



SPORTSMANS HALL

EARLSWOOD | CHEPSTOW | MONMOUTHSHIRE



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COMING TO THE MARKET FOR THE FIRST TIME IN OVER A CENTURY, SPORTSMANS HALL OFFERS AN EXTRAORDINARY OPPORTUNITY TO ACQUIRE AN APPEALING RURAL SMALLHOLDING AND HISTORIC PIECE OF COUNTRYSIDE LIVING. THE EXISTING COTTAGE OFFERS THE CHANCE FOR RENOVATION OR REPLACEMENT, SUBJECT TO PLANNING PERMISSION. SET WITHIN A STUNNING 13.3 ACRES OF PASTURELAND IT IS A RARE FIND. THE LAND IS THOUGHTFULLY DIVIDED INTO SEVERAL PADDOCKS AND FIELD ENCLOSURES, MAKING IT IDEAL FOR AGRICULTURAL USE, EQUESTRIAN ACTIVITIES, OR THOSE SEEKING AN IDYLIC RURAL RETREAT.

- Existing three bedroom cottage in need of renovation or re-development (STP) •
 - Nestled in an area of exceptional natural beauty, yet is within easy reach of local amenities •
 - Further possible opportunities to convert a stone barn, stables and pig cots (STP) •
 - Offered as a whole or in two Lots •
- Lot 1 comprises of house, garden and paddocks amounting to 9.5 acres •
 - Lot 2 offers a gentle sloping paddock amounting to 3.7 acres •
 - Two open sided steel portal framed outbuildings •
 - Beautiful far-reaching views towards Wentwood Forest •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Bristol / Cardiff and London •

DISTANCES FROM SPORTSMANS HALL

Shirenewton 2.9 miles • Usk 7.9 miles • Chepstow 8.3 miles
Raglan 10.3 miles • Monmouth 18.3 miles • Newport 19.5 miles
Cardiff 24 miles • Bristol 24.3 miles • London 131.2 miles
Chepstow Train Station 8.3 miles • Bristol Parkway Station 13.3 miles
Newport Train Station 19.1 miles
• Bristol Airport 30.1 miles • Birmingham Airport 98.1 miles
Heathrow Airport 112.4 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Sportsmans Hall is situated within the rural hamlet of Earlswood, located 8 miles from Chepstow. It boasts Earlswood & Newchurch West Memorial Hall, a community building used for musical functions, amateur dramatics and private hire.

The nearest of amenities can be found in Usk. The town centre offers a traditional shopping street with boutique shops, a range of hotels, restaurants, local primary school, doctors surgery and vets. Cwrt Bleddyn Hotel and Spa is located on the outskirts of Usk.

Chepstow is situated just over 8 miles from the property and includes amenities such as supermarkets, post office, doctors surgery, vets and a variety of primary and secondary schools, including private schooling St Johns on the Hill. Chepstow Castle and Chepstow Racecourse are popular tourist attractions within the town.

Monmouth, located 17 miles from the property boasts excellent schools including Haberdashers School Monmouth, Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

Further amenities can be found in Newport, 19 miles from the property with all the benefits a city has to offer, such as Friars Walk Shopping Centre, a railway station offering direct trains to London, bus station, cafes and restaurants. Tredegar House is a National Trust 17th century country mansion and gardens located at the western edge of Newport. The Celtic Manor Resort is a 5-star hotel, spa and golf course found at Coldra Woods on the outskirts of Newport. There are plenty of activities that can be enjoyed here such as swimming, high ropes, golf and adventure golf.

An abundance of tourism and recreational activities exist within Monmouthshire and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny. Tintern Abbey, Raglan Castle, St Pierre Golf and Country Club and the Monmouthshire and Brecon Canal are all easily accessible.



THE PROPERTY

LOT 1

Sportsmans Hall will have significant appeal to any smallholding, equestrian or lifestyle purchaser, as rarely do such well-located smallholdings come to the market. The property offers an excellent opportunity for a purchaser to further develop all aspects of the property to their own requirements.

Sportsmans Hall has been in the same family for over 100 years. Once known as Sportsmans Halt, the property was a resting place and cider house for passing travellers. In subsequent years the address was mis-spelt as Hall rather than Halt.

The property boasts a unique opportunity to acquire a property in need of renovation, or replacement subject to any necessary planning consents.

Step into the rear entrance, into the kitchen and through into the living room. There is a second reception room with an outlook to the orchard at the front of the property. Upstairs there are three bedrooms and a bathroom. The property was extended many years ago, into what was the dairy, now utility and outdoor w.c.

At the front of the property is a paddock that was used as the garden and orchard. It has several fruiting trees and is full of an array of native flowers providing an excellent habitat for local wildlife. There is also an open sided outbuilding currently used for storage.

