



Anvil Rise

Campston Hill, Pandy Abergavenny, Monmouthshire

An appealing smallholding situated in an accessible location and splendid private position with stunning views

- Accessible location • Wonderful elevated position with far reaching views •
- Four Bedroom Bungalow (subject to AOC) • Garden & Orchard • Workshop Building •
- Ring fenced Grazing Paddocks & Hay Meadows with stream •
- All set within 9 acres •



Anvil Rise

Campston Hill, Pandy, Abergavenny, Monmouthshire, NP7 8EE

A rural smallholding situated in an elevated position within stunning open countryside on the Monmouthshire / Herefordshire Border.

Anvil Rise forms an appealing smallholding property, which is accessed via the private driveway to Upper Goytre Farm. The property comprises a spacious four bedroom Bungalow with two reception rooms and positioned to enjoy stunning views to the eastern aspect across the Welsh Border countryside into Herefordshire.

A compact garden area and attractive orchard area sits adjacent to the Bungalow with collection of outbuildings. These include an impressive fully enclosed steel framed workshop building with attached livestock housing. Grazing paddocks and hay meadows extend along the private drive to adjoin the Campston Lane. In all Anvil Rise extends to approximately 9.34 acres.

Pandy - 1.8 miles
Abergavenny - 7 miles
Hereford - 16.5 miles

- Very accessible location on Monmouthshire / Herefordshire Border
- Close to settlements of Pandy & Llanvihangel Crucorney
- Private and secluded position
- Stunning far reaching views
- Four bedroom Bungalow (subject to AOC)
- Spacious accommodation with two reception rooms
- Superb Workshop building
- Grazing paddocks / hay meadows
- EPC Rating of Bungalow: F

Location & Situation

Anvil Rise is situated in an elevated position on the renowned Campston Hill, only a short distance from the settlements of Pandy and Llanvihangel Crucorney. The property enjoys an excellent location on the Monmouthshire / Herefordshire Border with easy access to the A465, which runs directly between Abergavenny and Hereford. There are far reaching views to the eastern aspect from the property.



Description

Anvil Rise comprises an extended single storey Bungalow of principally brick construction under a tiled roof with part rendered elevations and uPVC double glazing throughout. The property offers spacious accommodation which is briefly described in further detail below;

Accommodation

The internal accommodation comprises;

Front door leading into L-Shaped Entrance Hallway leading to principal rooms;

Shower Room (2.91m x 1.26m) with overhead shower cubicle, WC and basin;

Kitchen / Breakfast Room (7.35m x 3.54m) spacious kitchen with range of wall and base units, breakfast area, sliding doors to side patio, airing cupboard and solid fuel Rayburn with double opening part panelled/part glazed doors through to;



Living Room (4.09m x 3.52m) with window to north-east aspect enjoying wonderful views; raised wood burner;

Dining Room/Study (4.68m x 3.68m) accessed from entrance hallway;

Bedroom 1 (3.87m x 3.63m) double aspect master bedroom with built in double twin door wardrobes;

Bedroom 2 (3.52m x 2.72m) double bedroom;

