

PARC MAES FFYNNON

CHEPSTOW







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*A grand and exceptionally well proportioned country house
with stunning far reaching views*

Chepstow Racecourse 2 miles • Bristol Parkway Station 16 miles • Chepstow Train Station 4 miles • M4 10.5 miles
M5 12.5 miles • Bristol 21 miles • Bristol International Airport 29 miles • Bath 33 miles • Cardiff 35.6 miles
Chippenham Station 37.5 miles • London 127 miles
(All distances and times are approximate)

Main House

Reception Hall • Drawing room • Dining room • Sitting room • Kitchen/breakfast room • Party room • Orangery • Study
Office • Utility room • Boot room • Cloakroom • Cellar

Master bedroom suite with dressing room • 5 further double bedroom suites

Indoor swimming pool • Staff/guest cottage • Office • Garaging • Outbuildings

Landscaped gardens & grounds • Long approach

Parkland • Pasture land

In all about 75 acres

For Sale Freehold

Knight Frank LLP
22 Broad Street,
Hereford HR4 9AP

Tel: +44 1432 845405
anthony.clay@knightfrank.com



Knight Frank LLP
55 Baker Street,
London W1U 8AN

Tel: +44 20 7861 1707
peter.edwards@knightfrank.com

www.knightfrank.co.uk

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Your attention is drawn to the Important Notice on the last page of the brochure.



Parc Maes Ffynnon

Parc Maes Ffynnon is situated on a ridge with exceptional and far reaching views over the Severn Estuary and the Bristol Channel. The town of Chepstow is 4 miles away and provides many local services and amenities including the historic Chepstow Castle. Cribbs Causeway (the largest shopping centre in the southwest) is approximately 15 miles away.

The house is located near the River Wye close to its confluence with the River Severn. Central Bristol lies 10 miles away with a mixture of old and modern architecture, and offers extensive cultural and recreational facilities, including three theatres.

The area is steeped in history and is known for its countless Norman Churches and historic buildings, perhaps most famously the castle in Chepstow itself.



The area is well served with private and state schools including St Johns on-The-Hill, Tockington Manor, Castle School and Marlwood as well as Colstons and Clifton College in Bristol.



Sporting interest is provided with Chepstow race course.



The property benefits from excellent road, rail and air links with the M4/M5 junction, reached by junction 16 of the M5, 4 miles away. This allows



immediate access to the motorway network in all directions. Bristol Parkway station is 16 miles away and Bristol International Airport, serving both domestic and international destinations, lies within 30 miles.



Park Maes Ffynnon, meaning 'springfield park' was built on the grounds of a former farmhouse and was completed in 2007. The house sits in an elevated position surrounded by rolling countryside and is the ideal setting for a house of this stature, offering privacy and tranquillity. The accommodation is extensive with large and beautifully proportioned rooms throughout.











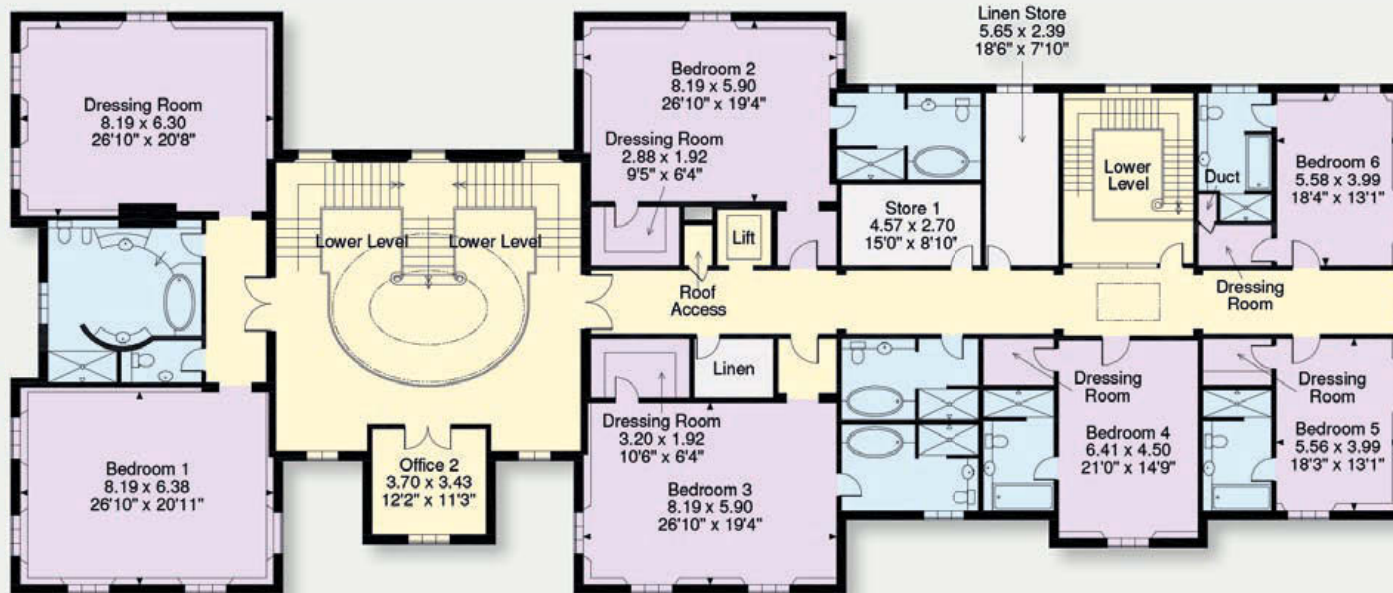
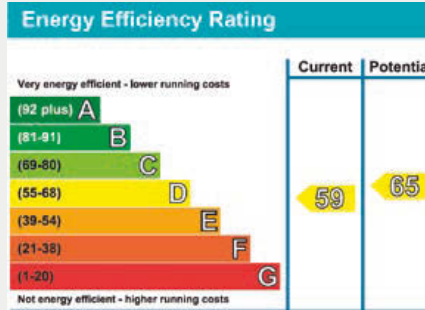
Outbuildings and Ancillary Accommodation

