



The Maerdy Farm
The Hendre, Monmouth, NP25 5HH

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Nestled in the Monmouthshire countryside, The Maerdy Farm presents a unique opportunity to purchase a ringfenced livestock holding, with a substantial 5-bedroom Grade II* Listed farmhouse, an extensive range of both traditional and modern livestock buildings and approx. 135 acres (54.63ha) of productive pastureland

- 16th Century traditional five-bedroom Grade II* farmhouse offering an abundance of restoration potential
- Outbuildings with considerable scope for conversion (subject to obtaining the necessary planning consents) including brick and timber barn
- Range of traditional and modern agricultural buildings
- Approximately 135 acres (54.63 ha) of pastureland suitable for grazing or cropping
- Rural position yet conveniently, located close to local towns of Monmouth and Abergavenny

GUIDE PRICE AS A WHOLE
£1,550,000

Available as a whole or in two separate lots;

Lot 1 – Farmhouse, buildings and approximately 100 acres -

Guide Price £1,360,000

Lot 2 – Approximately 34.29 acres at Llandishty –

Guide Price £190,000

DESCRIPTION

The Maerdy Farm comprises a substantial detached Grade II* brick, five-bedroom fine Renaissance farmhouse, which was once part of the Hendre Estate owned by the Rolls family, rich in character and period charm, accompanied by a collection of domestic outbuildings, comprising a range of both traditional and modern agricultural, practical yard space, and approximately 135 acres (54.63 hectares) of productive agricultural land. The property presents a rare opportunity to restore a rural estate, with significant potential for residential, agricultural or recreational use.

The Maerdy Farm enjoys an excellent setting in the scenic Monmouthshire countryside, surrounded by its own land, boasting historical character throughout the holding. A natural stream meanders through the property, creating an idyllic rural setting. Conveniently, the farm lies just a stone's throw from the B4233, offering ease of access to both market towns of Monmouth and Abergavenny.

SITUATION & DIRECTIONS

Despite its rural position, the property is conveniently positioned for excellent connectivity. Located on the Onen to Newcastle Road, just off the B4233 Monmouth to Abergavenny Road to the South and the B4347 Monmouth to Skenfrith Road providing links to Ross on Wye and Hereford.

The immediate location comprises farmland, sporadic detached rural properties and livestock holdings. Local amenities comprise of Llangattock School (Monmouth Montessori School and Nursery), Llanviangle-Ystern-Llewern Church, The Rolls of Monmouth Golf Club and the Halfway Country Pub.

Monmouth is located less than 5 miles distant providing access to a range of further facilities including Haberdashers co-ed Private school for girls and boys, Monmouth Comprehensive school, leisure centre, and a traditional yet useful high street with supermarkets such as Waitrose, M&S and Cooperative store

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ACCOMMODATION

The accommodation available at The Maerdy Farm briefly comprises the following:

Lower Ground Floor

Cellar

Ground Floor

Entrance Room- A handy boot room, with glazed basin and original bread oven

Conservatory- East facing

Kitchen – With original flag stone floor and woodburning stove

Inner Passageway- Access to staircase to first floor

Old Dairy – with slating slab and chamfered beams

Buttery -

Separate WC

Study- With wooden floor

Sitting Room – with wooden floor, chamfered beams, fireplace and walk in cupboards

First Floor

All bedrooms have period features with chamfered beams, with some featuring original fireplaces

Landing

Bathroom

Bedroom 1

Bedroom 2

Bedroom 3

Bedroom 4

Bedroom 5

Second Floor

Attic – With exposed beams, large landing with four interconnecting rooms.

OUTSIDE

The farmhouse benefits from a large forecourt, offering parking for a number of vehicles. The property features a pleasant cottage style walled garden. There are a number of domestic outbuildings in close proximity including storage, coal/wood store, domestic barn and former cider house.

Positioned within the main yard are a number of attractive brick-built outbuildings, offering excellent potential for conversion, subject to the necessary planning consents to create additional living space, recreational amenities, or professional facilities, adding to the adaptability of holding.

FARM BUILDINGS

The property comprises a range of useful modern and traditional agricultural buildings including:

Traditional Farmstead

Brick Barn – Two Storey Grade II brick construction with timber and adjoining cider house

Former Cider House- Grade II listed brick constructed barn

Detached stable block and shelter- 8 bay single storey, Grade II listed

Modern Agricultural Buildings

An extensive range, comprising 5 modern steel portal framed agricultural buildings, including galvanised cow shed with cubicles.

LAND

The land extends to approximately 135 acres (54.63 hectares) being 75 m above sea level of predominantly Grade 2 agricultural land, well-suited for both mowing and grazing. The soils are principally loam with areas of clay, offering a productive and versatile foundation for a range of agricultural enterprises.

The holding is available as a whole, divided into three ringfenced parcels, all conveniently accessible via the adjoining lane and conveniently arranged around the main farmstead. To the rear of the farmhouse lies the largest block, extending to approximately 88 acres of good quality pasture. To the front of the property, a further 12 acres of predominantly level land offers potential for arable use. An additional 35 acres of pastureland is situated to the north-east of the main holding.

All parcels are in good condition, offering a combination of natural shelter, privacy, and ease of management. A natural brook (Llymon Brook) runs through the farm which is a tributary to the River Trothy.

