



Ty Lan Twyn Farm
Cefn-Y-Crib, Hafodyrynys, Crumlin, NP11 5BN



Ty Lan Twyn Farm

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A unique opportunity to acquire a well-established attractive livestock farm in an idyllic, private setting north of Hafodyrynys near Pontypool.

Extending to approximately 93 acres, traditional four-bedroom farmhouse and a range of modern outbuildings

- Four-bedroom Farmhouse
- Within two ring fenced boundaries either side of the Hafodyrynys to Pantygasseg Road
- The farm benefits from grazing rights on the adjoining common
- Range of modern agricultural buildings
- Rural position yet conveniently located close to the A472

GUIDE PRICE: £1,100,000

Available as a whole

Lot 1 – Farmhouse, buildings and approximately 93 acres
of pastureland & woodland

Court Barn, West End
Magor, Monmouthshire, NP26 3HT
magor@david-james.co.uk
Tel 01633 880220
www.david-james.co.uk

DESCRIPTION

Ty Lan Twyn has a traditional, detached four-bedroom farmhouse accompanied by a range of useful, well maintained modern agricultural outbuildings, spacious yard, pastureland, and amenity woodland extending to approximately 93 acres (37.63 ha).

The farmhouse is surrounded by its own land and enjoys open views over the countryside including to the Brecon Beacons.

SITUATION & DIRECTIONS

Ty Lan Twyn Farm is located in open countryside near the village of Hafodyrynys, positioned along the A472 between Pontypool and Crumlin in Torfaen County Borough, Southeast Wales.

Hafodyrynys provides a selection of local amenities, including a public house, community hall/café and rugby club.

The cities of Cardiff and Bristol are both reachable within an hour by car. Mainline rail services to London Paddington, with journey times of under two hours are available from Pontypool, approximately six miles from the property.

From the A472 take the turning for the Hafodyrynys Inn onto Cefn-Crib Road. After approximately 100m, take the first right up a steep incline. The farm is located on the left, shortly after passing Cefn-y-Crib Chapel.

When using the mobile application What Three Words:
///stitch.grove.lightens

ACCOMMODATION

The farmhouse at Ty Lan Twyn benefits from central heating throughout and comprises the following:

Ground Floor

Kitchen - A traditional style kitchen with storage cupboards and units

Cloakroom - With WC and sink

Dining Room - Large room with wood burning stove and dual aspect windows

Living Room - With fireplace with an inset woodburning stove

Office - With window

First Floor

Bedroom 1 – Spacious double bedroom with expansive land views

Bedroom 2 – Useful double bedroom with rural views over fields to the rear

Bedroom 3 – Double bedroom with extended wardrobe space

Bedroom 4 – Double bedroom

Family Bathroom – Spacious bathroom with shower cubicle, WC, pedestal sink and fitted bath

Airing Cupboard – with Vaillant propane boiler

OUTSIDE

The farmhouse offers a peaceful and secure environment, set well back from the main road, accessed by a private driveway leading to a spacious yard offering ample parking.

It has a garden to the front which is bordered by a hedge and dry-stone walls.

To the south of the farmhouse, a 3 bay steel portal frame shed with a concrete floor and roller shutter doors offers a useful garage/amenity space.

FARM BUILDINGS

The property comprises a range of useful modern agricultural buildings. They are positioned to the south of the farmhouse and are arranged around a large functional concrete yard, with a further concrete yard to the north of the cattle shed. Buildings include:

General Purpose Building - A 3 bay steel portal barn, with integral lean-to cattle shed with manger and concrete floor. The cattle shed opens at both ends onto the concrete handling yards

General Purpose Building - A 6 bay steel portal frame barn and adjoining 3 bay steel portal frame barn

General Purpose Building - A 3 bay steel portal frame barn with lockable doors adjoining the 6/3 bay barns described above

Workshop - A secure shipping container situated on the west of the main yard with power, lighting, shelves and workbench.

