



# TY BRYN

PENALLT | MONMOUTH | MONMOUTHSHIRE



## TY BRYN

PENALLT | MONMOUTH | MONMOUTHSHIRE | NP25 4SE

TY BRYN IS AN ATTRACTIVE PROPERTY STANDING AT THE EDGE OF THE SOUGHT AFTER VILLAGE OF PENALLT. WITH FOUR BEDROOMS AND AN ABUNDANCE OF CHARACTER THE PROPERTY OFFERS A DESIRABLE DWELLING IN NEED OF SOME MODERNISATION BUT PROFITS FROM GARDENS AND PADDOCKS EXTENDING IN ALL TO APPROXIMATELY 3.63 ACRES.

- Four bedrooms, two bathrooms and three reception rooms •
- A bright and airy kitchen, separate dining and family rooms •
  - Double garage •
  - Large gardens and paddocks •
- Positioned on the edge of the desirable village of Penallt •
  - Located in an Area of Outstanding Natural Beauty •
- Within walking distance of all the amenities Penallt has to offer •
  - In all extending to approximately 3.63 acres •
- Offered for sale by private treaty with vacant possession available upon completion •

### DISTANCES FROM TY BRYN

Monmouth 5.2 miles • Chepstow 14.5 miles • Abergavenny 18.7 miles  
Newport 26.3 miles • Bristol 31.3 miles • Cardiff 37.2 miles  
London 138.0 miles • Bristol Airport 42.9 miles • Cardiff Airport 52.3 miles  
Birmingham Airport 83.5 miles  
Abergavenny Train Station 17.7 miles • Newport Train Station 26.2 miles  
Bristol Parkway Station 26.7 miles  
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

Penallt is a village standing on high ground to the south of Monmouth, above the west bank of the River Wye in the Wye Valley Area of Outstanding Natural Beauty. Road links to the A40 allow for easy commuting to major cities such as Newport, Cardiff and Bristol.

Ty Bryn is located 1.6 miles away from The Pig and Apple gourmet burger restaurant, recently mentioned in The Times article stating that Monmouth has been voted in the top 11 places to live in the whole of the UK. It is also close to Penallt tennis club and less than a mile away from both The Bush Inn and The Boat Inn located on the banks of the River Wye.

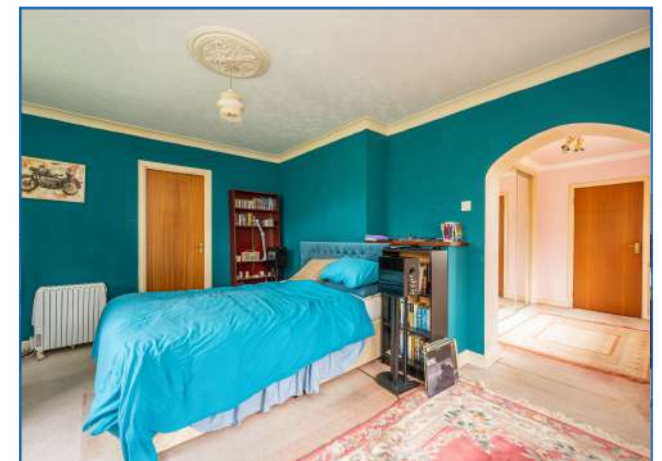
Monmouth, located just 5.2 miles from Ty Bryn boasts excellent schools including Haberdashers Independent Boys and Girls Schools, Llangattock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing. An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible

## THE PROPERTY

The appealing dwelling that is Ty Bryn offers a lovely opportunity to purchase a large dwelling sat within approximately 3.63 acres of gardens and paddocks. Entering the dwelling through the front door and into the hallway area, which leads towards the kitchen at the rear of the house. The kitchen is an irregular shape but has the benefit of additional space via a useful utility room. The kitchen has a range of fitted units, a tile floor, and a rear aspect looking out over the back garden. From the kitchen the room flows into the front living room, with a door back to the hallway. With a large bay window looking to the front of the dwelling. The utility room has a rear door to the garden and houses the boiler and white goods alongside a basin unit.

