



WHITEHALL FARM

UPPER FERRY ROAD | PENALLT | MONMOUTH | MONMOUTHSHIRE



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IDYLICALLY ELEVATED ABOVE ITS OWN LAND IN THE WYE VALLEY, WHITEHALL FARM PRESENTS A RARE OPPORTUNITY TO ACQUIRE A CHARMING 10-ACRE SMALLHOLDING. THIS LATE-GEORGIAN FARMHOUSE SHOWCASES THOUGHTFUL CRAFTSMANSHIP AND FLEXIBLE, ELEGANT LIVING. NESTLED WITHIN LANDSCAPED GARDENS, IT ALSO BENEFITS FROM EXTENSIVE PARKING, A SUBSTANTIAL STONE OUTBUILDING AND AN ATTACHED OUTBUILDING WITH RESIDENTIAL PLANNING PERMISSION.

- Attractive period property in sought after village •
- Approximately 10 acres of land with river frontage •
 - Four bedrooms & three reception rooms •
 - A host of beautiful original features throughout •
- Current planning permission for a two bedroom annexe •
 - Enjoying far-reaching countryside views •
 - Various outbuildings and ample parking •
- Surrounded by open countryside yet boasting fantastic link to the larger centres of Hereford / Newport / Cardiff / Bristol / Gloucester and London •

DISTANCES FROM WHITEHALL FARM

Trellech 4.7 miles • Monmouth 5.8 miles • Raglan 9.8 miles
Chepstow 15.2 miles • Usk 15.4 miles • Ross on Wye 18.4 miles
Abergavenny 19.3 miles • Hereford 25.7 miles • Newport 26.9 miles
Bristol 31.9 miles • Gloucester 34.4 miles
Cardiff 37.8 miles • London 139 miles

Chepstow Train Station 15.4 miles • Abergavenny Train Station 18.3 miles
Newport Train Station 26.6 miles • Bristol Parkway Station 27.2 miles
Bristol Airport 41.5 miles • Cardiff Airport 51.5 miles
Birmingham Airport 81.8 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.



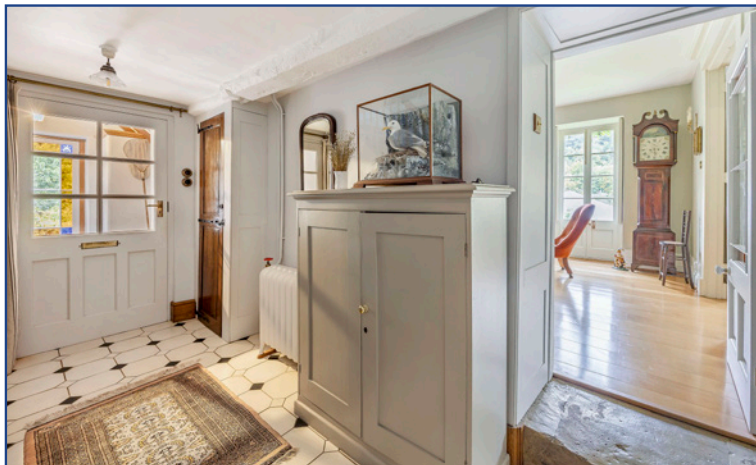
LOCATION & SITUATION

Whitehall Farm enjoys a desirable location on the edge of the village of Penallt. Idyllically situated in an elevated position overlooking its own land in the Wye Valley, Whitehall Farm comes to the market for the first time in 42 years and represents a once in a lifetime opportunity to acquire a beautiful 10-acre smallholding in a sought-after location. Penallt has a thriving village hall and a tennis club, an ancient church and two pubs, the well-known 'Boat Inn' being within a ten-minute walk from the property. Importantly, Whitehall Farm also lies within easy walking distance of Redbrook village reached by a footbridge over the Wye, where further amenities, including a popular pub and a community shop/Post Office which add to the convenience and appeal of this charming location. Redbrook also has a primary school and regular bus services to Monmouth and Chepstow. Trellech, 3.2 miles away also has a primary school (with a nursery) as well as the popular 'Lion' public house. The 'Whitebrook,' a Michelin star restaurant is just 2.1 miles away.

From Whitehall Farm there are good connections to the main road network with the historic border town of Monmouth being just 4.4 miles away. Monmouth benefits from Haberdashers Monmouth School (co-educational) and Llangattock School, with Montessori Nursery. The property is within the catchment of the state-of-the-art Monmouth Comprehensive School.

Monmouth offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, 'The Savoy' and 'Blake' Theatres and an extensive range of recreational and leisure facilities. The River Wye offers canoeing, kayaking, rowing and fishing. Direct access to the river is available from the property's own land. There are a multitude of opportunities for mountain biking and hacking directly from the property, with miles of green lanes, bridleways and the disused former railway line along the river.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley and Forest of Dean. The Brecon Beacons National Park, Tintern Abbey, Raglan Castle and the Monmouthshire and Brecon Canal are all within a 30-minute drive.