LAND

This extends to approximately 93 acres (37.63 hectares) and is divided by Cefn Crib Road into two ring-fenced blocks, that are well fenced.

Farmstead and Land to the North of Cefn Crib Road

Positioned around the centre of the holding, Block One extends to 35.92 acres of well-maintained pastureland with pockets of woodland and scrub. This parcel is divided into twelve enclosures, all of a practical and manageable size, ideal for both grazing and mowing. The land has previously been grazed by sheep and cattle. Access is conveniently provided via the private driveway, ensuring ease of movement for machinery and livestock.

Land to the South of Cefn Crib Road

Situated just below the road, Block Two comprises 55.98 acres and offers a mix of productive pasture alongside smaller pockets of rough grazing and approx. 13.5 acres of woodland. This section is subdivided into several enclosures and is accessed directly from the road, offering flexibility for agricultural operations. This block includes a redundant stone barn, with potential—whether for storage, livestock use, or possible redevelopment (subject to the necessary planning consents).

The land is formed of freely draining acid loamy soils over rock, typically associated with good grass production. Although classified as Grade 4 agricultural land, the current condition of the fields reflects careful management and regular maintenance, resulting in good quality pasture across the holding.

The land features springs across both blocks.

FIELD SCHEDULE

OS Field No.	Acres	Hectares	Description
ST2399 7462	4.37	1.77	Pasture
ST2399 6460	2.81	1.14	Pasture
ST2399 5954	3.23	1.31	Pasture
ST2399 5057	5.58	2.26	Pasture
ST2399 4139	1.26	0.51	Pasture
ST2399 4941	2.32	0.94	Pasture
ST2399 5946	1.50	0.61	Pasture
ST2399 5636	2.71	1.10	Pasture
ST2399 4433	1.25	0.51	Pasture
ST2399 6837	3.63	1.47	Pasture
ST2399 8238	3.73	1.51	Pasture
ST2399 7249	3.53	1.43	Pasture
ST2399 6443	1.28	0.52	Yard/Buildings
ST2399 3921	2.76	1.12	Pasture
ST2399 5005	3.13	1.27	Scrub
ST2399 4412	3.13	1.27	Scrub
ST2399 4921	2.47	1.00	Pasture
ST2399 5825	2.27	0.92	Pasture
ST2399 5915	3.01	1.22	Pasture
ST2399 6108	1.75	0.71	Pasture
ST2399 7108	3.80	1.54	Pasture
ST2399 7019	2.96	1.20	Pasture
ST2399 7525	0.36	0.15	Yard/Building
ST2399 8127	3.06	1.24	Pasture
ST2399 9127	2.84	1.15	Pasture
ST2499 0126	3.06	1.24	Pasture
ST2399 9115	2.05	0.83	Pasture

ST2399 8006	2.05	0.83	Scrub
ST2399 2802	3.83	1.55	Woodland
ST2399 6928	1.70	0.69	Pasture
ST2399 8217	2.10	0.85	Pasture
ST2399 5599	8.57	3.47	Woodland
ST2399 3995	1.08	0.44	Woodland
TOTAL	93.18	37.71	

Ty Lan Twyn also benefits from grazing rights on the adjacent common for 135 sheep, 36 cattle and 3 horses.

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.

TENURE

Freehold with vacant possession upon completion.

SERVICES

The property benefits from mains electricity and water. The property has a private LPG tank and private drainage by way of septic tank and high speed broadband is available.

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.

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.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate of E.

EASEMENTS, COVENANTS & RIGHTS OF WAY

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

COUNCIL TAX BANDING

Band C

LOCAL AUTHORITY

Torfaen County Borough Council – 01495 762200

VIEWING

Strictly by appointment with the sole Agents David James

Please telephone our Magor Office on 01633 880220 or Olivia on 07894403933

GUIDE PRICE

The property is available as a whole

As a Whole – Guide Price £1,100,000



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.