Additionally, there is a small office on the rear of the dwelling which provides a useful addition to the ground floor. Moving to the left of the dwelling from the front door is a dining room, again with a front bay window. Continuing from the dining room into the main reception room which offers a large living space. With a triple aspect, a bay window to the front and a rear door to the garden and also profits from an open fireplace.



The first floor provides lovely accommodation throughout with the first bedroom, a single room of an irregular shape. The second bedroom, a double, has fitted wardrobes and has views over the rear garden. The third bedroom, currently an office, would provide space for a double bed and has views over the front garden. The principal bedroom is accessed via a large dressing room with fitted wardrobes. The bedroom area has a dual aspect and also benefits from an ensuite bathroom which offers a corner bath, bidet, WC, dual basins and a shower. The first-floor accommodation is completed by the family bathroom which is accessed from the landing and offers a WC, a step into bath and basin with a skylight above.

The Property is not Listed and also benefits from a double garage.

Ty Bryn is connected to mains electricity and a mains water supply. Heating is by way of an oil-fired boiler. Drainage is by way of a private septic tank located within the curtilage of the Ty Bryn.

The Property would benefit from modernisation and updating throughout however Ty Bryn offers a charming Property and could provide a wonderful family home.

## OUTSIDE

The garden surrounds the dwelling with a small shrubbery and lawn space to the front and either side of the driveway, which provides ample parking for several vehicles. The majority of the garden wraps behind the dwelling to provide a large level lawn which flows south into the more open paddock area. There are also a few native fruit trees adding appeal to the garden.

Although currently open to the garden a purchaser could look to separate the gardens and paddock to provide an extensive garden or utilise the land for other uses such as grazing.

The paddock provides a useful and appealing addition to the dwelling which really sets Ty Bryn apart from other local properties.

The land being a level, L-shaped parcel of permanent pasture which lends itself well to equestrian, smallholding (hay meadow/grazing), amenity or biodiversity uses. Located in the Wye Valley AONB the area is rife with nature and often deer and other wildlife can be spotted grazing or enjoying the peace and quiet of these paddocks.

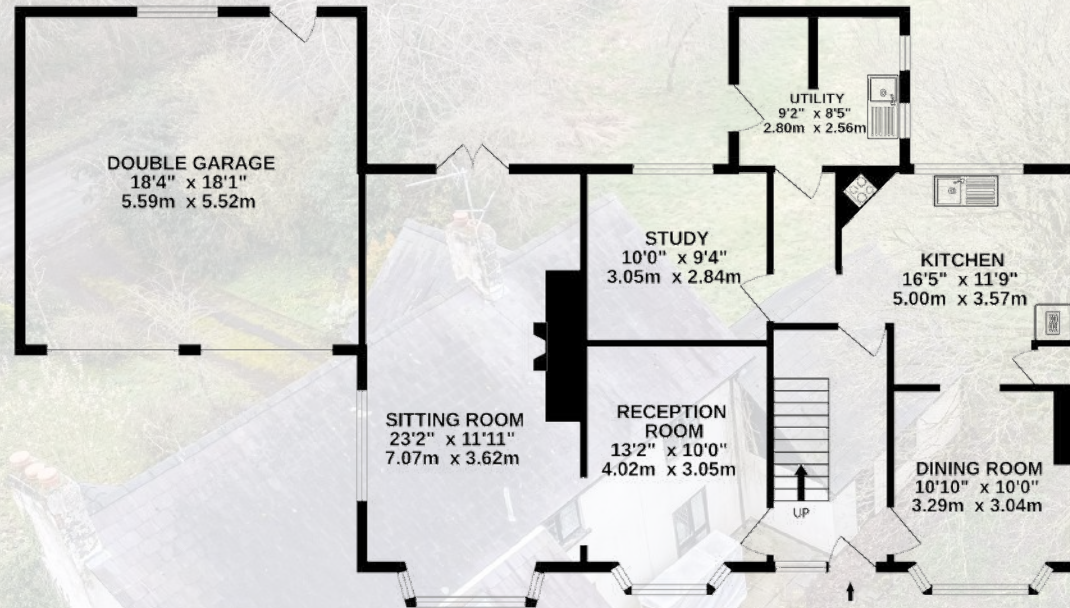
There are no third party or public rights of access other than an electricity wayleave.

