

Ref: 0cha88

Chapel Farm, Blaina, Near Coalbrookvale, Gwent, NP13 3DJ

**Privately Situated Smallholding of circa 14 Acres (t.b.c.) with views across the valley  
With 3 Bed Grade II Listed 16<sup>th</sup> Century Full Cruck House of significance and character,  
Modern Outbuilding with 2 Stables & Store, Barn/Workshop,  
Mix of Pasture and Woodland and some Mountain Land. Direct Extensive Outriding.**

Abergavenny 10 miles, Merthyr Tydfil 12 miles, Newport 19½ miles (with M4 access nearby), Cardiff 26½ miles



Enjoying a rural hillside position commanding far reaching views across the valley, this privately situated smallholding has a 3 bedroomed, Grade II Listed, 16<sup>th</sup> Century Full Cruck House with its original oak frames (we are informed that the house is dated 1567 and is believed to be the only inhabited Cruck House in South Wales as far as the owner is aware). N.B. Cruck frames comprise pairs of usually curved timbers forming "A-frames" that extend from the top of the building to the ground to support the structure. The residence has been extended and refurbished to compliment its period style and retains enormous character and many original features. In brief, the accommodation comprises:- Ground Floor: Conservatory, Kitchen/Dining Room, Cloakroom, Lounge with Inglenook fireplace with huge stone lintel, Bedroom 3, Bathroom. First Floor: large Double Bedroom with exposed cruck frames, further Double Bedroom with En Suite Shower Room/WC, further Shower cubicle.

There is a Modern Outbuilding with 2 Internal Stables and a Hay/Feed Store, together with a Storage Barn/Workshop. The property amounts to circa 14 Acres in all (to be confirmed) including c.6 acres of pastureland, 4.6 acres of sloping young planted woodland, and the remainder being mountain grazing land. The property's owner also rents c.20 acres of adjacent planted woodland. Direct, extensive off-road outriding and walking can be accessed from the property across the open country of Mynydd Carn-y-Cefn, a broad area of high ground between parallel valleys, and beyond. The property is situated on the eastern hillside above Coalbrookvale village, which is on the A467 Blackrock to Newport road. This former coal mining region has been transformed over the years, with quiet communities set amidst beautiful scenery. Nearby towns such as Blaina, Nantyglo, Brynmawr, Abertillery, Ebbw Vale, and Tredegar provide good local amenities including good schools, shopping and leisure facilities, a new hospital and train services. Crickhowell, Abergavenny, Monmouth, Newport and Cardiff are easily commutable. West Monmouth Golf Club is nearby. *(Fuller location details at the end.)*

**Price Guide: £325,000**



**Point of interest:**

We are informed that the previous owner provided Bed & Breakfast at the house – a famous guest being the celebrated Welsh novelist Alexander Cordell (1914-1997), who stayed here on occasion.

**THE ACCOMMODATION:**

Charming interior exuding character with many original features. Mostly reclaimed pine latched doors. LPG gas fired central heating.

**Ground Floor –**

- CONSERVATORY ENTRANCE:** 13'10" max. x 12'6". Double glazed Conservatory at the side of the house with fully glazed entrance doors, windows all around, far reaching views, polycarbonate roof, wood-effect flooring, and partially glazed door with feature coloured glass leading into the Entrance Hall.
- ENTRANCE HALL:** 9'4" x 7'5" (excluding stairwell). Reclaimed timber staircase with Victorian balustrade leading to the first floor with understairs storage space, exposed upright timbers, reclaimed pine latched doors (virtually throughout the house), door off to Cloakroom, door into the Kitchen/Dining Room, and door through to the Inner Hallway.
- CLOAKROOM:** Cream suite comprising close coupled W.C. and wall-mounted wash hand basin, obscure-glass window to the rear.
- KITCHEN/DINING ROOM:** 20'2" x 15'4" overall. An open-plan room.
- Kitchen Area: 15'9" x 8'2"  
Range of medium-oak glass-fronted display wall units and base units, granite-effect work surfaces, 1½ bowl ceramic sink with single drainer and mixer tap, tiled splashbacks, plumbing and space for washing machine, ample space for tumble dryer and fridge/freezer, cooker control point with space for electric cooker, LPG gas-fired boiler serving the central heating and hot water system, ceramic tiled floor. External stable door to the front elevation and window to the front
- Dining Area: 15'9" x 11'10"  
Study area in one corner, wood-effect flooring, two windows to the side aspect.
- INNER HALLWAY:** With door off to the Bathroom, external door to the side aspect, and steps leading up to a lobby with recess feature, being the former entrance to the original house, with exposed stonework, exposed ceiling beams, and opening out into the Lounge.
- BATHROOM:** 6'2" x 6'1". White suite comprising bath with shower attachment over and curtain rail, tiled surround, pedestal wash hand basin and close coupled W.C. Obscure glass window to the rear aspect with window shutters.
- LOUNGE:** 18'6" x 11'8". Tudor period oak panels along one wall, exposed ceiling beams and timbers, Inglenook fireplace housing a multi-fuel stove on a slate flagstone hearth with massive stone lintel above and original bread oven to one side, door to side of inglenook with the original stone staircase leading up to Bedroom 1. Door off the Lounge leads into Bedroom 3.
- BEDROOM 3:** 18' x 6'6". Exposed ceiling timbers and beam, window to the front and window to the rear aspect.

