



Blackbrook

Upper Ferry Road | Penallt | Monmouth | Monmouthshire | NP25 4AN

FINE & COUNTRY



Step inside

Blackbrook

This charming detached four-bedroom stone cottage, nestled into the hillside in the pretty Wye Valley village of Penallt, sits in a 2.75 acre plot which includes various well landscaped picture book gardens divided by a stone lined brook with stone bridge over.

The quaint pathways that pass around the property and its gardens lead you to various sitting areas, a pond, a wooded area and a large level section previously used as a pitch for rugby practice - now a natural area and vegetable plot.

For the vendors, it has been much more than just a house - it has provided a unique lifestyle for them.

Quoting the vendors:-

"We have been so privileged to be the custodians of this fantastic home in an amazing part of the country. The wow factor every time we arrive on the drive never leaves you. We have loved the solitude of being in your own little valley with the running water of the brook for company and the walks directly from the property allow us to walk our dogs off the lead straight from the house. We also have superfast broadband which has enabled us to work from home successfully."

The small village of Penallt is situated in the Lower Wye Valley, in a designated Area of Outstanding Natural Beauty, making it a good base for those who enjoy the outdoors - walking, climbing, cycling, canoeing, riding or just enjoying beautiful scenery and wildlife; yet close to the market town of Monmouth. Lining this town's historic streets and tucked away in pretty courtyards are a variety of independent shops, tempting tea rooms and coffee

shops. There are Waitrose and Lidl supermarkets and an M&S Food. Monmouth hosts regular markets and a busy programme of events; boasts good leisure and recreation facilities and nearby world-class golf courses. For live entertainment and film, there's a choice of The Savoy Theatre or The Blake Theatre.

Penallt is close to a number of primary schools. Monmouth's state schools have an excellent reputation; plus the Haberdashers' Monmouth Schools independent Boys' and Girls' Schools together with the nearby Llangattock School Monmouth with Monmouth Montessori Nursery, all combine to make this area extremely popular with families.

The village's Pelham Hall hosts a variety of sports and leisure activities and social events. There are friendly tennis and cricket clubs in the village and there is a lovely, award-winning, community park at Babington Meadow in the heart of the village. The picturesque old church is set in the trees about a mile north of the village in a tranquil spot which commands stunning views of the surrounding countryside. The three local pubs are The Bush in Penallt village, The Boat Inn, nestling in its pretty riverside location alongside the River Wye, and if you cross the nearby footbridge over the River Wye you will reach The Bell Inn in Redbrook which is a popular live music venue. All three pubs are a short walk away from the property.

There is a village shop and primary school in Redbrook, also within walking distance from the property; and in Trellech, about five miles away, there is a primary school and another pub, The Lion Inn.



From Penallt there is good access to the motorway networks, linking to Cardiff, Bristol and the Midlands and making this rural location attractive to commuters.

Step inside:-

Blackbrook is approached via a quiet country lane leading onto a large driveway with parking for numerous cars. Stone steps lead you along the ornate pathway and onto the garden and patio that extends the full width of the property, also accessible from three of the rooms downstairs.

Its historic character is enhanced by feature stone walling throughout with wooden flooring, and each sitting room has a log burner and feature fireplace. Take your time as you walk through the property as there are some great features you won't want to miss.

Walking from the vaulted ceiling kitchen: Downstairs the accommodation comprises a fitted farmhouse style kitchen with unique part vaulted ceiling with barn door out to garden and patio area.

A beautiful snug with log burner leads off the kitchen, with doorway to a good sized dining room with door opening out onto the patio area and stone stairs leading to the first floor master bedroom with wonderful features including stone internal walls, vaulted ceiling and stained glass internal window. Also on this floor is a further bedroom (currently used as an office) with vaulted ceiling, stone walls and feature window, with two doors either side of the room opening onto a private rear patio and the gardens, plus a family bathroom and an additional sitting room (currently used as a dressing room).

Back on the ground floor, following on from the dining room there are steps up to a good-sized living room with a feature stone fireplace with log burner. A large door opens out onto the patio. An additional set of stone stairs leads to the first floor with a further two bedrooms and a bathroom with underfloor heating. There is a separate utility / boot room accessed from outside.