THE PROPERTY

The substantial porch opens into a generous reception hall with a tiled floor and a staircase to the first floor. A part-glazed door leads into the drawing room, offering bright, spacious accommodation with French doors to the garden, an original sash window with shutters, and an impressive, marbled fireplace with a woodburning stove. Large, panelled double doors connect to the dining room, which features another marbled fireplace with stove, a sash window overlooking the river, and a French door opening to the garden beneath a Regency-style lead roofed porch.

A passage leads to the kitchen, with a cloakroom to one side. The handcrafted wooden kitchen includes a large Belfast sink, two-oven Aga with timber mantel, quarry tiled floor, and stable door to the garden. Off the kitchen, in the oldest part of the house, is a cosy breakfast room / snug with an inglenook fireplace and woodburning stove with back boiler; a door here leads up steps to the adjoining outbuilding.

The first floor is reached via a Regency-style staircase. The landing features a lantern and loft access. The principal suite includes an elegant dressing room with fitted wardrobes and an en suite bathroom enjoying superb river and valley views. The family bathroom offers a cast-iron roll top bath, part-panelled walls, a linen cupboard and solid ash floorboards, with windows overlooking the main lawn. Steps rise from the landing to three further bedrooms, all with wonderful river views; one features a fireplace and ebonised floorboards.

OUTSIDE

Beside the house, a gravelled area offers parking for several cars, while a lower gravel driveway leads to a generous turning and parking area, with stone steps and iron gates guiding you to the front entrance. The gardens feature sweeping lawns, mature trees and beautifully stocked borders, with an old orchard enclosed by dry stone walls beyond.

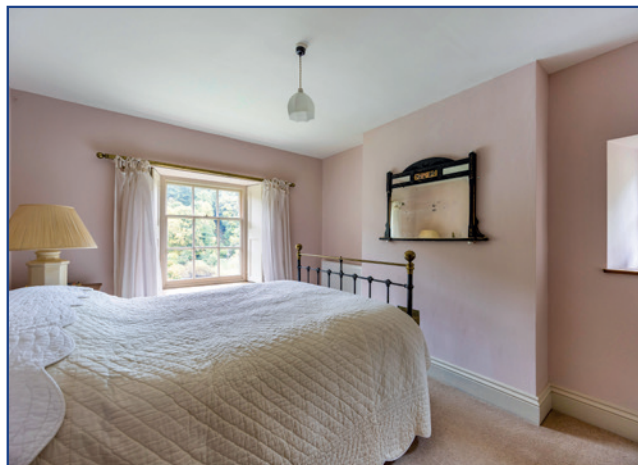
The main fields stretch along the banks of the Wye and rise towards woodland on the upper boundary, with additional road access to the south via Lone Lane. Well maintained and versatile, the land is in good heart and has supported equestrian and livestock use, haymaking, and is currently grazed by sheep.

A standout feature of the property, the land affords the owner direct access to the River Wye—ideal for water sports, fishing (with the necessary licences), and enjoying the rich local wildlife.

OUTBUILDINGS

Behind the house stands a substantial stone outbuilding with excellent potential for additional accommodation. It benefits from current planning permission for conversion into a spacious two-storey, two-bedroom annexe (Monmouthshire Planning Ref. DM/2021/00768). Double front doors open to its present use as a workshop / garage, leading through to a further stone outbuilding, once calf cots and now used for storage, which could also be adapted for other purposes subject to consent.

On the lower side of the house there is a stone-walled two-bay machinery shed with a galvanised roof. Close by are the walls of a long stone building that could be re-roofed to create stables, a studio or other flexible spaces.



Approximate Gross Internal Area = 262.6 sq m / 2827 sq ft
(Including Garage / Excluding Open Spaces)



Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1250864)

KEY INFORMATION

Services: Private water, mains electricity, private drainage and oil fired central heating and full fibre broadband..

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: H

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

Viewings: Strictly by appointment with the selling agents.

Directions: Take the B4293 from Monmouth through Troy (towards Mitchel Troy) but turn left at the Toll House, towards Trellech, continuing on the B4293. After approx. 1 and 1/2 miles, bear left for Penallt.

In Penallt turn left at the crossroads and drive straight through Penallt and 150yds past the sign for The Bush, at a left hand bend in the road take the small road straight ahead, signposted Glyn Rd and The Birches, and when you shortly reach a junction at a small triangle of grass, keep following these signs down hill bearing right. After 3/4 mile, immediately after a 1 in 4 sign and yellow grit bin turn sharp left and after 50yds turn sharp right down a small lane (passing another yellow grit bin). Whitehall Farm is the second property on the right (approx 250yds).

Postcode: NP25 4AN

WHAT3WORDS



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



Powells
Singleton Court Business Park
Wonastow Road
Monmouth NP25 5JA
T 01600 714140
E enquiries@powellsrural.co.uk
W www.powellsrural.co.uk

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