-in storage and pedestal sink

Family Bathroom – with WC, pedestal sink and fitted bath

OUTSIDE

The farmhouse benefits from a large forecourt, offering parking for a number of vehicles. To the rear, the property boasts a pleasant cottage style garden including extensive lawn and flower and shrub borders.

There is a large vegetable garden to the northeast of the property, all enclosed by traditional stone walls and overlooking the pastureland beyond. There are a number of domestic outbuildings in close proximity including storage and coal/wood store.

Adjoining the dwelling house are useful stone outbuildings which provide an excellent opportunity to convert, subject to the necessary planning consents, to provide additional living accommodation or for multigenerational purposes.

FARM BUILDINGS

The property comprises a range of useful modern and traditional agricultural buildings including:

Traditional Barn – A charming double storey stone barn including Cider Mill, Bothy and Granary with a part slate and part corrugated sheet pitched roof, stone steps leading to the Granary and a single storey stone element to the western elevation.

Store/Garage – A useful open fronted blockwork building with corrugated sheet roof, timber cladding to part and concrete floor.

Atcost Building – A four-bay concrete frame shed with corrugated sheet cladding and concrete floor.

General Purpose Building – Steel portal frame barn adjoining the Atcost building, with blockwork lower walls, corrugated sheet roof, concrete floor and two enclosed bays.

Livestock Housing – A dual pitched timber cubicle shed with timber cladding, corrugated sheet roof and concrete floor.

The buildings are located directly to the west of the dwelling and include a large, concrete yard area.

LAND

The land extends in total to approximately 40.05 acres (16.21 ha), principally comprising pastureland with a small pocket of amenity woodland. The property is mainly concentrated within one ringfenced block (Lot 1) however has two parcels lying on the southwestern side of the highway which form Lot 2.

The larger block of land encompasses the dwellinghouse and buildings and is divided into eleven, well-proportioned enclosures bound by a mixture of mature hedgerow and stock fencing. The principal access to the land is via the farm driveway with gated access between parcels.

The pastureland has been extensively grazed and cropped for Hay. While not actively managed, there is a natural watercress bed located upon the holding, adjacent to Glyn brook runs through the land.

Lot 2 comprises of two adjoining parcels of pastureland, situated southwest of the holding and benefitting from direct access from the highway. Similarly, the land is bound by mature, treelined hedgerows and stock fencing and benefits from a natural spring water source.

The land is relatively level to gently sloping in places and designated predominantly as Grades 2 and 3b with freely draining, moderately fertile loam soils.

FIELD SCHEDULE

Lot 1

OS Field No.	Acres	Hectares	Description
ST4796 7758	2.79	1.13	Pasture
ST4796 8857	3.90	1.58	Pasture
ST4796 7742	2.55	1.03	Pasture
ST4796 8741	4.27	1.73	Pasture
	2.32	0.94	Woodland
ST4796 9545	2.30	0.93	Pasture
ST4796 0453	4.08	1.65	Pasture
ST4796 0742	3.56	1.44	Pasture
ST4796 9636	1.78	0.72	Pasture
ST4796 7942	3.85	1.56	Pasture
TOTAL	31.40	12.71	

Lot 2

OS Field No.	Acres	Hectares	Description
ST4796 6763	6.77	2.74	Pasture
ST4796 5962	1.88	0.76	Pasture
TOTAL	8.65	3.50	

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

TENURE

Freehold with vacant possession upon completion.

SERVICES

The property benefits from mains electricity and a spring fed water. There is a private drainage system by way of a septic tank and heating is provided by a dual fuel Rayburn.

None of these services have been tested.

BASIC PAYMENT SCHEME

The land is registered with the Welsh Government under the Basic Payment Scheme (BPS). Entitlements are available by separate negotiation.

The land is not entered into any Agri-Environmental Schemes.

COUNCIL TAX BAND

Lower Glyn Farm has a Council Tax Banding of F.

LOTING & RESERVE

It is anticipated that the property will be offered as shown but the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate of G.

EASEMENTS, COVENANTS & RIGHTS OF WAY

The property is sold subject to any rights, benefits or incidents of tenure which affect it.

There are a number of public rights of way in the form of footpaths which cross Lot 1.

LOCAL AUTHORITY

Monmouthshire County Council – 01633 644644

VIEWING

Strictly by appointment with the sole Agents David James.

Please telephone the Magor Office on 01633 880220 and ask to speak with Ellie Jones or Rhiannon Chamberlain. Alternatively, please email on Ellie.Jones@david-james.co.uk or Rhiannon.Chamberlain@david-james.co.uk.

