



CHRISTIE

RESIDENTIAL

Bailea Farmhouse, Ty Mawr Road,  
Gilwern, Abergavenny, NP7 0EB

Price £799,950



## About this property

Bailea Farmhouse is a stunning example of a traditional Grade II listed Farmhouse, located on a leafy lane on the outskirts of Gilwern village, three miles from the popular market town of Abergavenny. Set back from the road within a plot of 5.8 acres, the circa 17th Century Renaissance style Farmhouse has multiple gardens, a substantial range of barns, a three box stable block and various equestrian outbuildings.

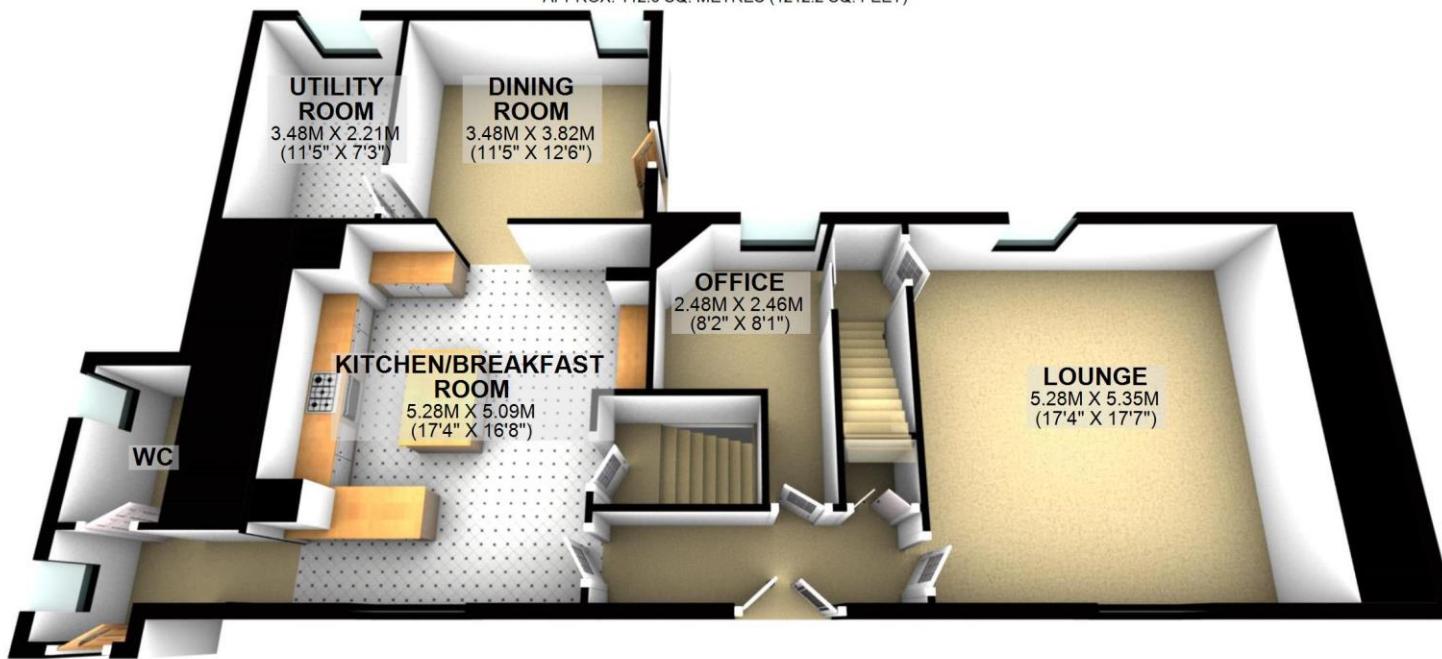
The property enjoys an attractive approach via stone pillars and iron gates, and is located at the end of a farmyard driveway providing parking for several vehicles and easy barn access. The house has striking architectural symmetry and is accessed via an enclosed stonewalled garden with a path leading to a central gabled porch, flanked on both sides by mature lavender borders. Inside, the Bailea Farmhouse has generous proportions and high ceilings. The character of the property has been sympathetically restored, with many original features such as exposed oak beams and mullioned windows with deep set exposed stonework and oak overmantels. The ground floor has been laid in slate with underfloor heating and the upstairs has wide oak floorboards and column radiators, retaining the character of the property. With approximately 2,200 square feet of internal space, there is a warm and natural flow to the property complimented by modern yet sympathetic décor. The ground floor accommodation comprises a large, bright kitchen with range cooker and island, a sizable adjacent dining room, utility, cellar and cloakroom. From the dining room there is external access to the back and sides of the property. In the heart of the house is a study and dual access staircase. Beyond is the large, bright and welcoming double aspect lounge with log burner. Upstairs, the master bedroom is substantial with a stunning triple aspect of the surrounding gardens, and a generous en-suite with 1.5m rain shower. The other two bedrooms are also bright, spacious doubles leading to a modern Victorian-style family bathroom featuring a rolltop bath and shower with marble tiling.

