



## Church Farm

Llangovan, Monmouth, NP25 4BU



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Located in the quaint village of Llangovan, Church Farm presents a unique opportunity to acquire a ring-fenced livestock holding with a Grade II Listed, four-bedroom farmhouse, a range of outbuildings, and approximately 40 acres of productive pastureland

- Charming 17th-century four-bedroom farmhouse
- Traditional stone outbuildings with planning permission already granted for conversion into two residential units, offering excellent development potential
- Large modern steel portal frame agricultural building, ideal for livestock housing, machinery storage, stabling or general farm use
- Approximately 40 acres of productive pastureland, well suited to grazing
- Rural yet accessible position located close to local towns of Monmouth and Abergavenny

GUIDE PRICE AS A WHOLE  
£1,100,000

## DESCRIPTION

Church Farm presents a unique opportunity to acquire a ring-fenced 43.51-acre livestock holding. As featured in *Fox & Raglan*, the property includes a substantial four-bedroom Grade II listed farmhouse, rich in character and retaining a wealth of original period features throughout.

The property is ideally suited to those seeking multigenerational living or income potential, with two traditional outbuildings benefiting from planning permission for conversion into separate two-bedroom and three-bedroom residential dwellings.

Church Farm enjoys an attractive setting within the picturesque Monmouthshire countryside, surrounded by its own productive pastureland and boasting a wealth of character and historical charm throughout. Occupying a peaceful position in the sought-after village of Llangovan, the property offers an idyllic rural lifestyle whilst remaining conveniently accessible to the nearby market towns of Monmouth and Abergavenny.

## SITUATION & DIRECTIONS

Despite its rural position, the property is conveniently positioned for good connectivity. Located on the Trecastle Road, Llangovan, the property has easy access to Monmouth or Llanishen to Chepstow. Monmouth is located 7.2 miles Northeast with easy access to the A40 and wider M4 motorway networks.

The immediate location comprises farmland, sporadic detached rural properties and livestock holdings.

Monmouth provides 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

From Monmouth, take the B4293 towards Raglan and stay on for 3.3 miles. Turn left at the Croft y Cloi bus stop towards Pen-Y-Clawdd, continuing for 1.2 miles

where you will pass St Martin's Church, take the first left towards Llangovan. Continue along this road for 1.4 miles until you reach a red post box, taking the lane on the left just before it. Follow the lane, bearing right, until you arrive at the church — the farm is directly opposite.

When using the mobile application What Three Words: [///cement.allergy.views](https://www.what3words.com/#!/c/cement.allergy.views)

## ACCOMMODATION

The accommodation available at Church Farm briefly comprises the following:

### GROUND FLOOR

Entrance Hallway – *with Tudor arched doorway with tiled floor leading to the rear garden*

Kitchen – *with views looking over the garden and plenty of character*

Sitting Room – *with wood burner and tiled flooring*

Dining Room – *large room with oak panelling*

### FIRST FLOOR

Bedroom 1 - *double room with built in storage cupboards*

Bedroom 2 - *master bedroom*

Bedroom 3 - *large double room*

### FIRST FLOOR

Bedroom 4 - *with built in storage and exposed beams*

## OUTSIDE

The property benefits from a large parking and turning area to the front elevation, whilst to the rear there is a traditional farmhouse garden with a mature orchard and extensive lawns. The residential curtilage also includes a Grade II Listed dairy with granary over, offering potential for alternative uses subject to the necessary planning consents.

Within the main yard are a number of attractive stone-built outbuildings which have planning granted for residential conversion further enhancing the versatility of the holding.

## LAND

The land extends to approximately 43.51 acres (17.71 ha) of agricultural pastureland available in a ring fenced block. Situated at approximately 100m above sea level, the land comprises mainly Grade 2 pastureland, well suited to both mowing and grazing purposes. The soils are understood to be freely draining and capable of supporting a range of agricultural, equestrian and lifestyle uses.

The land is divided into 10 enclosures, with the Llangofen Brook running through the midpoint of the holding, providing a natural water source to parts of the land. Mature hedgerow boundaries and the ring fenced nature of the holding further enhance its practical appeal for management and livestock purposes.

