

An aerial photograph of a rural landscape in Monmouthshire, Wales. The scene is dominated by vibrant green rolling hills and fields, separated by stone walls and hedgerows. In the lower-left foreground, a large, light-colored farm building with a dark roof is visible, surrounded by trees and a dirt path. The middle ground shows a mix of open fields and clusters of trees. In the background, a small town or village is nestled in a valley, with more hills rising in the distance under a bright blue sky with scattered white clouds.

# Newton Court Farm

Monmouthshire

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## A period farmhouse and range of traditional buildings with scope for alternative uses, situated in an elevated position in the beautiful Wye Valley

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Newton Court Farm, Dixton, Monmouth, Monmouthshire NP25 3SP

Monmouth 2 miles, Ross-on-Wye 13 miles, Abergavenny 14 miles,  
Hereford 22 miles, Newport 25 miles, Cheltenham 36 miles, Cardiff 37 miles,  
Bristol Airport 45 miles, London 142 miles

### *Features:*

Attractive four-bedroom farmhouse with three reception rooms situated in an elevated position with far reaching views of the Wye Valley

A superb range of traditional buildings with potential for alternative uses such as residential, leisure or commercial (subject to planning permission) following a positive pre-application response

Approximately 79 acres (32 ha) of productive pasture and  
5 acres (2 ha) of farmyard, house, gardens and orchard

About 84 acres (34 ha) in total

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**Situation**

Newton Court Farm is located on the edge of the beautiful Wye Valley National Landscape (formerly Area of Outstanding Natural Beauty) just two miles from the historic market and border town

of Monmouth. Monmouth offers a good range of supermarkets, shops, restaurants and schools including Haberdashers independent school, Llangattock School and Montessori Nursery, a selection of

primary schools and Monmouth Comprehensive School. There are good network connections nearby with easy access onto the M4 and M5 motorways via Chepstow and Ross-on-Wye.

**Newton Court Farm**

Newton Court Farm lies just 1.8 miles to the north east of Monmouth and commands a fantastic position with far reaching panoramic views over surrounding countryside.

Newton Court Farmhouse provides superb accommodation over three floors. Extending to approximately 2,564 sq ft with three main reception rooms and four bedrooms, the farmhouse has been

recently renovated sympathetically throughout, whilst retaining the traditional features and charm.

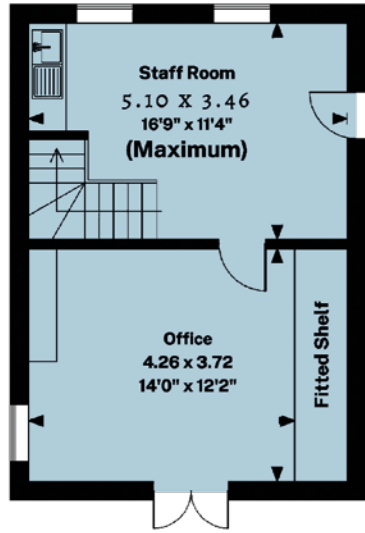
The front door leads to a hallway with downstairs cloakroom and spacious farmhouse kitchen featuring a Range style cooker and Esse stove with a central kitchen island. Double doors from the kitchen open onto a spacious south and west facing terrace, ideal for outside dining. From the kitchen/diner a door opens into the generous living room with fireplace and wood burner. From the living room is a cosy family room, with wood burning stove and feature arched window with shutters, framing views over land to the south and east.

Stairs from the living room lead to a lower level, currently used as a staff room, offering great potential for conversion into further living space. This area leads to an office, which boasts more stunning views with doors opening to the garden.

A beautifully crafted oak staircase leads from the rear of the living room up to the first floor. Four double bedrooms are situated on the first floor, each having a vaulted ceiling and exposed feature beams and provide good sized double bedrooms. A family bathroom and shower room are situated on the first floor.

A driveway and parking area are situated to the front of the house.