Conservatory with excellent views across the valley



Entrance Hall with feature door into the Conservatory



Open-plan Kitchen/Dining Room



Dining Area



Lounge with Inglenook



Another aspect of the Lounge



#### First Floor –

- LANDING:** Built-in storage cupboards to one side (reclaimed schoolhouse doors), exposed floorboards, Velux roof light to the side aspect. Doors off to:-
- BEDROOM 1:** 23'2" max. x 18'8". Vaulted ceiling with exposed original cruck "A" frames and timbers, exposed oak floorboards, bespoke eaves storage cupboards on two sides, pedestal wash hand basin to one corner with tiled splashback and shaver/light point, triple aspect with Velux roof light to the front, Velux roof light to the rear, and window to the side. Access to the stone staircase leading down to the Lounge.
- BEDROOM 2:** 15'3" x 8' increasing to 12'7". Exposed floorboards, partially exposed original A-frames and exposed timbers, bespoke built-in cupboards along one wall, further storage cupboard, window to the side aspect with superb views southerly across the valley to moorland hills. Door to the En Suite Shower Room.
- EN SUITE SHOWER ROOM:** 7'4" into enclosure x 5'. White suite comprising close coupled W.C. and wood vanity unit with inset wash hand basin, tiled splashback, and fully tiled shower enclosure with Gainsborough electric shower unit. Exposed floorboards, Velux roof light to the front aspect with lovely valley and hill views.
- N.B. it would be possible to change the configuration of Bedroom 2 and En Suite to create a walk-in wardrobe and larger bathroom if required.
- FURTHER SHOWER ROOM:** 5'1" x 4'. Sliding door off the Landing leads into a fully tiled shower room with corner shower cubicle with Gainsborough electric shower unit, extractor fan, exposed floorboards.

Bedroom 1



Further aspect of Bedroom 1



## **OUTBUILDINGS, LAND and APPROACH:**

### **STORAGE BARN/ WORKSHOP:**

31'8" x 20' overall. Of wood-framed construction with predominantly profile cladding and G.I. roof with clear panels, power and lighting connected, workbench and rear storage area.

### **G.P. BUILDING with 2 STABLES:**

44'4" x 19'6". Modern G.P. building located off the approach driveway, being of timber construction with profile cladding, concrete floor, power and lighting connected, with two internal stables and hay and implement storage alongside, having a concrete apron.

### **THE LAND & OUTRIDING:**

The property's land surrounds the homestead and we are informed amounts to approximately 14 Acres in all (to be confirmed) including circa 6 acres of pastureland, 4.6 acres of sloping young planted woodland, and the remainder being mountain grazing land. An adjacent c.20 acres of planted woodland is rented (details of the rental agreement are available from the vendor).

Direct, extensive off-road outriding and walking can be accessed from the property across the open country of Mynydd Carn-y-Cefn, a broad high ridge between Ebbw Fach valley to the east and Ebbw Vale further to the west.

The house has pleasant, easy to maintain, lawned gardens edged by shrubs and a mix of trees.

The big skies and views are wonderful, with aspects along the valley of the Ebbw Fach over pasture fields, roads and local communities, to moorland hills beyond.

### **THE APPROACH:**

The property is in a very private location approached via a long access track which leads to the property's gated entrance into a hard surfaced driveway leading up to the sizeable parking courtyard. The access track leads to local lanes that access the A467, a convenient route to Junction 28 of the M4 Motorway (A48) near Newport.

The property's approach drive with G.P. Building



Storage Barn/Workshop



Aspects of the lawned rear gardens



An overview of the property's homestead and surrounding pastureland



The property's lower mountain grazing land




The mountain grazing land again with the rented forestry land beyond




The open panorama from the property's high grazing land



**ENERGY PERFORMANCE: FIGURES ARRIVING SOON**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**SERVICES:**

We understand that the property is connected to mains electricity, a private spring water supply and a private drainage system. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

**COUNCIL TAX:**

We are informed that the property is within Council Tax Band "D".

**FIXTURES & FITTINGS:**

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY:**

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

**TENURE & POSSESSION:**

We are informed that the property is freehold with vacant possession on completion, by arrangement.