The garden wraps around the curtilage limewashed stonewalls of the house, with a prime and accessible spot for a kitchen garden easily accessed by the side door. The back garden is bordered by post and rail fencing with level paddocks grazed by horses and sheep. There is a native hedge boundary, with numerous mature trees. The hard boundary along Ty Mawr Road has double farm gates and a befittingly well-maintained strong stone wall which provides outstanding privacy. In addition, the property benefits from two barns which were believed to incorporate stabling, a carthouse, loft barn and a cowhouse. The first of these is configured as three ground floor stores with loft above, accessed via external stone steps. The second barn enjoys a footprint of 24' x 17' with potential to go up into the vaulted ceiling to create an additional floor. Both offer plenty of scope to renovate for home working/studio purposes, or for residential / holiday let purposes (subject to the necessary consents). The land and barns have good access with double wooden gates, hard stand and parking for trailers, horseboxes etc. There is also access to the west of the property by a single farm gate. The paddocks are a mix of grass track and paddock grazing with two 12' x 24' wooden shelters offering an equicentral/paddock paradise combination. The wooden L-shape 3 box stabling, two of which are 12' x 18', is located on the west boundary and is serviced with electric and water and rear. The property is blessed with expansive views in every direction of the Sugar Loaf mountain, the Blorenge and Table mountains to the rear, offering a 360 degree perspective of the Usk Valley.



## GROUND FLOOR

APPROX. 112.6 SQ. METRES (1212.2 SQ. FEET)

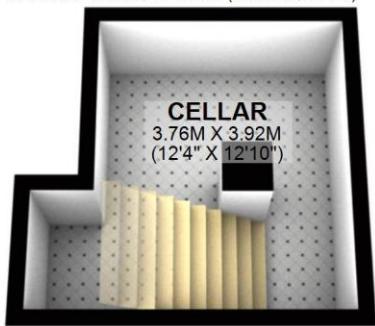


## FIRST FLOOR

APPROX. 84.1 SQ. METRES (905.1 SQ. FEET)

### BASEMENT

APPROX. 12.9 SQ. METRES (139.3 SQ. FEET)



### BEDROOM 3

4.13M X 3.68M (13'7" X 12'1")

### BEDROOM 2

4.13M X 3.75M (13'7" X 12'4")

### EN-SUITE SHOWER ROOM

### BEDROOM 1

5.28M X 4.08M (17'4" X 13'5")

### BATHROOM

1.80M X 3.02M (5'11" X 9'11")

### LANDING

TOTAL AREA: APPROX. 209.7 SQ. METRES (2256.7 SQ. FEET)



## Directions

From Abergavenny follow A465 towards Merthyr Tydfil. At the large roundabout after approximately three miles take the third exit signposted to Gilwern. Follow the Abergavenny Road and take the first right into Ty Mawr Road. Continue for one mile and the property can be found on the right-hand side.

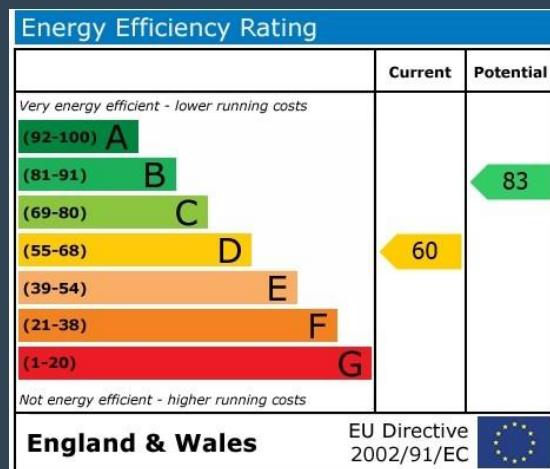
## USEFUL information

COUNCIL TAX: Band G. The local authority is Monmouthshire County Borough Council – 01633 644644

SERVICES: We understand that mains gas, electricity, water & sewerage are connected to the property.

TENURE: We believe the property to be Freehold. Prospective purchasers should make their own enquiries to verify this via their legal representative prior to formally completing any purchase.

VIEWING: Strictly by prior appointment via Christie Residential on 01873 852221. Please note it is a condition of issuing these sales particulars that all negotiations regarding this property are conducted through the sellers' Agent, Christie Residential.



Consumer Protection from Unfair Trading Regulations 2008.

Please be aware that neither Christie Residential nor the sellers have tested any apparatus, equipment, fixtures and fittings or services, unless otherwise advised, and therefore it cannot be verified that they are in good working order and fit for the purpose. As a result, buyers are advised to obtain verification from their Solicitor, Surveyor or suitably qualified tradesman regarding these matters. Unless otherwise stated, Christie Residential have not had sight of the title documents therefore buyers are advised to obtain verification from their Solicitor as to the Tenure of a Property. Items shown in photographs are not necessarily included in the sale unless specifically stated in the sales particulars but may be available to purchase by separate negotiation. Buyers must check the availability of a property before embarking on any journey to conduct a viewing. It is an explicit condition of these sales particulars that all appointments to view and any subsequent negotiations are conducted exclusively via Christie Residential, as owners' agents.