



White Horse Farm
Pen-Y-Cae Mawr | Monmouthshire | NP15 1LX

FINE & COUNTRY

WHITE HORSE FARM







A detached five bedroomed house nestled in a secluded location, away from the hustle and bustle of everyday life, offering some of the county's finest views over miles of rolling Monmouthshire countryside which also includes professional standard equestrian facilities in the heart of equine sporting country all set within 50 acres of land together with an extensive range of outbuildings and a 25m x 54m all-weather floodlit outdoor arena.

As you drive down the long country lane you begin to wonder what to expect and once you pass through the electronically operated gates the house, equestrian facilities, gardens and grounds will not disappoint. The sweeping driveway beyond the gates is flanked by large ornamental pond and established shrubs terminating in spacious parking/turning area. There is excellent hacking and walking locally through the quiet country lanes and further to Wentwood Forest. Further sporting activities such as angling, shooting, golf etc are all well catered for locally. Chepstow is approximately 8 miles distant giving access to the M48 for commuting to Bristol, Bath and London. Also within close proximity is Chepstow Racecourse and Piercefield Park which hosts Chepstow Horse Trials annually and includes the Burghley Young Event Horse Qualifier and the David Broome Event Centre which holds a wide variety of major equestrian events throughout the year including show jumping and dressage.

Good primary schooling can be found in Shirenewton and Usk and senior schooling in Chepstow, with private schooling facilities in Monmouth, Newport and Bristol.

Step inside

White Horse Farm

Glazed door into:-

BOOT ROOM 4.15m x 3.83m (13'7" x 12'7")
Access to loft.

LONG ROOM / GAMES ROOM
12.98m x 4.17m (42'7" x 13'8")
French doors to central courtyard. Access to loft.

CONSERVATORY 5.98m x 3.81m (19'7" x 12'6")
Dual aspect. French doors to courtyard and garden.

UTILITY ROOM 5.62m x 5.02m (18'5" x 16'6")
Base and wall cupboards with worktops incorporating a stainless steel sink unit with mixer tap. Plumbing for automatic washing machine. Store cupboard with ample coat hanging space. French doors to courtyard.

INNER HALL
With open tread staircase leading to:-

TEENAGE DEN / OFFICE / BEDROOM FIVE
6.98m x 5.67m (22'11" x 18'7")
Access to balcony. Storage cupboards. Access to loft.

CLOAKROOM
Comprising low level wc and wash hand basin. Useful storage cupboard.

KITCHEN / BREAKFAST ROOM 9.37m x 4.78m (30'9" x 15'8")
Dual aspect. Exposed ceiling beams. Fitted with a range of base units with worktops. BELLING range cooker with extractor over. Integral fridge/freezer, dishwasher and built in microwave. Twin Belfast sink unit with mixer tap. Central breakfast island. Door to courtyard from kitchen.

BREAKFAST AREA: Wood-burning stove. French doors leading to front terrace with magnificent views over open countryside and as far afield as the Malvern Hills.





DINING ROOM 9.40m x 4.52m (30'10" x 14'10")
Dual aspect. Open tread stairs off. Wood panelling to dado. French doors to front terrace.

LIVING / DRAWING ROOM 10.48m x 4.82m (34'5" x 15'10")
Dual aspect. Feature living flame effect fire. French doors to courtyard and front terrace.

Stairs to FIRST FLOOR and LANDING

MASTER BEDROOM SUITE 5.19m x 4.79m (17'0" x 15'9")
French doors leading to balcony.

DRESSING ROOM 3.62m x 2.02m (11'11" x 6'8")
Extensively fitted.

EN-SUITE

Comprising low level wc and pedestal wash hand basin. Airing cupboard with shelving.

BEDROOM TWO 5.12m x 4.80m (16'10" x 15'9")
Fitted with a range of wardrobes and dressing units.

BEDROOM THREE 4.58m x 4.17m (15'0" x 13'8")
Fitted with a range of wardrobes and dressing units.

BEDROOM FOUR 4.80m x 4.14m (15'9" x 13'7")
Fitted with a range of wardrobes.

SHOWER ROOM

Comprising step-in shower cubicle, low level wc and vanity wash hand basin.

FAMILY BATHROOM

Comprising vanity unit with inset his 'n' hers wash hand basins, step-in double shower cubicle, bath with shower mixer tap, bidet and low level wc. Ladder style radiator. Access to loft.















Step outside

White Horse Farm

There are extensive manicured lawns with many attractive circular borders and substantial terracing ideal for entertaining and al fresco dining or to just sit and luxuriate in the magnificent surroundings. Alarm systems. Outside lighting to house and all outbuildings. Fishing pond and duck pond.

OUTSIDE WC: Comprising low level wc and wash hand basin.

DUCK HOUSE

LOWER BARN: 23.66m x 17.8m. Could be reinstated to provide 9 stables, automatic drinkers, power and light, large wooden sliding doors. Subject to necessary permissions, this could also be ideal for an indoor school.

FEED ROOM: To the rear of the Bottom Barn housing electric meter for supply to barn.

STORE ROOM/WASH ROOM: Off Feed Room with hot water cylinder, power and light.

CLAYDON HORSE WALKER: 11.23m x 11.19m. With rubber flooring, control cabinet, electrification kit and braking system. Can accommodate up to five horses.