In all Ty Bryn extends to approximately 3.63 acres.

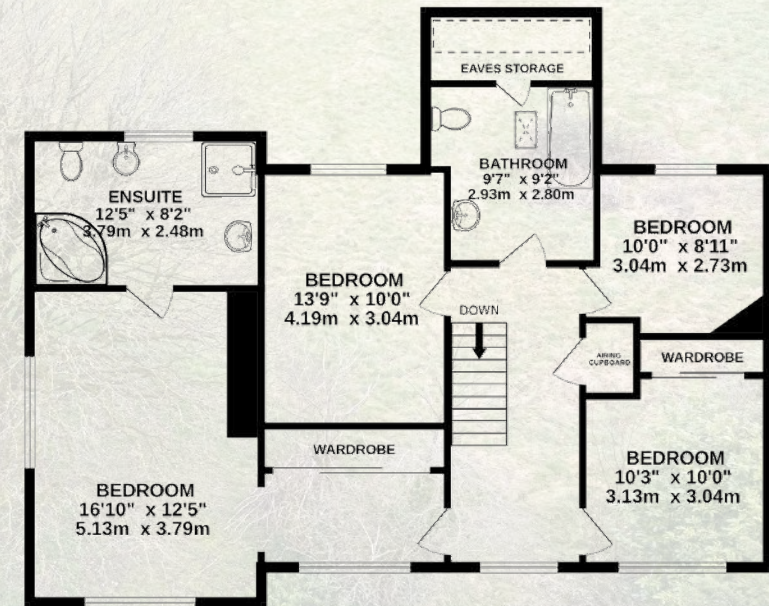


# FLOORPLAN

**GROUND FLOOR**  
1223 sq.ft. (113.6 sq.m.) approx.



**1ST FLOOR**  
951 sq.ft. (88.4 sq.m.) approx.



TY BRYN, PENALLT, NP25 4SE

TOTAL FLOOR AREA : 2174 sq.ft. (202.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## KEY INFORMATION

**Services:** Mains electricity and water, oil fired central heating and private drainage (septic tank).

**Tenure:** Freehold

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Council Tax Band:** Band G.

**Local Authority:** Monmouthshire County Council. Telephone 01633 644644.

**Overage/Clawback:** The Property is offered without any overage or clawback conditions.

**Viewings:** Strictly by appointment with the selling agents.

**Directions:** From Monmouth take the B4293 and proceed towards Mitchel Troy. After about 1 mile the road will fork to the left, signposted 'Trellech', take the left fork and continue to wind up the hill until you reach the first left hand turning signposted 'Penallt'. Take this road and stay on it until reaching the staggered crossroads. Turn right at this crossroad. Continue for 100m and the property will be found on the right.

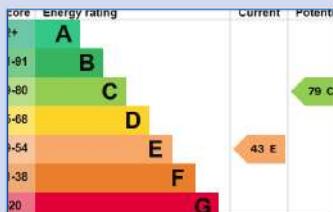
A for sale board will be located at the entrance to the property.

**Postcode:** NP25 4SE

**Further Information:** For further information please contact Christopher Taylor or Edward Fletcher BSc (Hons) MSc MRICS FAAV on 01600 714140 or email enquiries@powellsrural.co.uk.

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## ENERGY PERFORMANCE CERTIFICATE



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