



Upper Glyn Farm


Penallt, Monmouthshire



A glorious, period barn conversion offering six double bedrooms, flexible reception space, grounds covering five acres approx which extend across the lane and a wonderful sense of seclusion, sitting on the fringe of the fabulous village of Penallt.


6


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Main House

Ground floor: Sitting room | Kitchen | Reception room | Store/workshop | Pantry | Utility room | Sun room

First floor: Four bedrooms | Two bathrooms

Cottage


Ground floor: Sitting room | Kitchen


First floor: Two bedrooms | One bathroom




Situation

Penallt is regarded by many that live in the area as a true gem of the Wye Valley. It is surrounded by stunning scenery and served by exceptional facilities for all ages.

 Pelham Hall, Penallt's sizeable Village Hall, has 3 floodlit tennis courts, a cricket club, bowls and table tennis clubs and serves as a hub for many village activities.

 There are 2 pubs, a burger restaurant at the 'Humble by Nature' farm, Michelin star dining at The Whitebrook and an annual beer festival.

 Babington Meadow in the middle of the village hosts open air theatre productions, art exhibitions and offers sport and timber playground facilities for all ages.



The House

On the market after years of serving the vendors as a much loved family home, Upper Glyn Farm is a glorious, period barn conversion offering 6 double bedrooms, flexible reception space, grounds covering approximately 5 acres and a wonderful sense of seclusion, despite sitting on the northern fringe of the fabulous village of Penallt, one of the jewels of the Wye Valley.

This gem is full of cottage character and charm. The sitting room boasts a wood burner set in an antique, cider press drip stone salvaged from the farm and mini minstrel's gallery on the landing, whilst the more contemporary conservatory extension to the kitchen/dining room ensure the gardens and rural views are always enjoyed, whatever the weather.

This wonderful period home also has the huge advantage of a potential additional income source with the existence of its detached cottage offering significant two bedroom guest accommodation.

Upper Glyn Farm is not listed, offering greater flexibility to add to the existing 3,700 square feet (subject to necessary consents), compared with its listed counterparts should you deem it preferable or necessary in the future.

The existing store appears to have a lintel where a door previously existed to the sitting room and this could be refurbished to create either a study, taking advantage of the superfast broadband, or playroom, with direct access to the terrace.

The outbuilding, as shown on the plans, has previously been used as stables, but clearly offers a further opportunity to create additional ancillary accommodation for the main residence or to extend the detached cottage further.

The proximity of the two buildings suggests there is scope to link the two buildings together, whilst adding further capital value and increasing functionality as a large family home, all subject to necessary consents.



Outside

Upper Glyn is wrapped in approximately 5 acres of land, which extends across the lane and enjoys truly glorious rural views into what feels like its own private valley.

With a number of paddocks already divided by hedging and stone walls and three separate gate access points, the grounds clearly lend themselves to a number of smallholding, agricultural, equestrian and commercial possibilities (subject to necessary consents).

Sitting a stone's throw from historic Monmouth with all it has to offer and a 10 minute walk from the popular village pub, this fabulous home offers the best of both worlds with its feeling of seclusion and privacy whilst being served by so much within touching distance.

Property Information

Directions: From the Penallt War Memorial on Pentwyn Lane in the village, head north for a third of a mile until the fork in the road and keep to the right on to Glyn Road. Upper Glyn is the second on the right.

Tenure: Freehold.

Guide Price: £1,275,000

Local Authority: Monmouthshire County Council

Council Tax:

Main House: H

Cottage: C

EPC: D

Viewings: Strictly by appointment with Knight Frank LLP.

Approximate Gross Internal Floor Area

Main House: 243 sq m / 2,613 sq ft

Cottage: 79 sq m / 845 sq ft

Outbuilding: 9 sq m / 101 sq ft

Total Area: 331 sq m / 3,559 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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