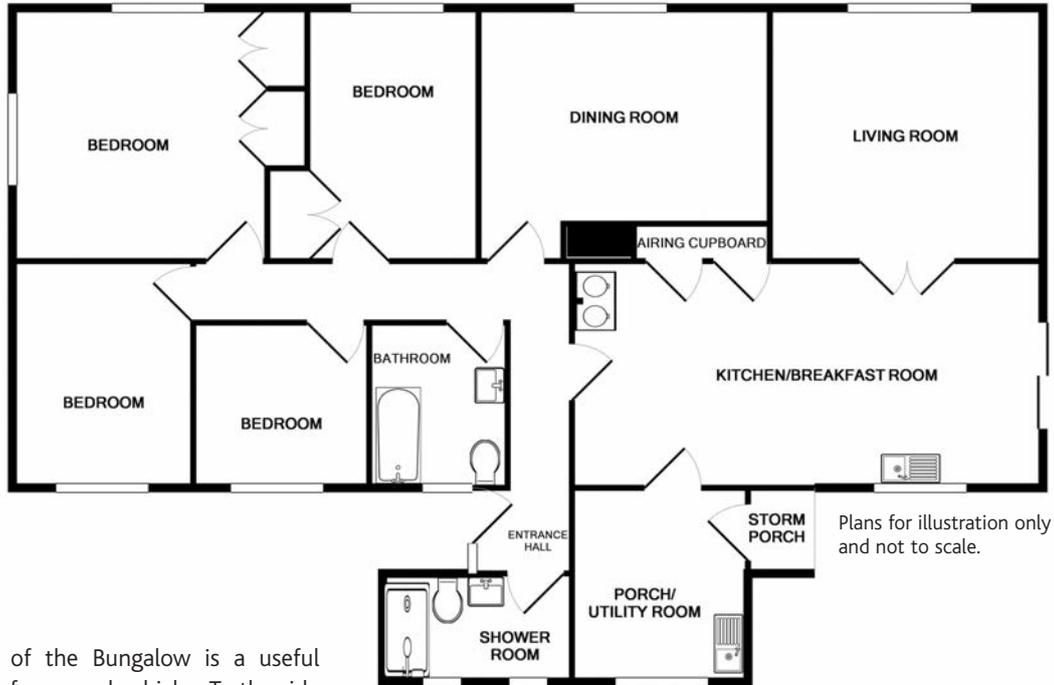
Bedroom 3 (2.91m x 2.31m) single bedroom;

Bedroom 4 (3.76m x 2.79m) double bedroom with built in wardrobe;

Bathroom (2.32m x 2.01m) with bath, basin and WC.



Floor Plan



Outside

To the front aspect of the Bungalow is a useful gravelled parking area for several vehicles. To the side aspect are two useful greenhouses for fruit, vegetable and flower growing. A compact lawned garden area extends along the rear aspect of the Bungalow with a central attractive herbaceous border. A larger garden area is laid to lawn with a number of established fruit trees forming a very attractive orchard area.

Alongside the private drive leading to the Bungalow is a collection of outbuildings which are briefly described in further detail below;

Workshop: the principal outbuilding forms a very useful steel framed three bay workshop building which is fully enclosed and with the benefit of a concrete floor throughout and a vehicle inspection pit. This versatile building can be used for a number of potential uses, including possible commercial uses (subject to obtaining the necessary consents). It has previously been used as a vehicle repair workshop.

Open to the northern elevation of the workshop is a livestock building lean-to which has been used for cattle housing. This would also form an ideal lambing building, or has potential to be utilised for stabling etc.

A further small workshop building, kennelling and poultry housing coops lie adjacent to the workshop. A compact paddock is situated opposite alongside the private drive to the Bungalow & Outbuildings.

The Land

The land forms a compact ring fenced parcel extending mainly to the south of the Bungalow and Outbuildings, forming a number of grazing and hay meadow enclosures. These are all principally gently sloping and run alongside the private drive to Anvil Rise & Upper Goytre Farm. The landholding extends to adjoin the Campston lane.

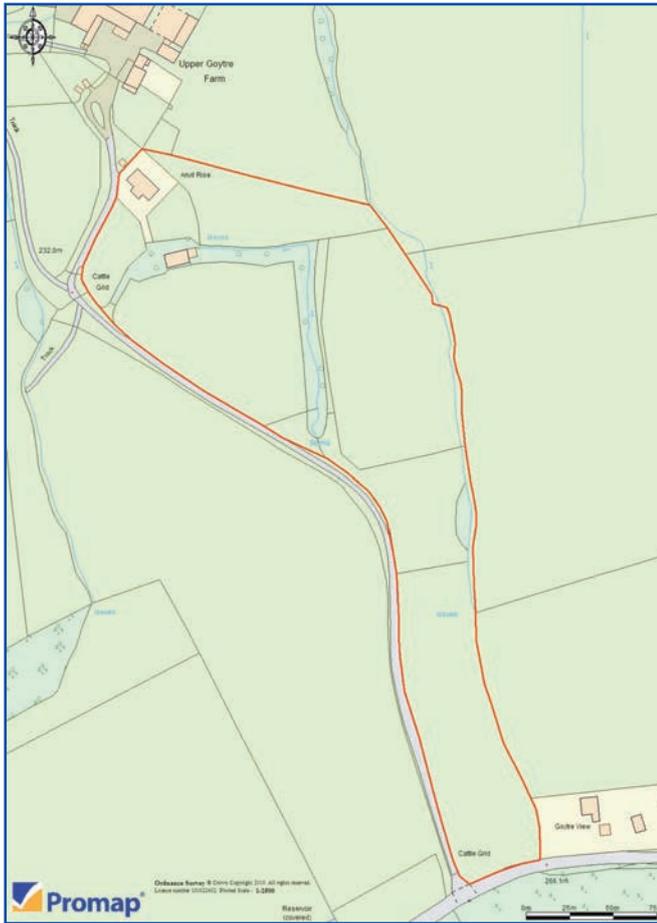
An attractive avenue of mature oak trees, along with natural spring, is situated centrally on the land, which adds further conservation and amenity interest. This also forms a useful natural water source. The private water supply collection tank utilises this spring supply for the property.

