

Lower Glyn Farm

Llanishen, Chepstow



Nestled in The Wye Valley surrounded by astonishing Monmouthshire countryside sits Lower Glyn Farm and Hidden Valley Yurts.


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Summary of accommodation

Main House

Lower Ground Floor: Shower room | Utility | Hobby room | Garage Two
Ground Floor: Entance Hall | Kitchen | Dining/living room | Family/dining room | Principal bedroom with a balcony
Four further bedrooms | Two bathrooms | Utility | WC | Garage/workshop

Lakeside Pavilion

Kitchen/dining/living room | Two bedrooms, one with an en suite | Bathroom

Garden and Grounds

Greenhouse | Outdoor entertainment area | Two barns

In all approximately 77.52 acres



Situation

(Distances and times are approximate)

Situated in Llanishen, this detached house benefits from its prime location near the scenic Wye Valley, nestled between Chepstow and Monmouth.



The property is located approximately 9 miles from Haberdashers' Monmouth School, one of the UK's top co-ed day and boarding schools. The village of Llanishen provides a welcoming community, with essential amenities such as a garage with village shop, a good village pub, parks and dining options.



Whether you seek tranquillity or accessibility, this location caters to a variety of lifestyles. Commuters will appreciate easy access to major routes, ensuring smooth connectivity to surrounding areas. Lower Glyn Farm is conveniently located, with Bristol approximately 40 minutes away, Cardiff approximately 45 minutes away and Bath approximately 1 hour away.