**VIEWING:**

**By prior appointment with the Sole Selling Agents**

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## THE LOCATION:

**The property is situated** on the eastern hillside of Mynydd Carn-y-Cefn between Coalbrookvale village a mile or so north-easterly and Blaina town to the south, about 1¼ miles. Other villages and towns in the area include Nantyglo 1½ miles northerly, Brynmawr 2¼ miles northerly, Abertillery 3½ miles southerly, Ebbw Vale 5¼ miles west, Tredegar 6 miles west, Llanhilleth 6 miles south, Abergavenny 10 miles north-east, Merthyr Tydfil 12½ miles westerly, Rhymney 12½ miles south, Pontypool 13 miles south-easterly – all providing and a good range of services including shops, schools, leisure facilities, health centres, hospitals, pubs and eateries, etc., and rich history.

### **Regarding local schools and amenities, the vendor has kindly supplied the following information:-**

There is an excellent, newly built junior school in Nantyglo, and also a brand new Welsh medium junior school (opened in September 2010). Brynmawr Comprehensive is about 3 miles away and has an excellent reputation, and there is a Welsh medium Comprehensive in Pontypool.

There is also a brand new hospital which has recently opened in Ebbw Vale on the old Corus Steelworks site, which is being redeveloped at the moment. There are sixth form education and further education facilities going to be developed on the same site, together with various leisure facilities. The reopening of the railway line has made a huge difference to the area and regular trains can be caught from either Ebbw Vale or Llanhilleth which go direct to Cardiff, making a commute to work in the city very easy.

**Mynydd Carn-y-Cefn** is a broad high ridge of open countryside between Ebbw Vale to the west and the Ebbw Fach valley to the east with splendid views and paths and tracks for riding and walking. This is a region of hills, mountains and valleys transformed from its industrial iron ore and coal mining past into peaceful landscapes for walking and riding with country parks and nature reserves, quiet villages and bustling towns surrounded by magnificent scenery, popular with tourists. Coety Mountain rises to the south-east and Brecon Beacons National Park is a few miles northerly. Numerous visitor attractions and beauty spots are within easy travelling distance.

**West Monmouth 18-hole Golf Course** is about 1½ miles northerly from the property, thought to be the highest golf course in Britain with the 14<sup>th</sup> tee being about 1500ft. above sea level, offering spectacular, panoramic views including the Brecon Beacons and Sugar Loaf Mountain. **The A467** is the main serving the area, a convenient route which starts at Junction 28 of the M4 (A48) near Newport and runs up to Blackrock in Brecon Beacons National Park to the north where it joins the A465 “Heads of the Valleys Road” on to Abergavenny and beyond.

**Abergavenny** is 10 miles north-east in Monmouthshire at the confluence of the Gavenny river with the larger Usk river, almost surrounded by hills, with the silhouette of Sugar Loaf Mountain dominating the skyline with its distinctive, volcano-like shape, rising to 596m (nearly 2,000 ft) above sea level, marking the southern approach to the Black Mountains. This historic town offers good amenities including a general hospital and bus and railway stations. The impressive ruins of an 11<sup>th</sup> century Norman castle still remain and the ancient church of St. Mary's was originally part of a Benedictine monastery established in the early 12<sup>th</sup> Century. In the mid-13<sup>th</sup> Century, the town was walled and had four gateways. In the mid-16<sup>th</sup> Century, the Henry VIII School was founded here, a free grammar school – nowadays the town's comprehensive. The famous Abergavenny Food Festival is a popular event attracting visitors from far and wide, whilst the annual “Three Peaks Walk” includes conquering the Bloreng, the Sugar Loaf, and the Skirrid, the highest local summits, in one day. The Wernddu Golf Course is about a mile outside of town, and there are cycling paths in the area. The River Usk and surrounding countryside offer great walking and rambling opportunities, and paragliding is a sport enjoyed in the locality, with tuition available. The Monmouth & Brecon canal can be accessed at nearby Llanfoist journeying south to Goetre and Newport, or north-west towards Crickhowell, Talybont-on-Usk, and Brecon.

**Crickhowell** is about 9½ miles north of the property in the Usk Valley, within Brecon Beacons National Park, with a notable architecture and a range of amenities including individual shops, schools, hotels, pubs, good restaurants and eateries, health centre, etc. This ancient town occupies a delightful country setting between the Llangattock Escarpment on one side and Pen Cerrig Calch on the other. Crickhowell takes its name from the Iron Age hill fort of Crug Hywell (Table Mountain), a flat topped hill on the flank of the towering Pen Cerrig Calch, which rises to some 700m above sea level. Walking routes are easily accessible from the town, leading up into the Black Mountains, and the River Usk is popular with fishermen, canoeists and nature enthusiasts.

