



Ty Du Farm

Itton Common, Chepstow, NP16 6DH



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A unique opportunity to purchase a traditional rural smallholding within a highly sought-after countryside location of Itton Common, Monmouthshire.

The property comprises of three residential dwellings, a range of agricultural outbuildings and surrounding pastureland. Also included is a development opportunity with a traditional stone barn benefitting from planning consent for conversion for residential accommodation.

- Traditional 2-bedroom Farmhouse
- Adjoining 3-bedroom Cottage
- Converted 2-bedroom Cider Mill
- Traditional stone barn with planning consent for residential conversion
- Selection of agricultural outbuildings
- Permanent pastureland totaling approximately 19.50 acres (7.89 ha)
- Perfect smallholding, equestrian or business venture

OFFERS IN EXCESS OF £1,300,000

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DESCRIPTION

Ty Du Farm extends in total to approximately 22.33 acres (9.04 ha) and presents a unique opportunity to acquire a traditional rural smallholding situated within the sought-after parish of Itton Common within the County of Monmouthshire.

The property comprises of a semi-detached, two-bedroom Farmhouse, with adjoining three-bedroom cottage, formally forming part of the Farmhouse and offering scope to reconfigure into a larger dwelling. There is also a detached, two-bedroom former Cider Mill. A further traditional stone barn offers another development opportunity benefitting from planning consent for conversion to a 3-bedroom dwelling (Ref: DM/2022/01757).

There is a range of outbuilding including traditional Dutch Barn, storage shed and a large, general-purpose building inclusive of stabling facilities. The land wraps around the holding and comprises well maintained permanent pasture.

Ty Du offers a rare and highly versatile opportunity, with scope for a range of uses including agricultural, equestrian, amenity and lifestyle pursuits, all within convenient reach of major commuter routes. The substantial residential accommodation provides excellent potential for multi-generational living, reconfiguration to enlarge the Farmhouse, or for use as an attractive investment property with additional possibilities for future development.

SITUATION

Ty Du Farm is positioned along Ty-Du Road and enjoys a sought-after countryside position within the desirable parish of Itton Common, on the outskirts of the village of Itton. The property's situation offers the perfect balance of rural living and convenience, with the historic town of Chepstow just 3.7 miles southeast, providing an excellent selection of service facilities. National bus and rail links are available Chepstow with direct connections to London and other key destinations.

Junction 2 of the M48 Motorway (5.0 miles) connects to the M4 and M5 Motorway corridors and provides direct links to major cities including Bristol (21.0 miles), Newport (22.1 miles) and Cardiff (29.0 miles).

ACCOMMODATION

The accommodation available at the residential dwellings briefly comprises as follows:

Ty Du Farmhouse

Ground Floor

Front Porch

Living Room – large traditional stone fireplace and woodburning stove

Kitchen –

Light and spacious traditional Shaker-style kitchen with integrated appliances

Rear Hallway

Utility –

with fitted base units sink and drainer

Shower Room –

with WC, pedestal sink and large shower cubicle

Reception Room –

woodburning stove

First Floor

Bedroom One –

spacious double with built in wardrobes

Bedroom Two –

small double

Bathroom –

WC, vanity sink unit, fitted bath and large shower cubicle

The Cottage

Ground Floor

Living Room –

attractive reception room with traditional fireplace

spacious dining area with steps down to

Dining Room –

Rear Hallway

Bathroom –

with WC, pedestal sink and fitted shower modern equipped kitchen fitted with integrated appliances

First Floor

Bedroom One –

generous double bedroom

Bathroom –

large bathroom with WC, pedestal sink, fitted bath and built in shower cubicle

Second Floor

Bedroom Two –

large double bedroom featuring traditional exposed beams

Bedroom Three –

double with traditional beams

The Barn

Ground Floor

Kitchen/Living –

Well-appointed, open plan kitchen-diner featuring modern fittings and a comfortable, bright living area.

First Floor

Bedroom One –

comfortable double with built-in storage

Bedroom Two –

further double bedroom also benefitting from built-in storage

Bathroom –

fitted with WC, pedestal sink and bath with shower over.

OUTSIDE

Each of the dwellings benefit from ample off-road parking and defined individual curtilages. The Farmhouse and The Cottage both enjoy generous lawned garden areas while The Barn features a neat, enclosed flagstone courtyard.

