



The Granary  
Penyworlod Farm Barns | Rowlestone | Herefordshire | HR2 0DS





# KEY FEATURES

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- Impressive barn conversion with beautiful views
- Traditional features belying its agricultural heritage
- Situated within a select development of similar properties
- Spacious and light accommodation with much character
- 3 reception rooms plus farmhouse style kitchen/breakfast room
- 5 bedrooms including 3 en-suite bedrooms and a family bathroom
- Integral double garage accessed from the ground floor utility room
- Gardens and grounds adjoining open fields
- Circa 1.5 miles from the A465 leading to major road and rail links





# GROUND FLOOR

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A wooden stable door leads into the farmhouse style, well fitted, kitchen/breakfast room with ample space for a breakfast table and a range cooker. The flagstone floor in the kitchen continues through into the dining room, a perfect room for entertaining or enjoying family dinners. The impressive sitting room, which is flooded with natural light, has a feature exposed brick wall showcasing the log burning stove, adjoining the dining room, the principal rooms flow offering versatile use. A small reception room is presently a study but could be a playroom or hobby room. The ground floor accommodation is completed by a useful utility room and W.C. and underfloor heating throughout. The garage can be accessed via the utility room and could, subject to any necessary planning or building regulation consents, be incorporated as further living space. There is a useful basement located underneath the kitchen accessed via a hatch door.













# FIRST FLOOR

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A bespoke staircase rises to the first floor galleried landing, where there are five bedrooms and a family bathroom with both bath and freestanding shower. The two largest bedrooms are exceptionally light rooms with en-suite shower rooms, the third bedroom also has an en-suite shower room. All bathrooms have radiators and heated towel rails.











# OUTSIDE

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The property is approached via wooden gates opening onto a private, gravelled driveway. The driveway continues to a parking/turning area and provides access to the garage. Adjacent to the kitchen, is a south easterly patio area, ideal for outdoor eating and enjoying the glorious location. Steps lead down to the terraced gardens and grounds which have been attractively designed to include lawns with mature planted borders. The garden design includes stone walls which are in keeping with the exterior of the house.

**Parking and Access:** Private driveway.











# LOCAL AREA

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Situated just over the Welsh/English border near the pretty Herefordshire village of Rowlestone, around 2 miles from Ewyas Harold on the A465. The village boasts a handful of amenities including shops, two pubs, a primary school, and doctor's surgery and is approximately halfway between Hereford to the north and Abergavenny to the south. Hereford sits on the River Wye and has all of the expected out-of-town retail parks, high street chain stores and independent boutiques in the city centre. The city and surrounding villages offer innumerable high quality restaurants and traditional pubs. The historic market town of Abergavenny, known as the Gateway to Wales, hosts a calendar of popular events including the annual Food Festival. Both Hereford and Abergavenny offer a good range of amenities including general hospitals, mainline train stations and excellent leisure facilities. Sought-after state and private schooling possibilities are available locally. Renowned for its glorious rolling countryside, the area around Rowlestone offers a wide range of activities in the nearby Brecon Beacons (Bannau Brycheiniog). The arterial A465 road continues south to the Heads of the Valleys road to West Wales and links to the A4042 and A40 which in turn lead to the M50/M5 and M4 motorways.

# DIRECTIONS

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From Abergavenny head north on the A465 and upon reaching Pontrilas turn left signposted Rowlestone (by Pontrilas Merchants). Continue for 1.5 miles into Rowlestone to the church where the road bears round to the right and then immediately sharp left. Continue for a third of a mile taking the next left-hand fork signposted Walterstone Common. Continue for approximately 1/4 mile where the property can be found on the left.





# INFORMATION

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**Offers in Excess of:** £750,000

**Local Authority:** Herefordshire County Council.

**Council Tax Band:** G. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

**EPC Rating:** D. To view the full EPC please visit [www.gov.uk](http://www.gov.uk)

**Tenure:** Freehold.

**Services:** We are advised that the property is connected to mains electricity and mains water. Oil fired central heating. Sewerage treatment plant which is shared with 3 other properties who all share the maintenance costs.

**Broadband:** Standard, superfast and ultrafast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

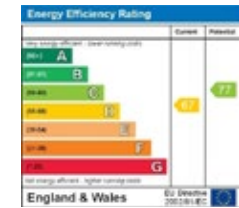
**Mobile:** EE, Three, O2 and Vodafone are all limited indoors but likely outdoors. Please make your own enquiries via Ofcom.

**Title:** The house is registered under Title Number HE23617 – copies of which are available from Fine & Country.

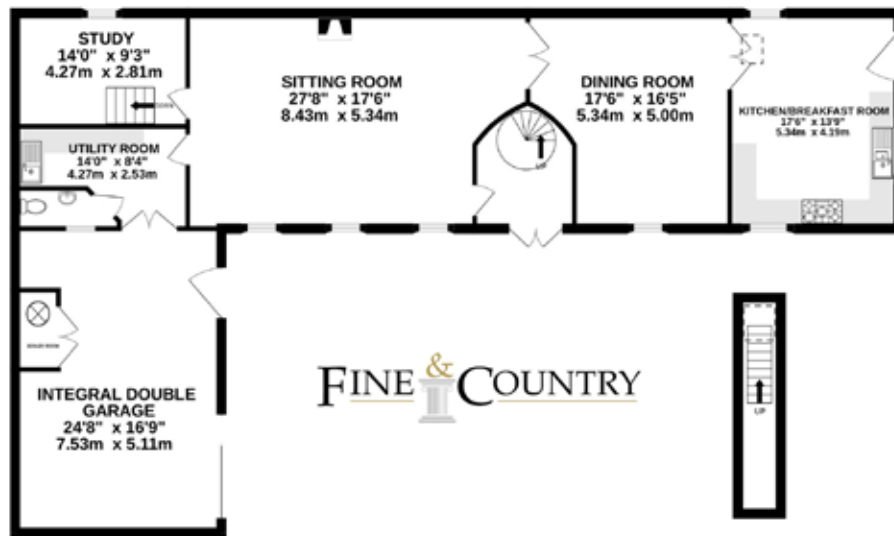
**Agent's Notes:** Double glazing throughout. Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



Scan to view video  
of the house



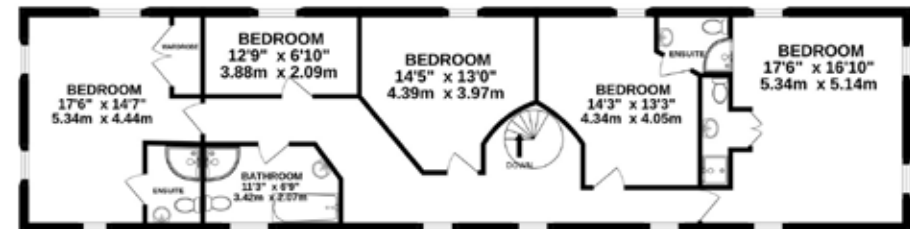
GROUND FLOOR  
1666 sq.ft. (154.8 sq.m.) approx.



FINE & COUNTRY

BASEMENT  
61 sq.ft. (5.7 sq.m.) approx.

1ST FLOOR  
1257 sq.ft. (116.7 sq.m.) approx.



THE GRANARY, PENYWORLD FARM BARN, ROWLESTONE, HR2 0DS

TOTAL FLOOR AREA : 2984 sq.ft. (277.2 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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# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*

THE FINE & COUNTRY  
FOUNDATION



## BEN WATKINS

PARTNER MNAEA MARLA

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Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



## HEATHER COOK

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Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property.... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.





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