The property extends in total to approximately 9.34 acres (3.78 hectares).



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Monmouthshire, NP7 8EE



Agricultural Occupancy Restriction

It is understood Anvil Rise Bungalow is subject to an Agricultural Occupancy Condition which is attached to the planning consent for the property. A copy of the original planning consent has been requested from the Local Planning Authority. It is up to any interested parties to undertake their own enquiries to assess whether they satisfy this condition, or consider the AOC to be enforceable.

Services

Electricity is connected to the Bungalow and Workshop. Water is by way of a private water supply with the collection tank from a spring water supply being situated on the property. Foul drainage is to septic tank situated in the rear garden. Heating is by way of a solid fuel Rayburn which also provides hot water with electric immersion heater.

Fixtures & Fittings

All internal fixtures and fittings within the Bungalow and Workshop building are excluded from the sale but may be available by separate negotiation.

Tenure

Freehold with vacant possession upon completion.

Local Authority

Monmouthshire County Council - Telephone: 01633 644644.
Anvil Rise is classified as Band F for Council Tax.

Wayleaves, Easements & Rights of Way

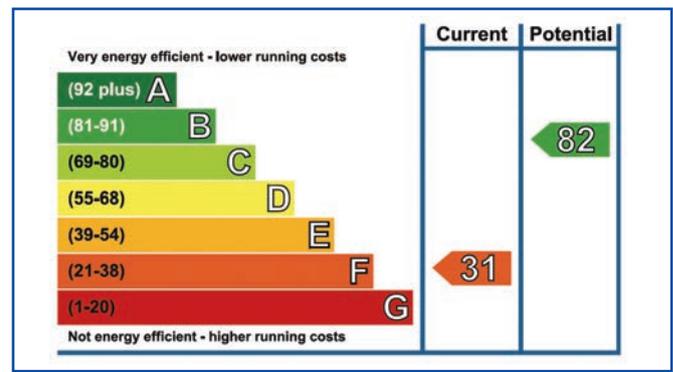
The property will be sold subject to and with the benefit of all wayleaves, easements and public / private rights of way whether they are specifically referred to within these particulars or not. There are no public or private rights of way crossing the freehold of the property that the vendor is aware of.

Anvil Rise benefits from a private right of way along the farm drive of Upper Goytre Farm. It is understood that a maintenance contribution per user, along with Game Keepers Cottage and Upper Goytre Farm is payable towards the maintenance of the private drive.

Sale Method

The property is offered For Sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by Tender, or Auction, at a later stage to conclude the sale process.

Energy Performance Certificate Rating



Directions

From Abergavenny proceed along the A465 towards Hereford. After entering the 50mph speed limit at Llanvihangel Crucorney, continue until reaching a section of white hatching in the centre of the road with right turning lane. Take this unclassified road on the right, signposted 'Llantgattock Lingoed 4 miles, Grosmont 6 miles', opposite the bus stop. Proceed along this unclassified road for 2.4 miles (do not turn off).

A short distance after passing the entrance to 'Great Campston' on the right hand side, the private drive to Anvil Rise & Upper Goytre Farm can be found on the left hand side. Turn down the private drive and Anvil Rise can be found after a short distance on the right. Please take care on the private drive and drive slowly.

Viewings

Strictly by appointment with the selling agents - Powells.
Telephone: 01600 714140.



Singleton Court Business Park, Monmouth, NP25 5JA
Telephone: 01600 714140 www.powellsrural.co.uk

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