

LOWER GLYN FARM

LLANISHEN, CHEPSTOW
MONMOUTHSHIRE





LOWER GLYN FARM

FAR HILL, LLANISHEN
MONMOUTHSHIRE

Excellent farm house for a family
or business opportunity

DISTANCES

M4 Severn Bridge – 10 miles

Bristol Parkway – 21 Miles

Chepstow – 9 Miles

Monmouth – 8 Miles

ACCOMMODATION AND AMENITIES

Set in approximately 80 acres, 5 yurts,
charming lake lodge, planning for two
additional shepherd huts.





DESCRIPTION

Lower Glyn Farm comprises a detached family property dating from the mid 1970s, constructed to a good standard and offering spacious accommodation, located in a truly beautiful, unspoilt position within the attractive County of Monmouthshire, benefiting from being easily accessible to both the historic towns of Chepstow and Monmouth, as well as excellent road access via the M48/M4 connection at Chepstow, as well as the A449 at Raglan leading onto the M50 and to the Midlands.

The property was for many years a working farm, standing as it does within grounds of approximately 80 acres, with a combination of pastureland, meadow and woodland and benefitting from a fast-flowing stream running through the valley in which the property is located. The current vendors have utilised this beautiful location to create a successful and well renowned holiday venture offering both yurt accommodation along with a tastefully renovated former cricket pavilion, now offering comfortable and contemporary two bed accommodation alongside the lake. The five yurts are located in a private location, away from the main house and benefit from their own kitchen and bathroom facilities.

Lower Glyn Farm represents one of those rare opportunities to acquire a property which could be utilised in various directions, whether it would be for farming, additional holiday accommodation or indeed just as a private family house with its own attractive grounds.

The property itself offers spacious, light, and bright accommodation, principally on one floor with entrance hall, updated contemporary kitchen with a range of appliances open plan to a sunny and bright garden family room. In addition there is also a large dining room open plan to the living room with French doors to a sunny terrace with excellent views across the Monmouthshire countryside. The main bedroom wing offers three double bedrooms along with family bathroom and study, with a further wing offering bedroom, living room, bathroom and utility room. This wing could indeed be annexed, subject to necessary planning consent, to create further holiday accommodation or second-generation family accommodation if required. Another notable feature of the property are its large basement rooms offering excellent potential for

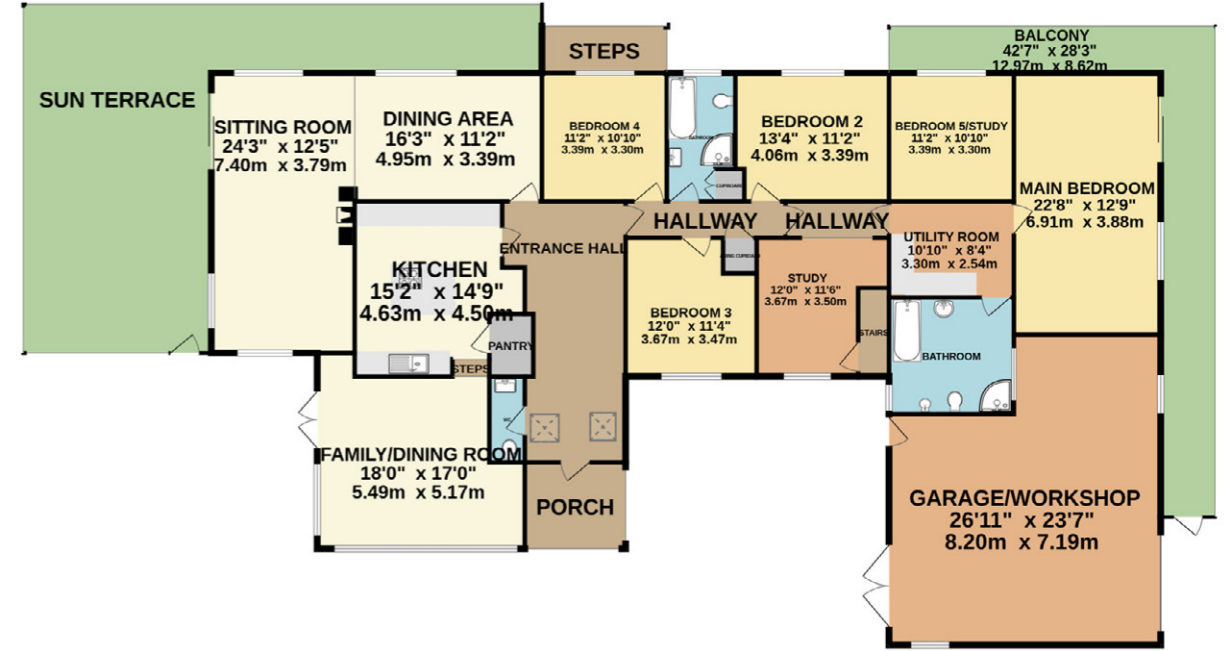




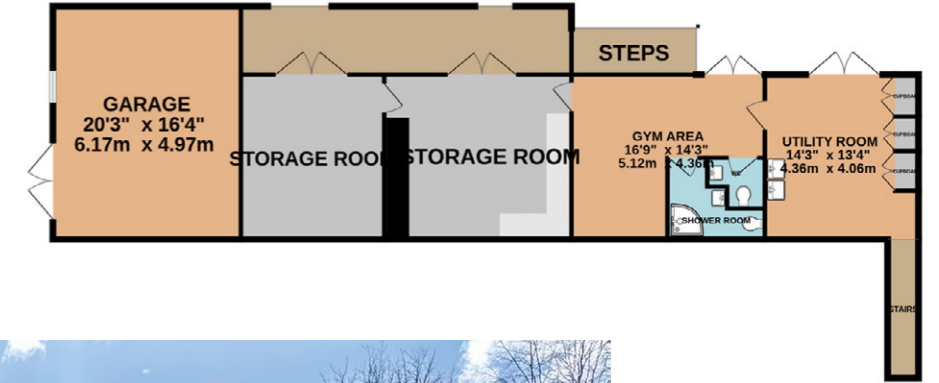
either further residential accommodation, subject to planning consent, or proving useful as they do as excellent storage space. Above the property is a private car park area leading to a selection of useful barns and outbuildings.

DIRECTIONS

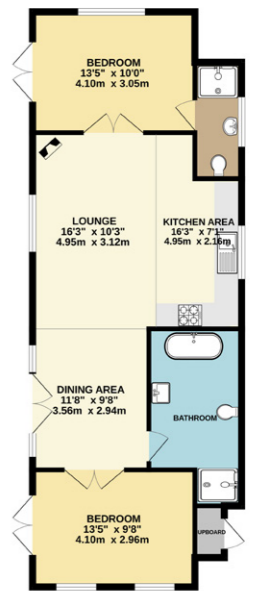
From our Chepstow office proceed from the Chepstow Racecourse, along the Trelleck Road towards Monmouth. Upon entering the village of Llanishen turn left at the phone box. Continue along this lane without deviation for approximately two miles where you will find Lower Glyn Farm (Yurts) on your right-hand side, turn right and follow this lane for approximately 200 yards where you will find the gate and drive into the main accommodation.



Main House
Total floor area
4533 sq ft
(421sq m)
approx



Pavilion
Total floor area
792 sq ft
(73.5 sq m)
approx





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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.