GUIDE PRICE

The property is available as a whole or in two separate lots;

As a Whole – Guide Price £1,250,000

Lot 1 – Guide Price £1,150,000

Lot 2 – Guide Price £100,000

Ref: 7026

Date: June 2024

PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	17 G	

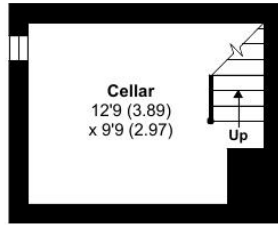
Lower Glyn Farm, Devauden, Chepstow, NP16

Approximate Area = 1775 sq ft / 164.9 sq m

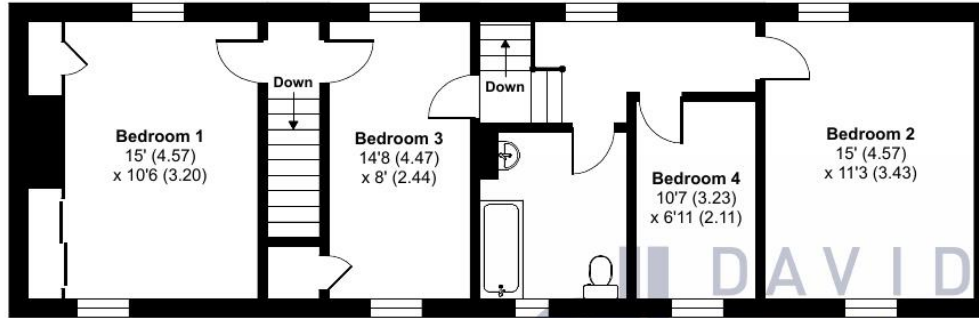
Outbuildings = 9457 sq ft / 878.5 sq m