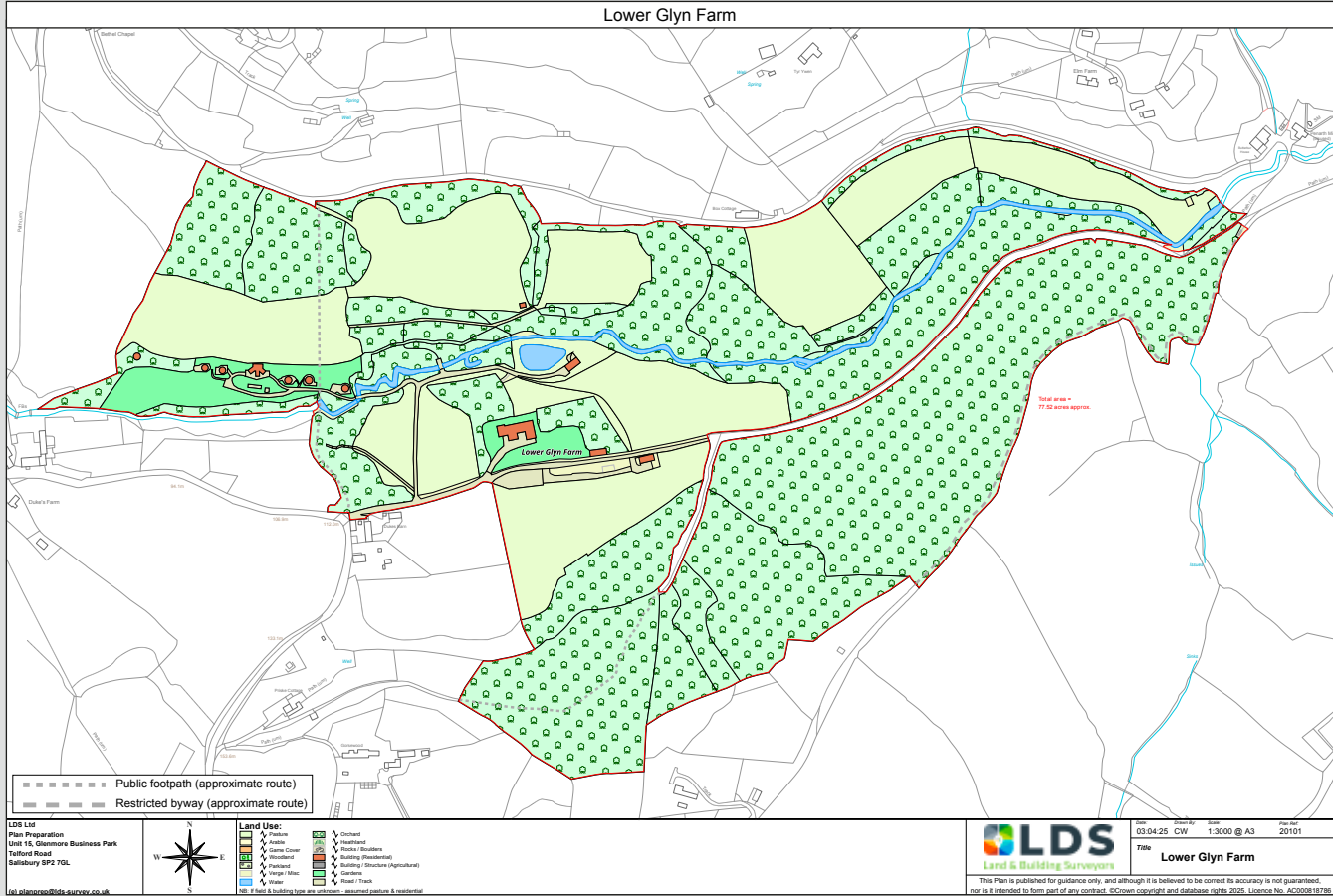


The Property

Discover Lower Glyn Farm, a spacious detached house set in the heart of The Wye Valley. This 4,500 sq ft property offers approximately five bedrooms and three bathrooms, providing ample space for family and guests. The main residence features two reception rooms, a kitchen/breakfast room, a study, a guest cloakroom and a vast double garage with a workshop, ideal for conversion to suit your needs. On the lower level, you'll find a utility room, hobby room, additional shower room, and another garage, enhancing the home's flexibility.

Adjacent to the main house is a beautifully presented two-bedroom lakeside pavilion. The open-plan kitchen, living, and dining area open onto a lakeside deck, perfect for enjoying long summer afternoons.

The property includes two barns: a timber-framed storage barn and an open-fronted three-bay livestock building, offering additional storage or potential stabling space.



Outside

Spanning approximately 80 acres, the estate boasts a woodland, stream, and lake, providing a picturesque setting for outdoor activities. Additionally, the property includes Hidden Valley Yurts, featuring five Mongolian yurts with private decks, stoves, BBQs, and firepits, alongside communal facilities such as a wood-fired pizza oven and a central campfire. This existing yurt holiday business offers an excellent opportunity for those interested in continuing the venture.

Practical amenities include significant integral garaging, ample parking, and extensive storage solutions. Lower Glyn Farm presents a unique opportunity to embrace rural living with versatile accommodation and stunning natural surroundings. For more information about the property and its features, please visit www.hiddenvalleyyurts.co.uk.

Property Information

Tenure: Freehold

Services: Mains Electricity LPG Central Heating, Air source heating system and underfloor heating. Private water supply to the house, with the provision to connect to mains water if desired.

Local Authority: Monmouthshire County Council

Council Tax: Band G

Guide Price: £1,850,000

Postcode: NP16 6QU

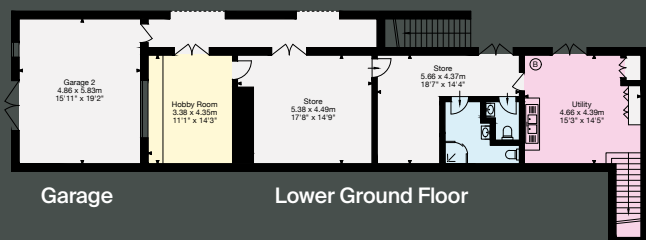
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
Main House = 337 sq m / 3,627 sq ft
Garage 1, Garage 2 = 83 sq m / 893 sq ft
Lakeside Pavilion = 74 sq m / 796 sq ft
Outbuildings = 217 sq m / 2,335 sq ft
Total Area = 711 sq m / 7,651 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.



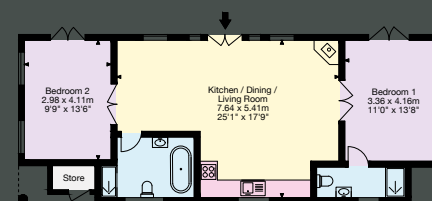
Ground Floor



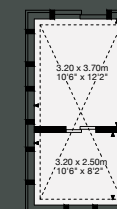
Garage

Lower Ground Floor

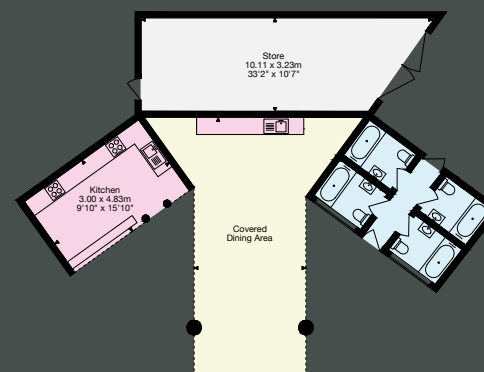
Garage



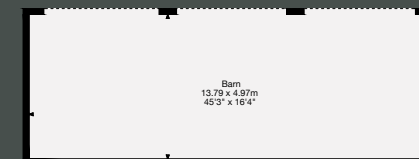
Lakeside Pavilion



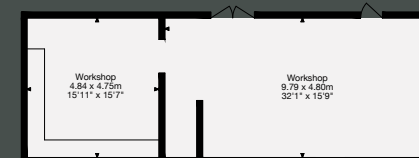
Greenhouse



Outdoor Entertainment Area



Barn 2



Barn 1

Bristol
1 The Mall
Clifton
BS8 4DP
knightfrank.co.uk

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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Particulars dated April 2025. Photographs and videos dated March 2025.

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