Parc Maes Ffynnon is a beautifully balanced property with generous outbuildings and ancillary accommodation. The main garage area is located to the right of the house and allows vehicles to fork off the main driveway into the rear courtyard. The garages are an impressive 50ft by 41ft, suitable for numerous vehicles. The garages act as an undercover link to the swimming pool and also house the plant room, sauna and changing room for the pool. Above the garage is a storage and office area. The other side of the courtyard is an office suitable for numerous workstations. Attached to the office is a two storey, two bedroom cottage with a reception room, dining room, kitchen, bathroom and shower room. The courtyard offers ample parking for cars.

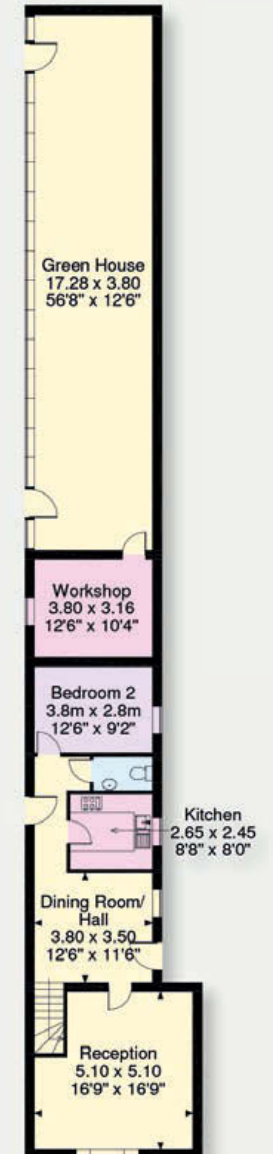


Approximate Gross Internal Floor Area

Total = 1908 sq m (20538 sq ft)
 Main House = 1413 sq m (15208 sq ft)
 Garage = 295 sq m (3179 sq ft)
 Outbuilding = 172 sq m (1850 sq ft)
 Wine Store = 28 sq m (301 sq ft)
 For identification purpose only. Not to scale.



First Floor



Outbuilding: Ground Floor



Outbuilding: First Floor



Gardens & Grounds

The property is approached via a long driveway through electrically operated security gates to a large parking area to the rear of the house. There is ample parking space and garaging. The property is surrounded by its own land and the gardens run around the perimeter of the property.

Parkland and Agricultural Land

The house sits in approximately 75 acres of land with further land available by separate negotiation. Part of this is made up of the house and formal gardens with the remainder being parkland, woodland and agricultural land which is let out on a short farm lease.