Step outside

Blackbrook

The 'picture book' gardens are very private and peaceful; they include many quiet sitting areas and lawned areas which are carefully and naturally divided by a stone lined brook.

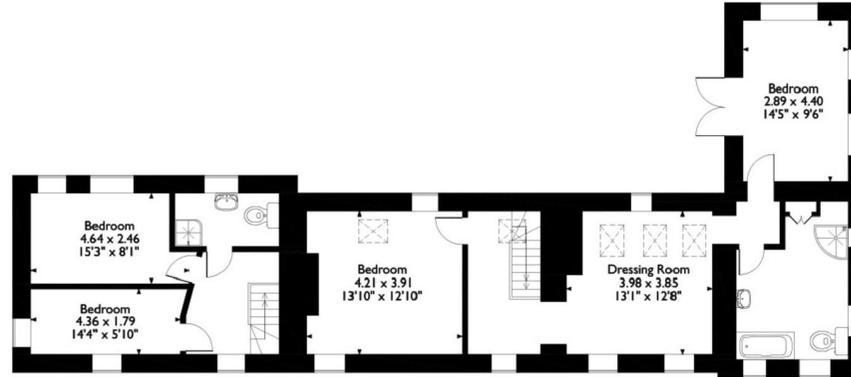
There are many winding pathways that lead you to every part of these well-tended gardens; the summer house sits above the main garden where a pathway leads to a further lawned area and pond. There is also a shed and workshop with electricity.

DIRECTIONS

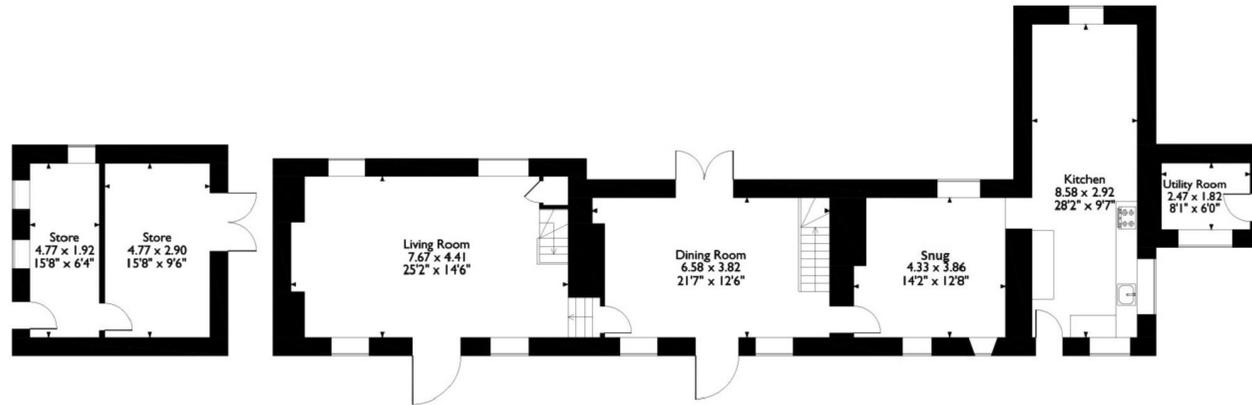
Exiting Monmouth on the B4293 (on the portal road) for Mitchel Troy, Trellech and Raglan. Take the left turning to Penallt, Trellech and Chepstow (B4293). Proceed ahead taking the left turn signposted Penallt, follow the road with the sign for Humble By Nature on your left, take the third left towards Pelham Hall. Take the next left turning and proceed along that road bearing right until the third turning on the left, which is a sharp left turn into Birches Road, before the road bends to the right you will see the property ahead of you. What3words: ///continued.publish.postcard



Approximate Gross Internal Area
 Main House = 214 Sq M/2304 Sq Ft
 Outbuilding = 28 Sq M/301 Sq Ft
 Total = 242 Sq M/2605 Sq Ft



First Floor



Outbuilding

Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP25 4AN | Tenure: Freehold | Tax Band: H | Authority: Monmouthshire | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
 All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright© 2019 Fine & Country, Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		91
(85-100)	B		
(65-85)	C		
(50-65)	D		
(35-50)	E		
(21-35)	F	30	
(1-21)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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