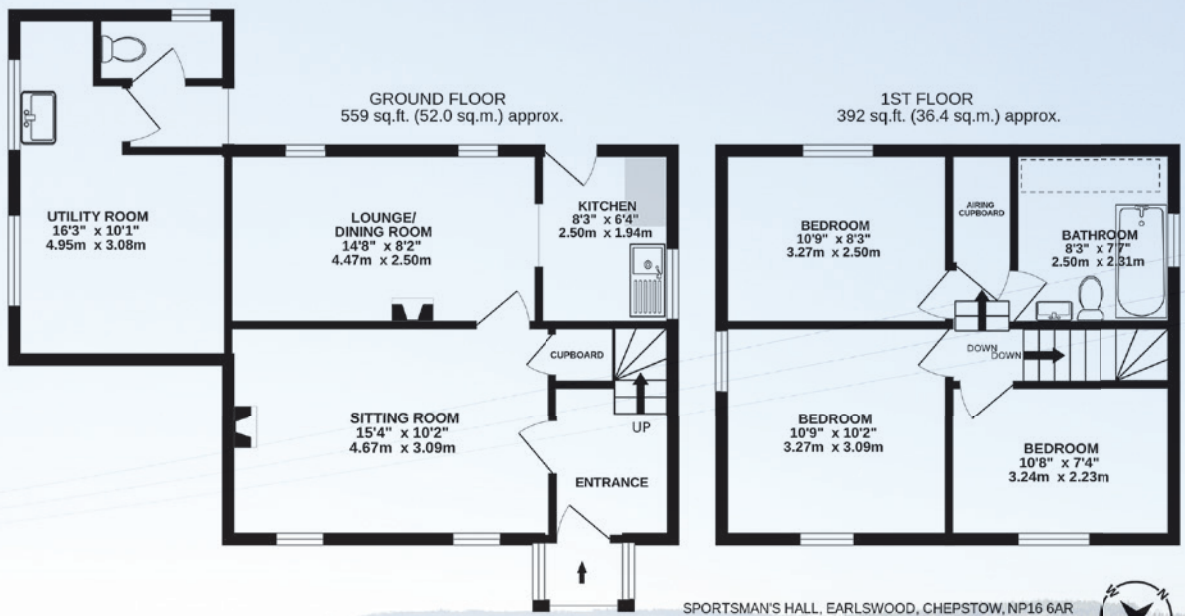
Surrounding the property are a further 3 paddocks, perfect for grazing or mowing. Across the road is a further paddock, included within Lot 1. This paddock measures 4.1 acres and also boasts an open sided steel frame building. The paddock slopes down towards some woodland and a brook.

LOT 2

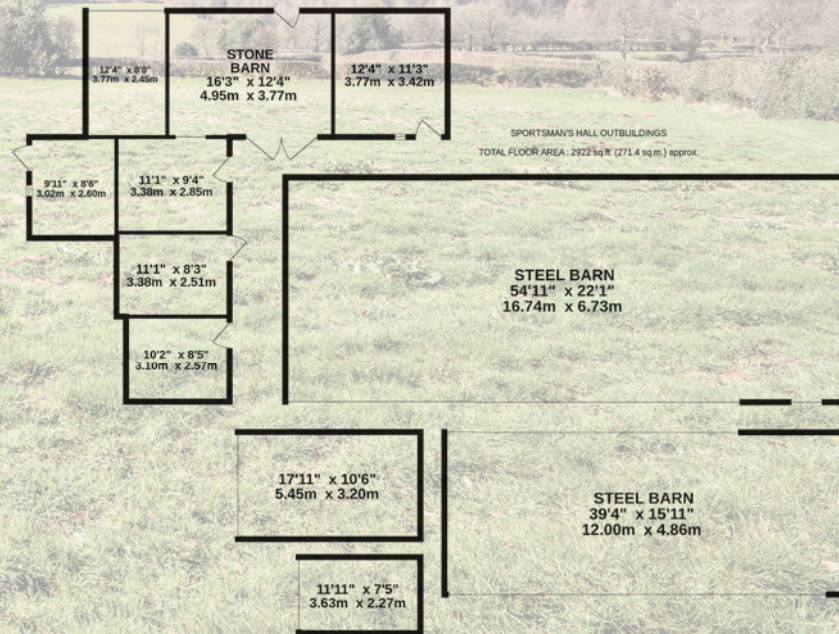
Lot 2 measures 3.72 acres and is situated North-East to the property. Access to the field is via a five-bar gate from a bridleway lane, providing both privacy and easy access. While there are no existing water connections within the field itself, a nearby water mains is readily available (subject to buyers own enquiries), making it simple to establish utility connections if needed. There is also the potential for Lot 2 to be sold separately from the house, offering flexibility to those who may wish to purchase the land solely. However, the vendors do reserve the right to sell the property as a whole.

As a whole the land is mostly stock proof fenced or hedged but would benefit from some improvements to the boundaries. Much of the land is gently sloping with some steeper areas but provides a mix of useful grazing paddocks with amenity appeal.





SPORTSMAN'S HALL, EARLSWOOD, CHEPSTOW, NP16 6AR
TOTAL FLOOR AREA : 951 sq.ft. (88.4 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KEY INFORMATION

Agents Note: The agents reserve the right for the property to be sold as a whole rather than in separate Lots.

Services: Mains electricity, water and private drainage (septic tank). There is no central heating at the property.

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: F

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

Viewings: Strictly by appointment with the selling agents.

Directions: Proceed out of Chepstow on the B4293 for approximately 7 miles, passing through Shirenewton. Upon reaching the Gaerlwyd Crossroads, turn left for Earlswood and then immediately right. Continue along this road until reaching a staggered crossroads. The property will be found on your left hand side.

Postcode: NP16 6AR

 sheepish.extreme.briskly

ENERGY PERFORMANCE CERTIFICATE

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



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