OUTBUILDINGS

The property includes a collection of useful outbuildings including:
Dutch Barn – 2-bay with lean-to to both northeastern and southwestern elevations, corrugated sheet cladding and earth floors (189.31m²)
General Purpose Building – 4-bay, steel portal frame with corrugated sheet cladding, concrete floors and currently fitted with two stables (319.83m²)
Outbuilding – Block and render construction with corrugated sheet roof (45.24m²)

There is a traditional stone barn which benefits from full planning consent under reference DM/2023/01757 for conversion to residential use with the provision of three-bedroom accommodation, associated living accommodation, gardens and private access.

LAND

The land at Ty Du Farm extends in total to approximately 19.50 acres (7.89 ha) and is primarily contained in a single ring-fence block adjoining the farmyard, with a smaller off-lying paddock located on the opposite side of Ty-Du Road.

The land comprises of predominantly level-lying to gently sloping permanent pastureland together with a small, amenity orchard. The land is bound by a combination of mature, tree lined hedgerows and stock fencing and benefits from gated access between individual field parcels.

FIELD SCHEDULE

Sheet Ref.	Field No.	Area		Description
		Acres	Ha	
ST 4796	9808	6.64	2.69	Pasture
ST 4796	9517	2.34	0.95	Pasture
ST 4796	9526	1.36	0.55	Pasture
ST 4796	0029	2.13	0.86	Pasture
ST 4796	0828	3.20	1.30	Pasture
ST 4796	1019	2.12	0.86	Pasture
ST 4796	1314	0.29	0.12	Orchard
ST 4796	1909	1.41	0.57	Pasture
TOTAL		19.50	7.89	

ACCESS

The property is accessed directly from Ty-Du Road, just off the B4293, both of which are adopted highways maintained at the Local Authority's expense.

TENURE

Freehold with vacant possession upon completion.

Both The Cottage and The Barn offer excellent potential as letting units, providing an attractive additional income opportunity.

BOUNDARIES

The Purchaser shall be deemed to have full knowledge of the boundaries and neither the Vendor nor the Agent should be required to produce evidence as to the ownership of the boundaries.

LOTING & RESERVE

It is anticipated that the property will be offered as shown but the Vendor reserves the right to withdraw, alter or amend the extent of the property being offered.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to any rights, benefits or incidents of tenure which affect it. There is a public footpath (357/18/1 and 357/18/2) which crosses the holding from Ty Du Road, over part of the entrance and continuing across the holding to the north. Purchasers are advised to make their own enquiries as to any other rights, benefits or incidents of tenure which may affect the property.

SERVICES

The residential dwellings benefit from mains electricity, both a mains and spring fed water system with a single, shared meter and private drainage via a shared package treatment plant. The dwellings are separately heated by way of oil-fired central heating.

The principal agricultural outbuilding has water and electricity connections being fed by a 4kW solar array, contributing to on-site energy efficiency. Part of the land in the north has access to a natural water source.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPCs for the various dwellings are as follows:

- Ty Du Farmhouse – Band F
- The Cottage – Band E
- The Barn – Band D

LOCAL AUTHORITY

Monmouthshire County Council – 01633 644 644

DIRECTIONS

From Chepstow, take the B4235 toward Itton. Continue for approximately 3 miles, then turn left onto Ty-Du Road. Follow the lane for approximately half a mile and Ty Du Farm can be found on your right-hand side.

When using the mobile application – What Three Words:// began.workers.verifying

VIEWING

Strictly by appointment with the Agents David James. Please telephone the Magor Office on 01633 880 220.

GUIDE PRICE

Offers in Excess of £1,300,000 (One Million, Three Hundred Thousand Pounds)