KENNELS/RUNS: Comprising runs and sleeping areas, part concrete block walls and sliding gates, water and electricity to each kennel.

POLY TUNNEL

MIDDLE BARN / WORKSHOP: 18m x 8.84. Central log burning stove, power, light and water.

TOP BARN/AMERICAN STYLE BARN: Comprising six internal block stables with LODDON doors, with rubber flooring and automatic drinkers, hay and straw loft over with hatches direct to stables. Two large sliding doors at either end plus power and light.

GROOMS QUARTERS

OFFICE/TACKROOM: 5.72m x 3.30m

KITCHEN: 3.30m x 3.04m. Comprising Belfast sink and base units.

BATHROOM: Comprising shower cubicle, wash hand basin and toilet.

OUTDOOR ARENA: 54m x 25m Enclosed by post and rails and flood lit. Rubber and silica sand surface.



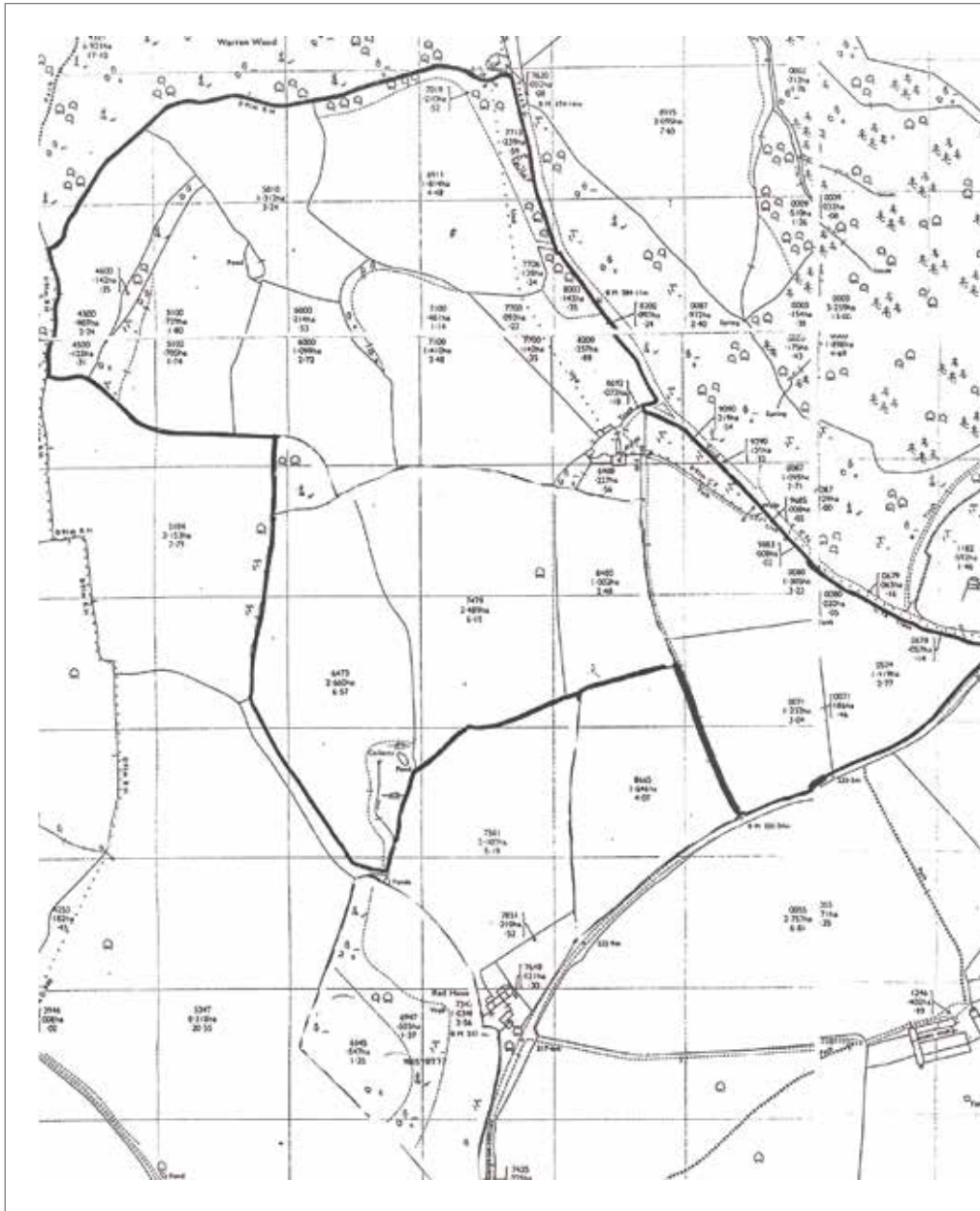












AGENTS NOTE: There are solar panels which are owned by the Vendors.

DIRECTIONS

From Chepstow. At Racecourse Garage (Mitsubishi), take B4235 towards Usk for approx. 6 miles, past a large lay-by on the right hand side & through the crossroads signed for Earlswood/Shirenewton. Continue for 1 mile and take the next left at a minor crossroads (not signed). Continue up a single track lane for approx. 1.5 miles (heading toward Wentwood) and turn right in front of the white gate signposted White Horse Farm, down a track which leads to a set of electrically operated gates.



White Horse Farm Penywaemawr, Usk
 Approximate Gross Internal Area
 462 Sq M/4971 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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