Basic Payment Scheme (BPS)

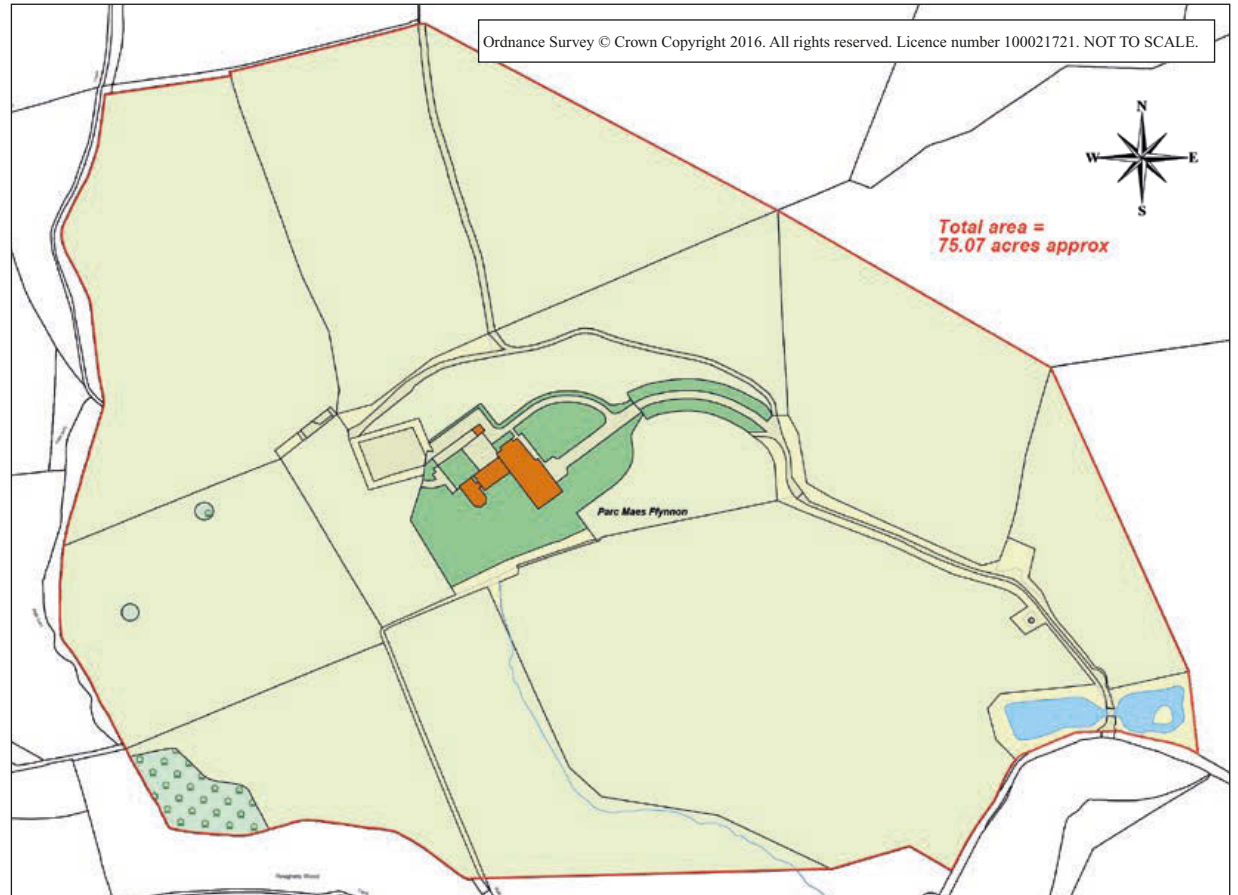
It is the intention of the vendors that the Basic Payment Scheme entitlements relating to the land are transferred to the purchasers on completion of the sale on a pro-rata basis according to the sale of the whole or lots.

Wayleaves, Easements and Rights of Way

The property is sold subject to the 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 way-leaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.









Note: "This plan is based upon the Ordnance Survey map with the sanction of H.M. Stationary Office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number No. ES100017767."

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Directions (NP16 6BP)

From the M4/M5, leave the M5 at junction 15 and proceed north on the M48 towards the Chepstow Bridge and Wales. At Junction 2 take the A466 to Chepstow, carry on toward Chepstow race course and at the entrance turn left on to the Itton Road (B429). Follow this road for 2.2 miles before turning left down the lane toward Itton Court and Myndd Bach. The entrance gates to Parc Maes Ffynnon will be found after a mile on the right hand side.

Technical Specification

- Automatic security gate/entry phone
- Full PIR sensor burglar alarm
- Fully wired fire alarm
- Second generators in case of power cut
- Climate control for each area of the property

Services

Mains water, mains electricity (In addition there are two natural springs), private drainage, oil-fired central heating.

Tenure

The freehold of the property is offered for sale as a whole with vacant possession. The agricultural land is on a Short Farm Lease.

Sporting

The sporting rights are in hand and included in the sale of the freehold.

Fixtures and Fittings

Only those mentioned in these sales particulars together with light fittings, carpets and blinds are included in the sale. All others, such as furniture and rugs are specifically excluded but may be available by separate negotiation.

Viewings

All viewings to be arranged strictly by appointment via Knight Frank.

Local Authority

Monmouthshire County Council - 01633 644 644