Lower Ground Floor

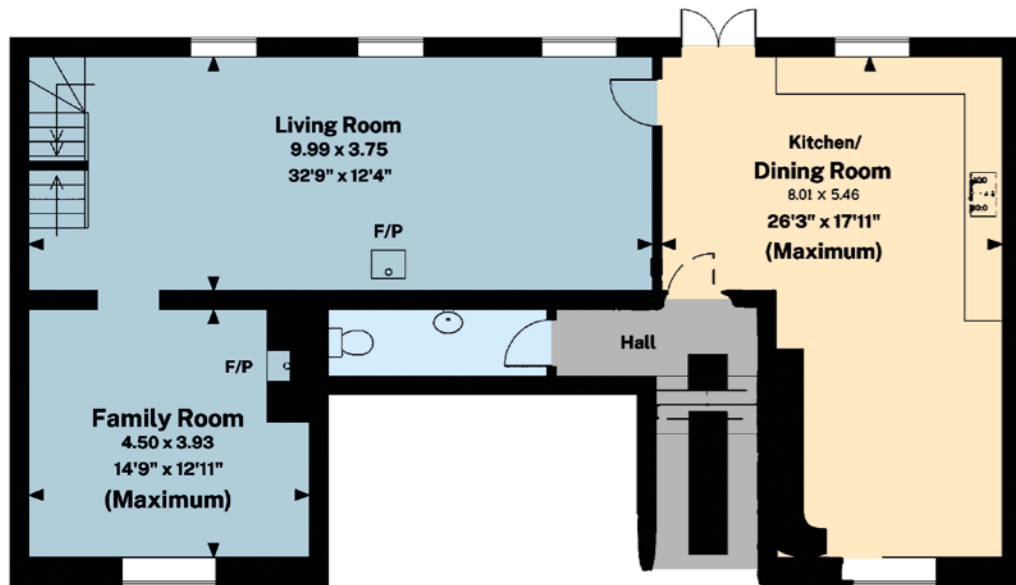


*Floorplans for Newton Court Farmhouse*

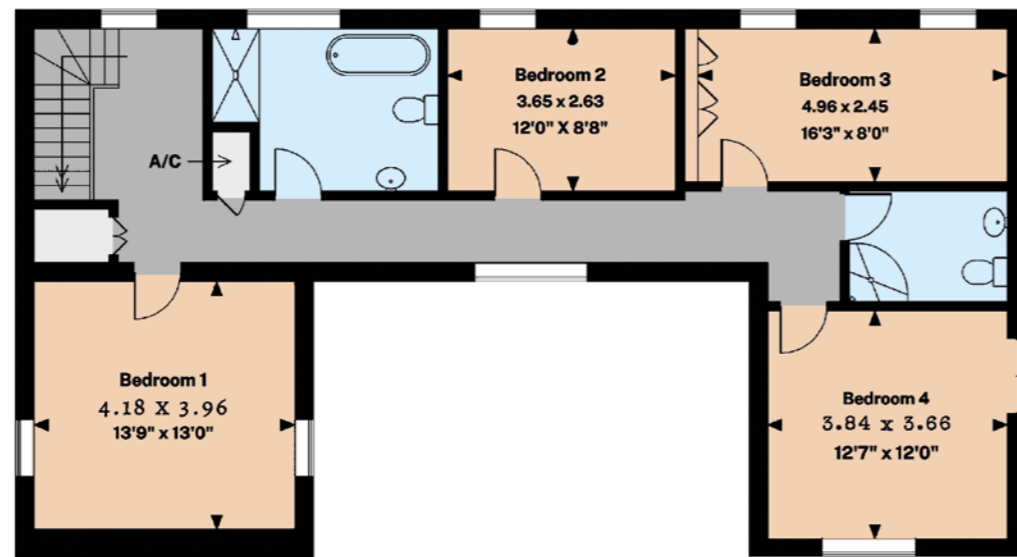
Approximate Gross Internal Area\*:  
House: 2,564 sq ft / 238 sq m

Illustration for identification purposes only.  
Not to scale.