## FIELD SCHEDULE

| OS Field No. | Acres        | Hectares     | Description        |
|--------------|--------------|--------------|--------------------|
| 4505 8048    | 2.84         | 1.15         | Pastureland        |
| 4505 7344    | 1.06         | 0.43         | Yard and Buildings |
| 4505 7638    | 1.04         | 0.42         | Pastureland        |
| 4605 0957    | 2.97         | 1.20         | Pastureland        |
| 4605 0641    | 7.54         | 3.05         | Pastureland        |
| 4605 1334    | 1.71         | 0.69         | Pastureland        |
| 4605 2337    | 3.14         | 1.27         | Pastureland        |
| 4605 2425    | 2.74         | 1.11         | Pastureland        |
| 4605 0724    | 8.13         | 3.29         | Pastureland        |
| 4505 9549    | 7.80         | 3.16         | Pastureland        |
| 4505 9032    | 4.54         | 1.84         | Pastureland        |
| <b>TOTAL</b> | <b>43.51</b> | <b>17.61</b> |                    |

## 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.

## DESIGNATIONS

- Wye Valley Area of Outstanding Natural Beauty (To the east of Llangofen Brook)
- Grade II Listed (Church Farmhouse and Building to the South)

## SERVICES

The property benefits from mains electricity and water. There is a private drainage system by way of a septic tank, heating is via woodburning stove with back boiler. Full Fibre is connected to the property. The Land benefits from natural water sources in parts.

## 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.

## COUNCIL TAX BAND

The property is assessed for Council Tax Band F

## 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.

## FARM BUILDINGS

The outbuildings lie to the south east of the farmhouse and comprise a mix of modern and traditional stone outbuildings. Formerly a working dairy farm, the buildings historically supported livestock operations and include a former parlour together with associated agricultural storage and handling areas.

Planning permission was granted in 2025 under Ref: DM/2022/00577 for the conversion of the existing stone buildings into two residential units, further enhancing the potential of the traditional range.

Contact the Monmouth Office on

T: 01600 712916

E: [Fiona.wall@david-james.co.uk](mailto: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.







# FLOOR PLAN

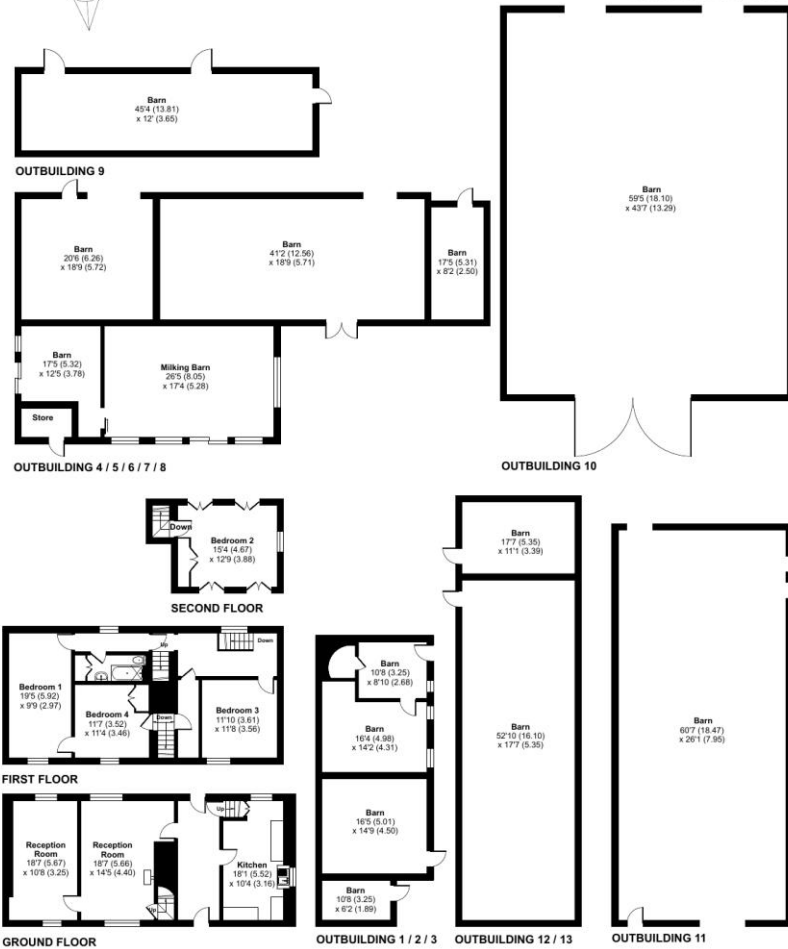
## Church Farm, Llangovan, Monmouth, NP25

Approximate Area = 1813 sq ft / 168.4 sq m

Outbuildings = 8442 sq ft / 784.3 sq m

Total = 10255 sq ft / 952.7 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). © nichcom 2026.