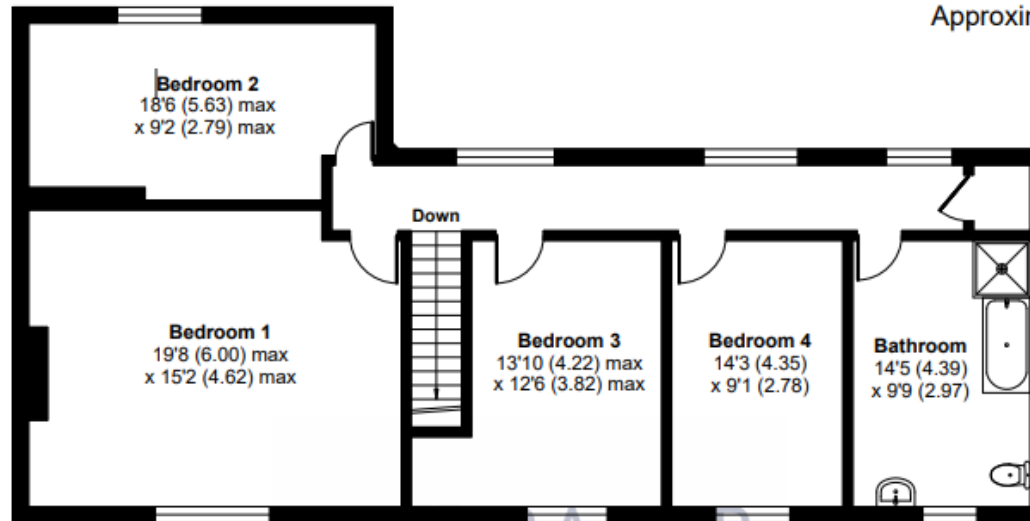


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

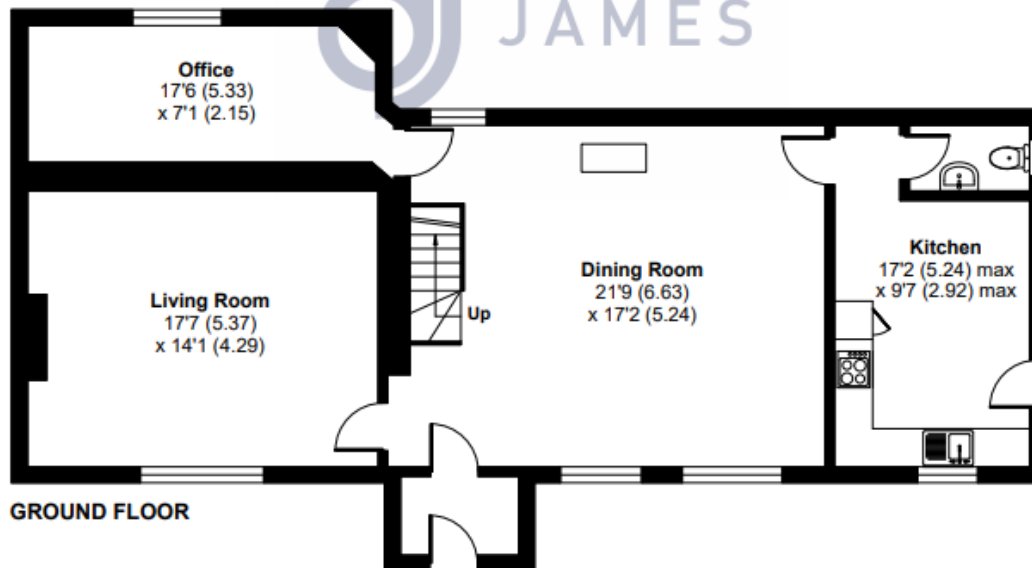
Tir Lan Twyn, Hafodyrynys, Crumlin, Newport, NP11

Approximate Area = 2075 sq ft / 192.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2025. Produced for David James. REF: 1270624