**Brecon Beacons National Park** extends from Llandeilo in the west to Hay-on-Wye in the east, covering some 520 square miles, and incorporates the Black Mountain massif to the west, the Fforest Fawr, the Central Brecon Beacons, and Black Mountains Range to the east. The scenery is spectacular and diverse, with countryside that includes high mountain peaks, gorges, waterfalls, lakes, open hills and moorland, as well as wooded valleys and lowlands with soft rolling farmland and clear meandering rivers. The park can be explored on foot, horseback, bicycle or by car, and is a haven for a wide variety of flora and fauna. There are Castles at strategic points on the boundaries of the park – at Hay-on-Wye, Brecon, Trecastle, Tretower, Crickhowell, and Carreg Cennen.

**Newport** is 19½ miles south-easterly from the property on the River Usk before its estuary into the Bristol Channel, having a long history going back to Roman times when the fortress at Caerleon was built. Caerleon Fortress is 3 miles north-east of Newport, with a museum. The town was involved in a Chartist uprising in the 19<sup>th</sup> century, fighting for the right to vote. The ruins of a 13<sup>th</sup> century Norman castle are on the banks of the river Usk, and the town also has a Cathedral (St. Woolos). Newport became a vital coal port in the industrial revolution with large docks. Nowadays it is a very well connected town with easy access to the M4 Motorway and the Severn Bridge over to England, and a short drive from Cardiff. There are excellent leisure and shopping facilities and an indoor Victorian market, acres of parkland, museum, riverfront arts centre, the Transporter Bridge over the Usk (an “aerial ferry”), and the well known Celtic Manor Resort golf complexes (hosting the Ryder Cup in 2010).

**The Usk River** is about 60 miles long, rising in the Carmarthen Fans in the western part of the Brecon Beacons National Park, and flowing generally south-easterly through Brecon, Crickhowell, Abergavenny and Usk, down to Caerleon, then on to Newport and the Bristol Channel (the mouth of the river is wide and very deep). The river is famed for its beauty and abundant wildlife, including otters and kingfishers, and is one of the main salmon and trout rivers in Wales, attracting a range of visitors from anglers and canoeists to walkers and naturalists. The legend of King Arthur is associated with the Usk – he is said to have fought a victorious battle against Saxon invaders near Newport, after which he sailed along the river to Caerleon and established it as one of his bases. (It is conjectured that Caerleon might possibly be the site of Camelot, and that the round table idea derived from the Roman amphitheatre here.)

**Brecon** is 20 miles from the property north-westerly, standing at the confluence of the Rivers Usk and Honddu at the foothills of the Brecon Beacons, the commercial centre for southern Powys and the main town of the National Park as well as an army town. This is a popular base for tourists with a good range of amenities, well known for its medieval cathedral, narrow streets, Georgian architecture, Christ College public school founded in 1541 by Henry VIII, and famous annual jazz festival. The Monmouth & Brecon Canal terminates at Brecon, and an impressive aqueduct carries the canal across the Usk on the outskirts of town.

**Monmouth** is 26 miles east of the property, an historic ancient town near the English border, near the confluence of the river Monnow with the famous river Wye. This is a bustling town with good shopping and leisure facilities, theatre, museum, and a variety of restaurants and eateries. Near the town centre the remains of Monmouth Castle stand on a hill overlooking the Monnow, a medieval 13<sup>th</sup> century castle where Henry V was born. A gated stone bridge over the Monnow also dating back to the 13<sup>th</sup> century, and there is another old bridge crossing the Wye. The town is along the A40 trunk road.

**Cardiff** is 26½ miles southerly. Once a great international port exporting coal and iron from the valleys, the city and waterfront have been regenerated in recent times, blending the old with the new, creating a lively, interesting Capital with plenty to see and do, offering great shopping and entertainment, art and culture, and a variety of visitor attractions, including Cardiff Castle, Llandaff Cathedral, beautiful parks and floral displays, impressive architecture in Cathays Park, the Art Gallery and Museum, the Wales Millennium Centre (home to the Welsh National Opera), the Science Discovery and Visual Arts Centres, the Millennium Stadium, the National Assembly building, and Mermaid Quay with restaurants, bars and shops on Cardiff Bay, where the tidal barrage across the Taff and Ely rivers spans the mouth of the bay forming a great freshwater lake with boat moorings. Cardiff has seven hospitals, universities and colleges, television studios, vibrant music scene and night life, regular festivals, and bus and main line railway stations.

**The Museum of Welsh Life** at St. Fagan's is about 27 miles south of the property, a wonderful open-air museum allowing visitors to experience the past way of life, the culture and traditions, with reconstructed stone buildings, historical information, and the fine 16<sup>th</sup> century manor house of St. Fagan's Castle – all set within extensive grounds.

**Cardiff International Airport** is about 35 miles from the property south-westerly near Barry.

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**NOTES:** **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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