\*As defined by RICS - Code of Measuring Practice.



Ground Floor



First Floor

*Farm Buildings*

Adjoining the farmhouse is a fantastic range of traditional farm buildings including a former cider mill, a remarkable stone building attached to the south side of the house. The building has many period features and far-reaching views over the land and countryside to the south. In the past, the mill was accessible from the farmhouse which could be reopened and converted, to create further

family living accommodation, subject to obtaining the necessary planning consents.

The farm buildings sit in an elevated position with access to the farmland and hold huge potential for alternative uses such as residential, leisure or amenity uses. The highlight of this potential development area is a wonderful

stone barn with timber roof joists and rafters, capable of development into two residential units or even a wedding venue (subject to obtaining the necessary planning consents).

The vendors have received positive feedback from Monmouthshire County Council regarding plans to convert the traditional and modern buildings at Newton Court Farm

into six dwellings, comprising two residential dwellings and four holiday dwellings. Copies of this pre-planning advice and the associated plans are available from the vendor's agent.

A bunk house (former farm building) is located next to the farm buildings and provides additional accommodation and a shower/toilet block, offering potential conversion

into additional accommodation to suit multigenerational living. A laundry room and borehole plant room are also located in this area.

The farm buildings are set within a linear complex of buildings and are accessed over a track to the north of the property. There is also access via the parking area underneath Newton Court Farmhouse itself.

