



GREAT CAMPSTON
MONMOUTHSHIRE

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CAMPSTON HILL, PANDY, ABERGAVENNY, MONMOUTHSHIRE, NP7 8EE

A wonderful small estate on the Welsh Marches

*Abergavenny about 7.4 miles ♦ Hereford about 17 miles ♦ Monmouth about 13 miles
(Distances are approximate)*

- Substantial 10 bedroom Georgian house ♦ 2 bedroom cottage
- ♦ 3 bedroom bungalow (AOC) ♦ Good range of traditional stone and modern farm buildings
- ♦ Delightful gardens and grounds ♦ Wonderful views

About 276 acres of grass and woodland



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GREAT CAMPSTON - A BRIEF HISTORY

It is thought that the earliest parts of the present house are C17 but it is understood that there has been a settlement on the site of Great Campston since at least the 12th century. It has its origins as a monastic grange belonging to the Cistercian Abbey at Dore and after the Dissolution of the monasteries in 1536, Campston was granted to John Cokke of London and in 1600 came into the possession of John Pritchard. The Pritchard family lived here for many years and Charles II was entertained at Great Campston in 1645 on his way to Raglan. The Battle of Campston Hill where Owain Glydwr suffered a heavy defeat in 1404 is thought to have been fought on the property.

The vendor acquired Great Campston in 2002 and have undertaken a major renovation and rebuild of the property to the highest of standards and in a most sympathetic manner to create a wonderful family home.

SITUATION

- Great Campston enjoys a stunning location on the Welsh Marches close to the Monmouthshire/Herefordshire border. Surrounded by stunning open countryside with superb views towards the Skirrid, the Sugar Loaf and the Black Mountains.

- Nearby are the villages of Pandy, Llanvihangel Crucorney and Grosmont where local amenities are available with more extensive shopping, leisure and recreational facilities a short distance away at Abergavenny. Hereford and Monmouth provide a greater range as expected of county capitals.

- The area is well sourced with both primary and secondary schools and at Hereford the exceptional Hereford Sixth Form College, winner of the 2016 TES '6th Form College of the Year.' In addition there are a number of independent schools in the area, including Haberdashers' Monmouth, Hereford Cathedral School and Christ College, Brecon.

- Monmouthshire and Herefordshire boast a wide range of recreational and sporting opportunities especially on the Rivers Wye and Usk and in the Brecon Beacons and the Black Mountains whilst the world renowned Hay Festival at Hay-on-Wye is only 24 miles to the north.



- From Great Campston the Campston Lane provides direct and easy access to the A465 Abergavenny to Hereford main road. This leads to the A40 which in turn links onto the M50 providing good communication links to the national motorway network and the Midlands. The A40 also provides links southwards at Raglan leading to the Severn Bridge, Bristol and the M5. There are mainline rail stations to Paddington at Hereford and Newport. There are international airports at Cardiff, Bristol and Birmingham.

DESCRIPTION

The House

From Campston Hill the long drive leads down to the attractive stone farm building which provides the arched entrance to the Great Campston courtyard. The formal approach to the portico over the front door is through the delightful well thought out garden, on going inside one finds the drawing and dining rooms either side of the wainscot hall. The drawing room is a light filled room of a good size with parquet flooring and decorative plaster work, of particular note is the marble mantelpiece with Wedgewood jasperware plaques inset. Opposite; the dining room is of similarly good size with parquet flooring, plaster moulding as well as frame and panel wainscoting. Both the dining room and drawing room benefit from double doors directly opposite each other which, when open, create a large entertaining space. The hall then leads to the library, a comfortable room with book lined shelves and a Jetmaster fireplace as well as French doors to the outdoor dining terrace and the garden.

Leading from the hall through an arch one finds the elegant stairwell with the sandstone stairs leading to the first floor. The hand forged wrought iron balustrade is topped with an oak hand rail and extends to the second floor where the stairwell is surmounted by an atrium.

From the stairwell one enters the bespoke Jonny Grey designed kitchen complete with an Aga and substantial handcrafted island to the centre. There are tactile, bespoke units and work surfaces and a notable feature is the two substantial cold rooms fronted with aluminium doors. The kitchen leads to a connected breakfast room and dining area with green oak beams, an open fire and French doors to a loggia providing outdoor dining space. Beyond this is a further room suitable to a multitude of uses such as a playroom, snug or cinema room and also provides a rear entrance.