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

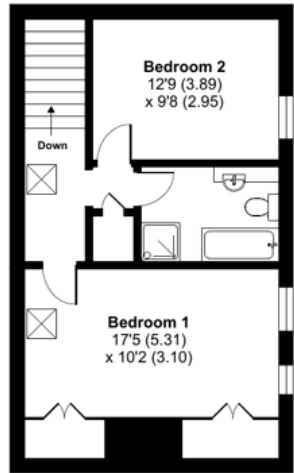




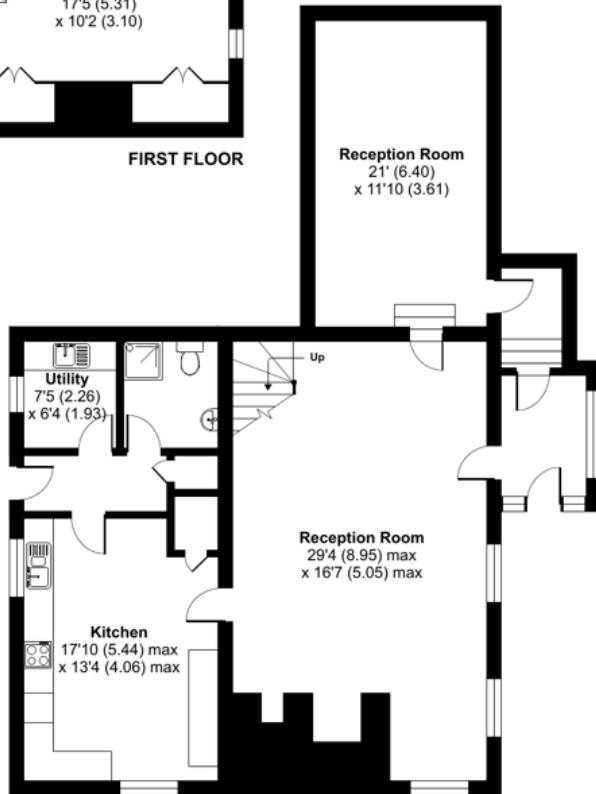


The Farmhouse

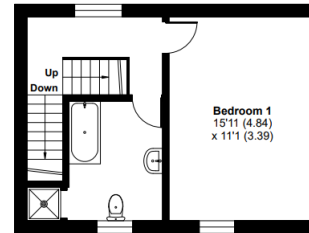
Approximate Area = 1842 sq ft / 171.1 sq m
 Outbuilding = 6521 sq ft / 605.8 sq m
 Total = 8363 sq ft / 776.9 sq m
 For identification only - Not to scale



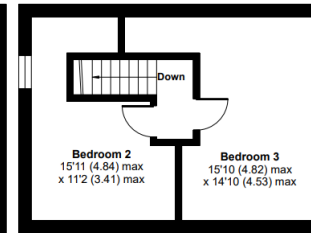
FIRST FLOOR



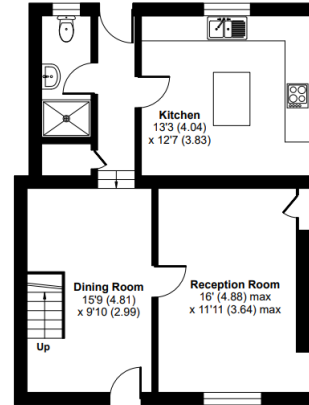
GROUND FLOOR



FIRST FLOOR



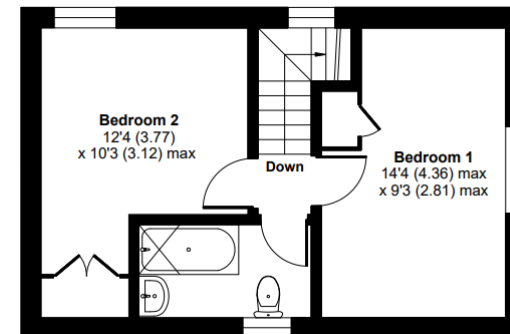
SECOND FLOOR



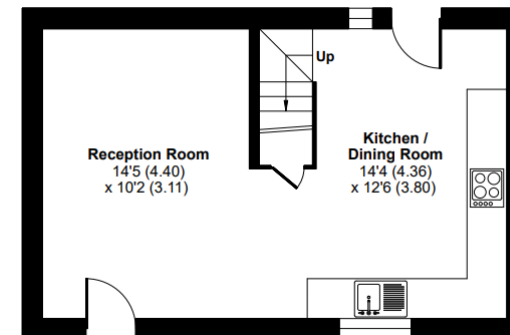
GROUND FLOOR

The Cottage

Approximate Area = 1354 sq ft / 125.8 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

The Barn

Approximate Area = 656 sq ft / 60.9 sq m
 For identification only - Not to scale