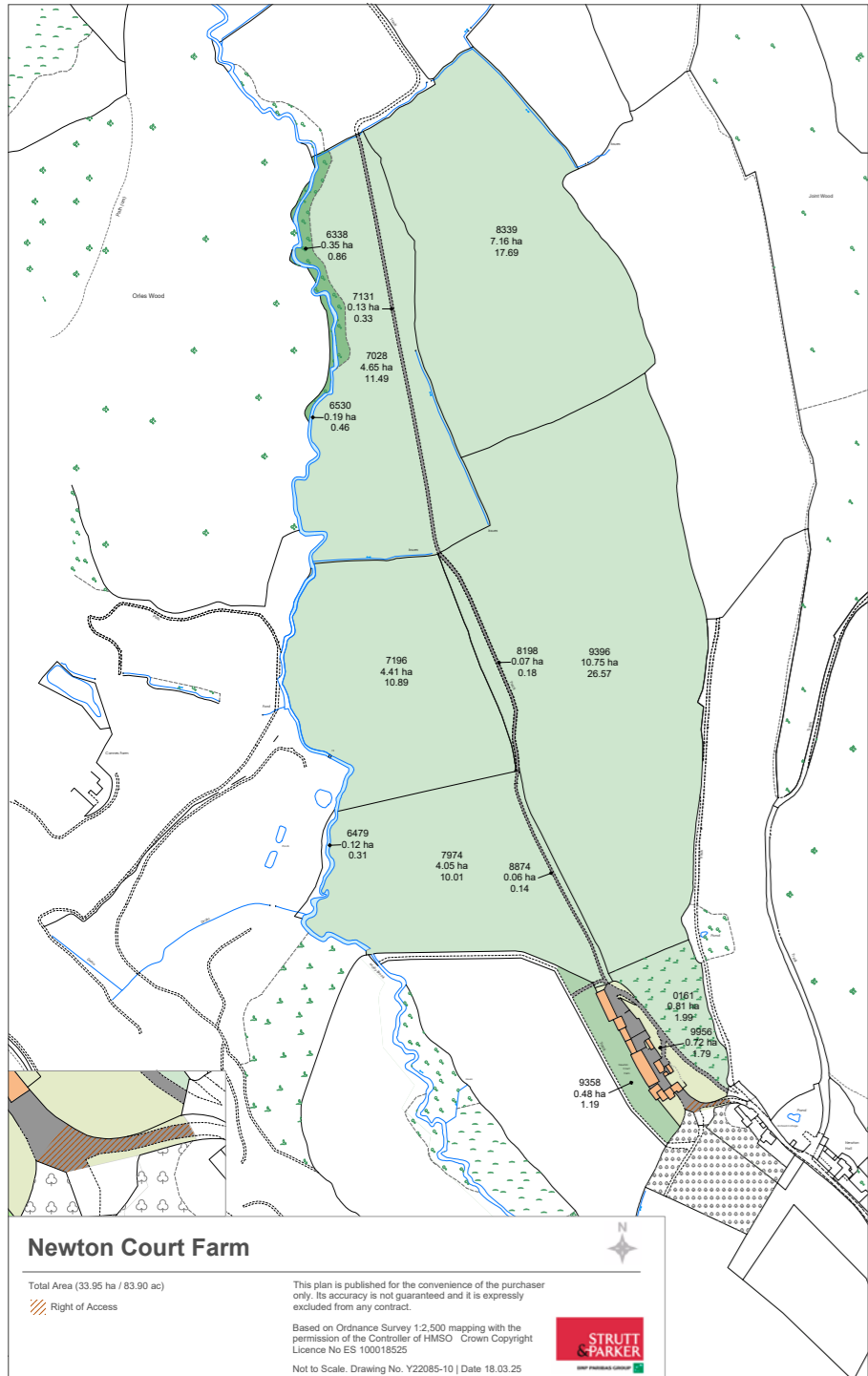


*Pastureland*

*About 79 acres (31.94 ha)*

The gently undulating pastureland at Newton Court Farm offers approximately 79 acres (31.94 ha) of productive pasture, predominantly

facing south and southwest. The Mally Brook forms the western boundary, adding charm and character to the landscape.



**General**

**Property Schedule:**

Property	Tenure	EPC Rating	Council Tax Band (2025/26)	Electricity	Water	Drainage	Heating
Newton Court Farm	Vacant	E	F	Mains	Private (borehole and spring)	Private	Oil fired

The farm buildings at Newton Court Farm are connected to a mains electricity supply.

Method of sale: Newton Court Farm is offered for sale as a whole by private treaty.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There are public footpaths crossing over the land at Newton Court Farm. Further details are available from the vendor's agent.

Right of Access: A right of access will be granted over part of the track (as hatched red on the sale plan) to the owner of the land to the south. Further details are available from the vendor's agent.

Sporting & Timber Rights: The sporting and timber rights are not owned at Newton Court Farm.

Minerals: In so far as they are owned the mineral rights are included in the sale of the property.

Environmental Schemes & Grants: There are no environmental schemes at Newton Court Farm.

Soils: According to the Soil Survey of England and Wales the soils are classified as Bromyard; a Devonian reddish silty shale, siltstone and sandstone.

Fixtures and fittings: All fixtures and fittings and equipment, including fitted carpets and curtains, but excluding furniture, are included in the sale.

Local authority: Monmouth County Council ([monmouthshire.gov.uk](http://monmouthshire.gov.uk))

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

Solicitors: Twomlows, 13 Monnow Street, Monmouth, NP25 3EF

Mobile phone coverage: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Drainage: We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Postcode: NP25 3SP  
what3words ///charts.animal.spades