From the breakfast room a spiral staircase leads to a wonderful wine cellar. Beyond the kitchen is a large utility room with a back door, plumbing for white goods and Belfast sink which in turn leads to a strong room.

Upstairs the first floor comprises 7 bedrooms, one currently being used as an office and four bathrooms all reached from the expansive landing. The master bedroom comprises a spacious suite of rooms including a dressing room with fitted wardrobes, bathroom and shower. Four of the other large bedrooms are of a more formal nature. Of particular note is the decorative Thai tiles in the bathrooms throughout Campston which were imported by the vendor.

The second floor comprises four further bedrooms and two bathrooms as well as a large attic well suited to use as a playroom. There is also a door out to the garden.

Adjoining the house beyond the playroom and a covered arch are a further two store rooms which could provide further accommodation if required.

Gardens and grounds

A notable feature of Campston is the gardens and grounds and great care and thought has been put into the planting and landscaping. Around the house are a number of loggias providing outdoor dining space and shelter and the garden here is partially walled. Close to the house the garden comprises a more formal planting scheme bordering lawns becoming more natural away from the house as it leads into the adjoining woodland. The gardens have been opened to the public for a number of years under the National Gardens Scheme and Campston was known for its wonderful display of tulips. Behind the house there is a large productive vegetable garden with a fruit cage and a hard tennis court.

To the south of the Billiard Room and gardens is a large stone barn beyond which an avenue of trees leads away to the wonderful view of the Skirrid. Further to the south there is a lake which is regularly used for wild swimming in the summer months. To the east there is a small range of brick buildings providing useful storage.



The Billiard Room

Named after a previous owners use for it the Billiard Room is a delightful two bedroomed cottage located in the grounds of Great Campston. The cottage comprises a kitchen and living room, two bedrooms and two bathrooms as well as a useful drying room and storeroom to the side.

The vendors currently let the cottage as a holiday rental and as a consequence the cottage generates a useful additional income.

The Farm and land

Originally a dairy farm the farm is known locally as an excellent stock farm. The farm is let on a 10 year Farm Business Tenancy to a young local couple who farm to a high standard and as a consequence the farm provides a substantial additional income.

South facing and gently sloping, the land is currently laid to grass and extends to just about 206 acres in all. Much fencing has been done in recent years and an ongoing programme of reseeding and liming has put the farm in good heart.

There is a large range of agricultural buildings mainly comprising steel portal framed buildings, these would be suitable to an equestrian use if required. The buildings are surrounded by a substantial apron of concrete.

The farm benefits from a three bedroom bungalow occupied by the tenant farmer and family and the vendors carried out an extensive renovation of the bungalow prior to its occupation.

In addition to the farm there is approximately 70 acres of mixed woodland. There are numerous rides through the woodland and it encompasses much of the northern boundary of the land as well as a small copse running either side of the dingle through which the stream runs.

ADDITIONAL INFORMATION

Services: Mains Water and electric. There is also a farm borehole water supply. Private drainage. Calor gas fired AGA, oil fired central heating to house, Billiard Room and bungalow.

Council Tax Band I

(Savills have not tested any service, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.)



Tenure and Possession: Freehold subject to Farm Business Tenancy.

The farm is subject to a Farm Business Tenancy starting on the 1st January 2017. The current rent is £28,000 per annum.

There is a break clause allowing the termination of the tenancy on the sale of Great Campston subject to a minimum of 12 months written notice from the term date.

Wayleaves, Easements & Rights of Way: The property is sold subject to and with benefit of all rights, including rights of way, whether public or private, light, support drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to in the Conditions of Sale or not.

A footpath crosses the land. It should be noted that this footpath has been diverted and may appear as a different route on older maps.

Local Authority: Monmouthshire County Council

Basic Payment Scheme (BPS): It is understood that BPS has been claimed by the Tenant. It should be noted that the entitlements are personal to the Tenant.

Sporting, Timber and Mineral Rights: In so far as they are owned the sporting, timber and mineral rights are included in the sale of the property. It should be noted that the sporting rights are excluded from the tenancy.