Total = 11232 sq ft / 1043.4 sq m

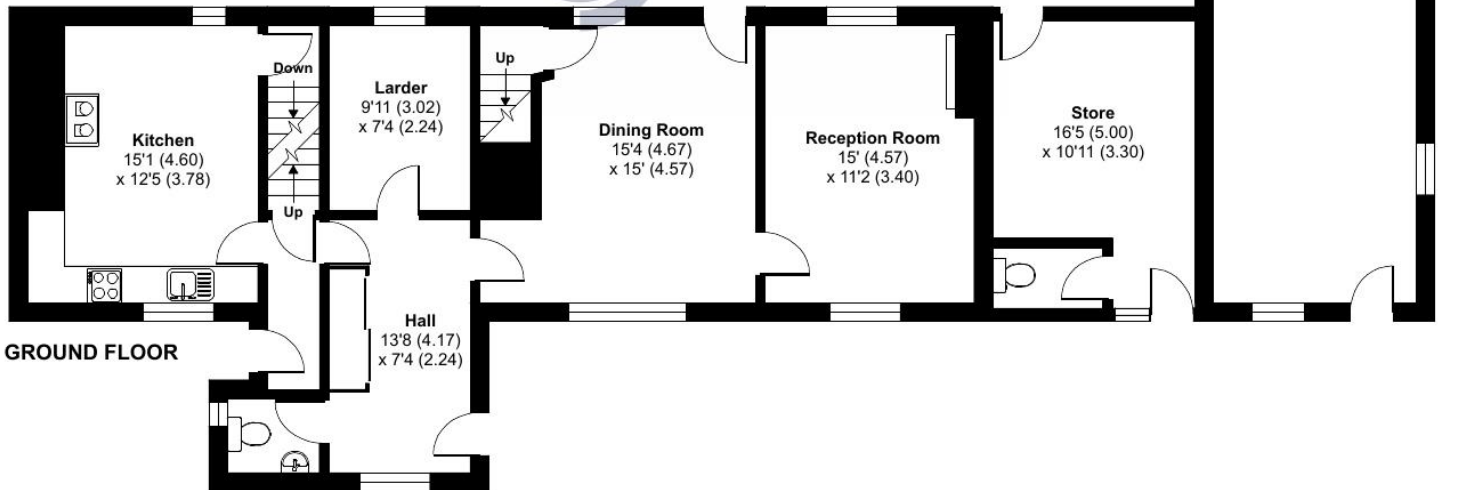
For identification only - Not to scale



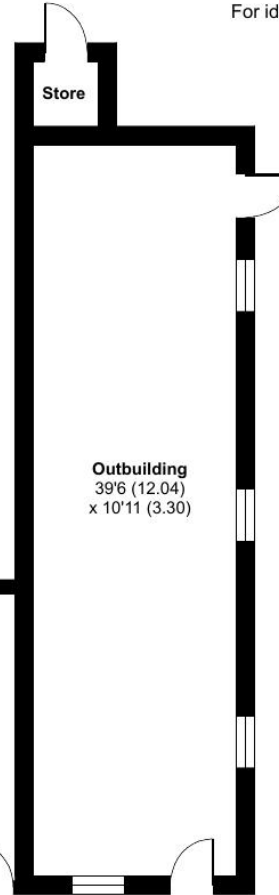
LOWER GROUND FLOOR



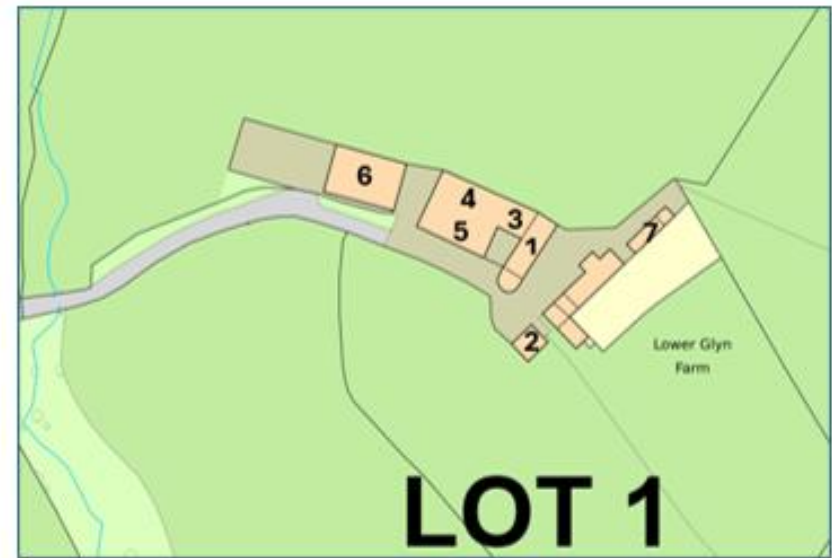
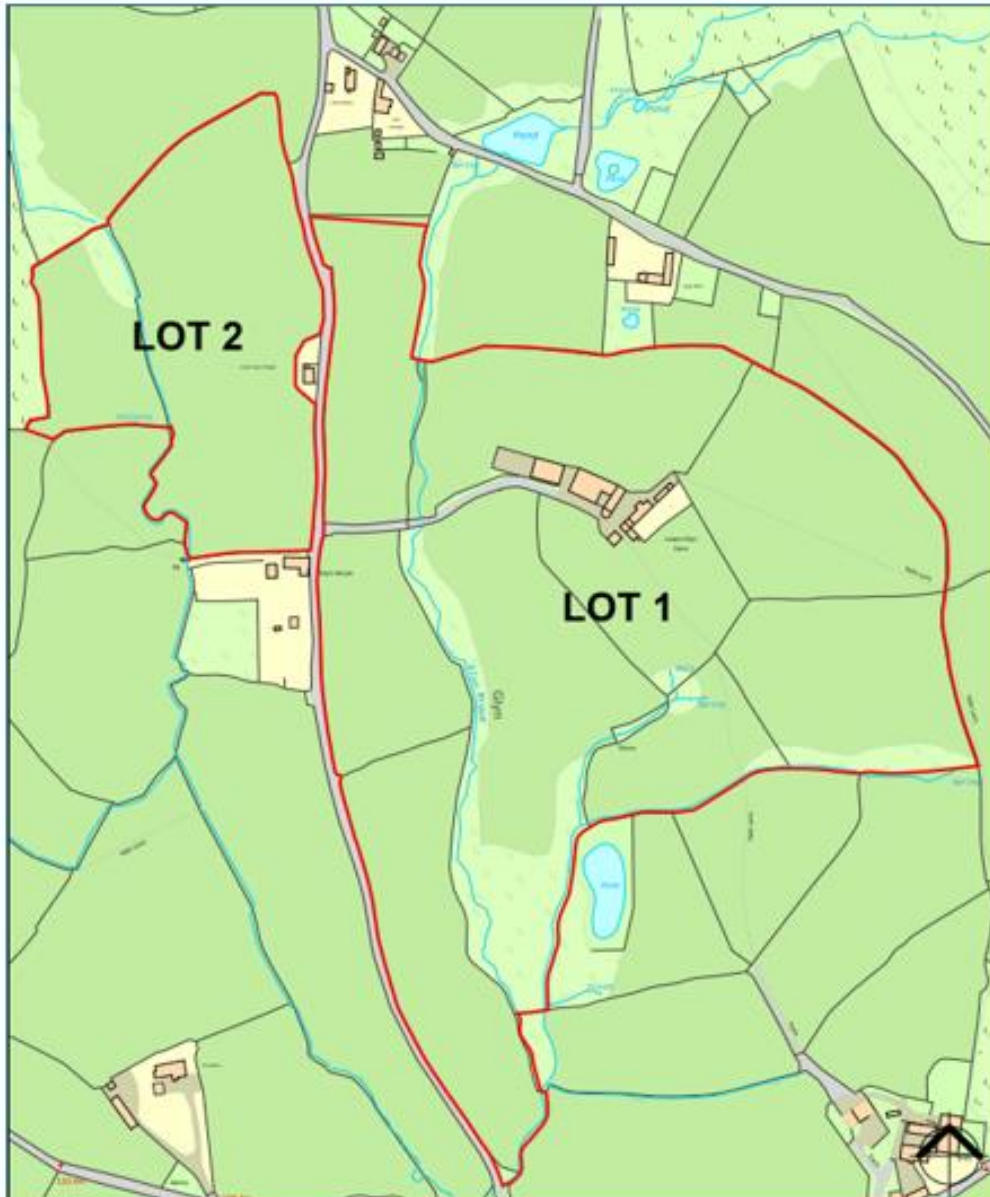
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for David James REF: 1140460



Buildings Plan

Lower Glyn Farm, Devauden, Chepstow, NP16

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