FIELD SCHEDULE

Main Farmstead (LOT 1)

OS Field No.	Acres	Hectares	Description
SO4314 5891	11.75	4.75	Pastureland
SO4315 5304	2.31	0.93	Farmhouse and buildings
SO4315 5813	6.05	2.45	Pastureland
SO4314 2883	9.41	3.81	Pastureland
SO4314 1888	0.61	0.25	Woodland
SO4314 1794	1.55	0.63	Woodland

SO4314 3597	5.25	2.12	Pastureland
SO4315 1914	11.65	4.71	Pastureland
SO4315 3714	10.38	4.21	Pastureland
SO4315 4626	6.04	2.44	Pastureland
SO4315 5430	4.37	1.77	Pastureland
SO4315 3847	11.17	4.52	Pastureland
SO4315 2533	3.43	1.39	Pastureland
SO4315 1942	3.75	1.52	Woodland
SO4315 2446	0.74	0.30	Woodland
SO4315 0438	10.52	4.26	Pastureland
SO4314 4697	0.84	0.34	Pastureland
TOTAL	99.82	40.39	

Land at Llandishty (LOT 2)

OS Field No.	Acres	Hectares	Description
SO4315 4189	13.61	5.51	Pastureland
SO4315 5565	3.83	1.55	Pastureland
SO4315 6247	3.80	1.54	Pastureland
SO4315 4467	8.52	3.45	Woodland
SO4315 4953	1.90	0.77	Wood/Pasture
SO4215 6131	2.80	0.99	Pastureland
SO4315 6618	0.74	0.30	Woodland
TOTAL	34.80	14.08	

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.

TENURE

Freehold with vacant possession upon completion.

SERVICES

The property benefits from mains electricity and Borehole fed water. There is a private drainage system by way of a septic tank and heating is provided by a private oil supply. The land benefits from a natural water supply from Llymon Brook

None of these services have been tested.

BASIC PAYMENT SCHEME

The land is registered with the Welsh Government under the Basic Payment Scheme (BPS). Entitlements are available by separate negotiation. The land is not entered into any Agri-Environmental Schemes.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Due to the listing status, an EPC is not required.

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, COVENANTS & RIGHTS OF WAY

The property is sold subject to any rights, benefits or incidents of tenure which affect it.

LOCAL AUTHORITY

Monmouthshire County Council – 01633 644644

VIEWING

Strictly by appointment with the sole Agents David James.

Please telephone the Monmouth Office on 01600 712916 and ask to speak with John Jenkins or Fiona Wall. Alternatively, please email on Fiona.wall@david-james.co.uk

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.







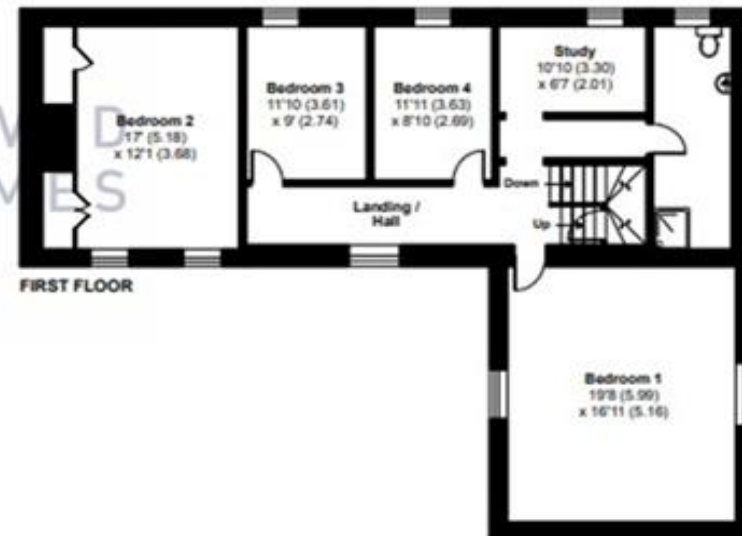
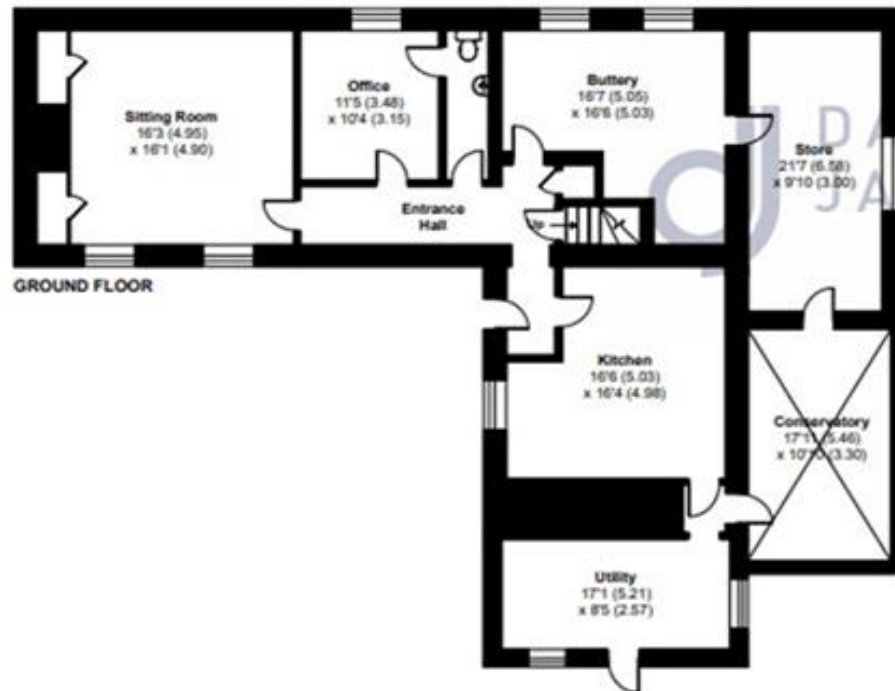
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Approximate Area = 3890 sq ft / 361.4 sq m (excludes open barns)

Outbuildings = 4821 sq ft / 447.8 sq m

Total = 8711 sq ft / 809.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2025. Produced for David James. REF: 1276860