VAT: Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the property or any part of it, or any right attached to it becoming a chargeable event for purposes of VAT, such tax would be payable in addition to the purchase price.

Method of sale: By private treaty.

Agricultural Tie: It is understood that the bungalow is subject to an Agricultural Occupancy Condition.

Listed buildings: Grade II Listed

Fixtures and Fittings: Items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded from the sale, although some may be available by separate negotiation.

It should be noted that the Billiard Room business and fittings are available by separate negotiation.



Post Code: NP7 8EE

Please note the sat nav may take you to a destination other than Great Campston.

Directions: From Abergavenny proceed north on the A465. After about 5 miles and having passed through Llanvilangel Crucorney turn right signposted to Llangattock Lingoed and Grosmont. Continue on this road for about 2 miles and Great Campston will be found on the right hand side. It is clearly signed.

 **WHAT3WORDS**

twinkled.goose.clan

Health and Safety: Given the potential hazards of a working farm, we would ask you be as vigilant as possible when visiting the farm for your own personal safety, in particular around the farm buildings.

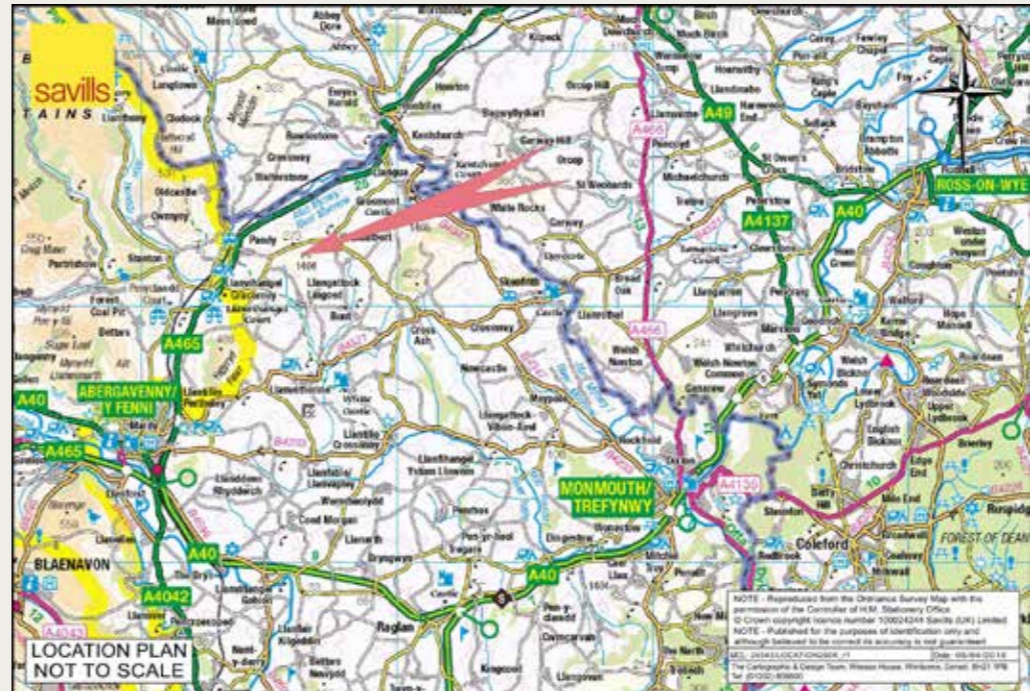
Date of Information: Particulars prepared – 2018

Plans: All plans and road maps will appear in a frame with the OS copyright number and NOT TO SCALE unless alternative instructions are given in the plans section at the front of this document. Promap and other frames will be removed

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills. Prior to making an appointment to view, we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.