Guide Price: £1,650,000

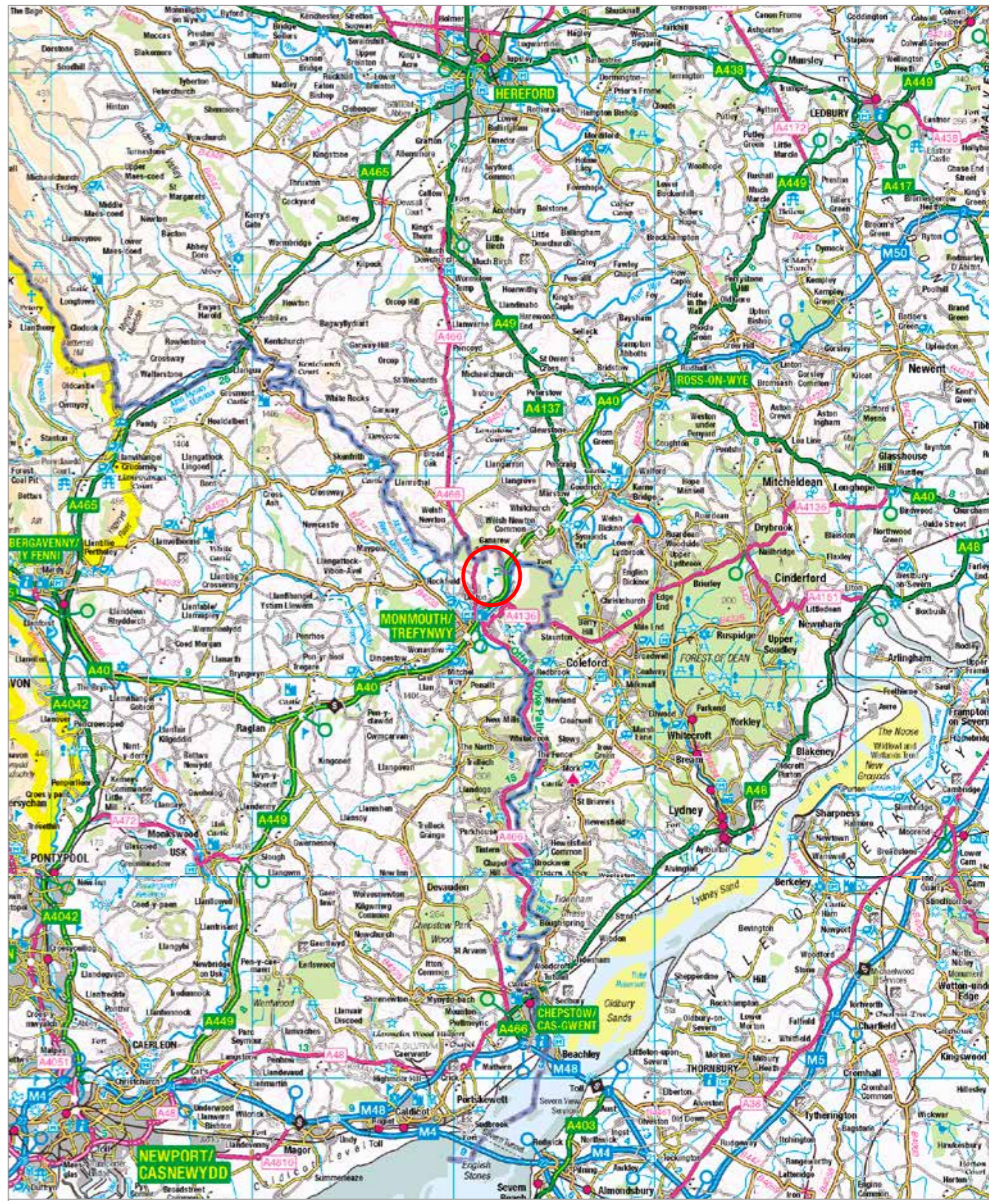
Directions: From Monmouth head down the A40 towards Ross-on-Wye. Drive past the sign for Monmouth Golf Course on your left, then after a short distance there will be a layby. Immediately after the layby you need to turn left off the A40. Join Newton Court Lane, follow it around the bend, and continue as far as you can go. Newton Court Farm is the last property on the left.

Viewing: Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Cirencester 07826 672139.

**Strutt & Parker Central & West Midlands Estates & Farm Agency**  
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**Newton Court Farm**

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Not to Scale. Drawing No. Y22085-09 | Date 07.03.25



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