FLOORPLANS

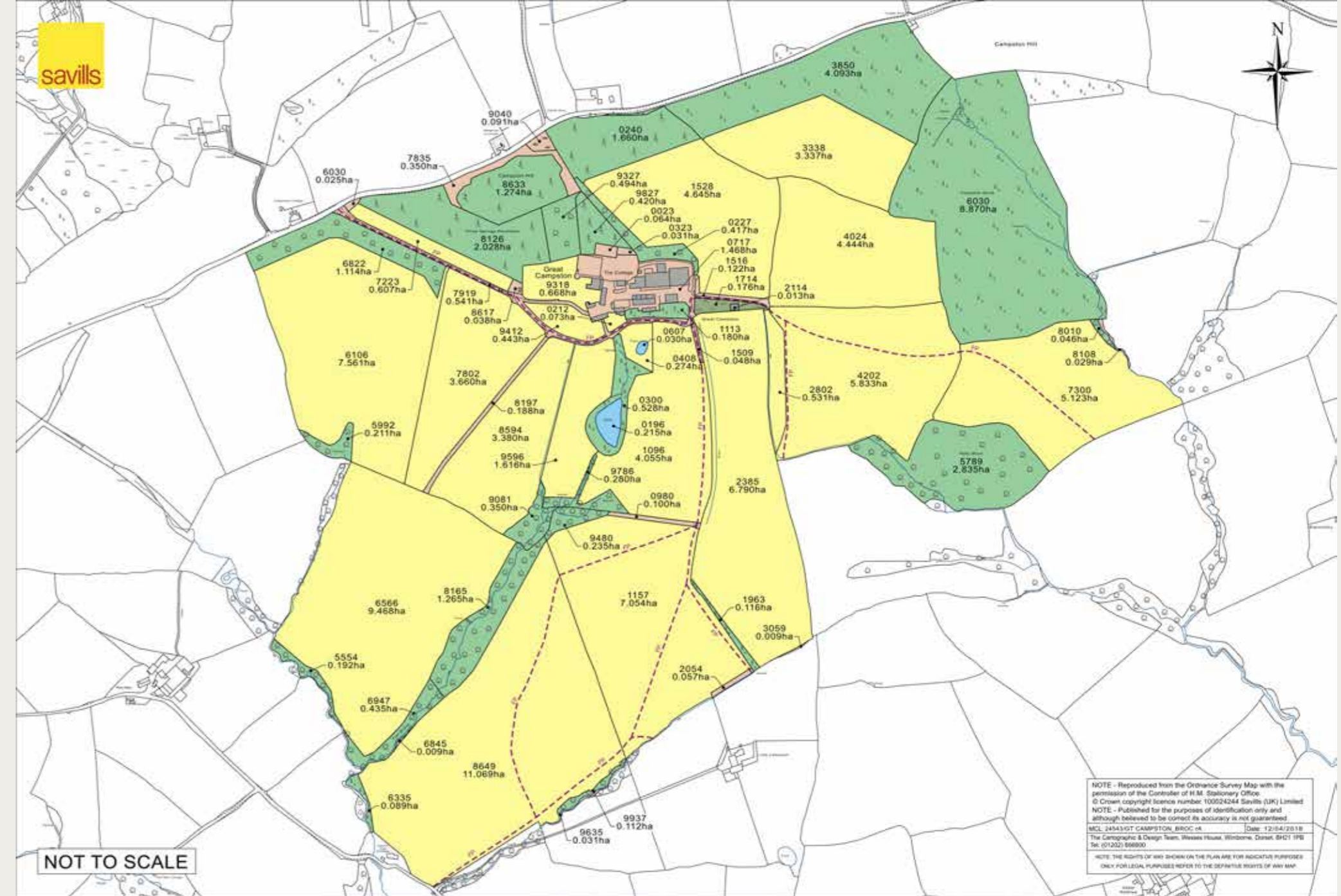
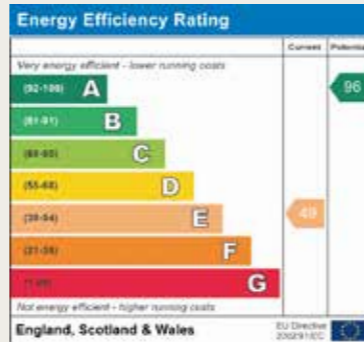
Gross Internal Area (approx) = 954.0 sq m / 10269 sq ft

Cellar = 61.3 sq m / 660 sq ft

Stores = 53.1 sq m / 571 sq ft

Outbuilding = 142.3 sq m / 1531 sq ft

Total = 1210 sq m / 13024 sq ft



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