



LLANANANT BARN

PENALLT | MONMOUTH | MONMOUTHSHIRE



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LLANANANT BARN IS AN IMPRESSIVE FOUR-BEDROOM DETACHED BARN CONVERSION, SET WITHIN APPROXIMATELY 0.89 ACRES ON THE OUTSKIRTS OF THE SOUGHT-AFTER VILLAGE OF PENALLT, WITH A SUBSTANTIAL STEEL PORTAL-FRAMED OUTBUILDING PROVIDING VALUABLE STORAGE AND WORKSHOP SPACE.

- Detached four bedroom barn conversion •
- Set within just under an acre of gardens and grounds •
 - No onward chain •
- Substantial steel framed outbuilding •
- Located on the outskirts of the popular village of Penallt •
 - Beautifully presented throughout •
 - Contemporary layout and design •
- Surrounded by open countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

DISTANCES FROM LLANANANT BARN

Trellech 3.8 miles • Monmouth 4.8 miles • Raglan 8.8 miles
Chepstow 14.2 miles • Usk 14.4 miles • Ross on Wye 17.4 miles
Abergavenny 18.3 miles • Newport 25.9 miles • Bristol 30.9 miles
Cardiff 36.8 miles • London 138 miles
Chepstow Train Station 14.4 miles
Abergavenny Train Station 17.3 miles • Newport Train Station 25.6 miles
Bristol Parkway Station 26.2 miles
Bristol Airport 40.5 miles • Cardiff Airport 50.5 miles
Birmingham Airport 80.8 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Llananant Barn enjoys a desirable position on the edge of the village of Penallt. The property is within walking distance of The Bush Inn and The Boat public house. The Pig and Apple located at Kate Humble's 117 acre farm in Penallt has been described by Wales Online as 'The burger bar on a remote farm that's become one of the most in demand venues in Wales'. The Whitebrook Michelin star restaurant is just 3 miles away in Whitebrook. Penallt also has a thriving village hall and a tennis and cricket club. Importantly, it also lies within easy walking distance of Redbrook village, where further amenities, including pubs, a community shop and access to the Wye—add to the convenience and appeal of this charming location.

The nearest Primary School can be found in Trellech, just 3.8 miles away from the property. The school boasts a nursery within the grounds called 'Busy Bodies'. There is a church, methodist church and public house called 'The Lion'.

There are good connections to the main road network with the historic border town of Monmouth being just 4.8 miles away. Monmouth benefits from Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery and state of the art Monmouth Comprehensive School. There are a variety of Primary Schools in the local area.

Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a short drive away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



THE PROPERTY

Llananant Barn is an impressive four-bedroom detached barn conversion, offering beautifully designed contemporary accommodation within a characterful rural building. Converted in 2021 and finished to an excellent standard, the property combines modern finishes with traditional stonework, arrow-slit windows and exposed structural details, creating a stylish and highly individual family home.

The ground-floor accommodation is centred around a superb open-plan kitchen, breakfast, dining and sitting room, thoughtfully arranged across defined levels to create a sociable yet versatile living space. The kitchen is fitted with a range of contemporary units, integrated appliances and a central island, while the adjoining breakfast area provides an informal space for everyday dining. Steps rise to the spacious dining and sitting areas, where timber flooring, exposed ceiling beams and an Esse wood-burning stove add warmth and character. An impressive full-height window floods the room with natural light and provides a wonderful connection with the gardens, complemented by the barn's original arrow-slit windows. Underfloor heating extends throughout the ground floor, providing an additional level of comfort.

Practicality has also been carefully considered, with the ground floor further comprising a cloakroom incorporating the plant room, a useful utility room and a dedicated office area, ideal for home working.

Stairs rise to the first floor accommodation, where four well-proportioned double bedrooms are thoughtfully arranged. Two bedrooms are served by the family bathroom, while a further double bedroom benefits from its own en-suite shower room. Positioned at the opposite end of the property, the generous principal bedroom enjoys a greater sense of privacy and is complemented by a spacious en-suite shower room. Together, the accommodation provides an excellent balance of impressive entertaining space, practical family living and comfortable bedroom accommodation.

OUTSIDE

Outside, Llananant Barn is complemented by attractive gardens and generous parking for for several vehicles with EV charging point. The gardens wrap around the barn and are interspersed with mature trees and established boundaries, creating a private and peaceful setting.

To the rear is an excellent gravelled seating area, positioned immediately outside the principal living accommodation and providing a seamless connection between the house and garden. Bordered by attractive stone retaining walls and overlooking the surrounding grounds, this generous area is ideally suited to alfresco dining, summer entertaining or simply relaxing and enjoying the rural surroundings.

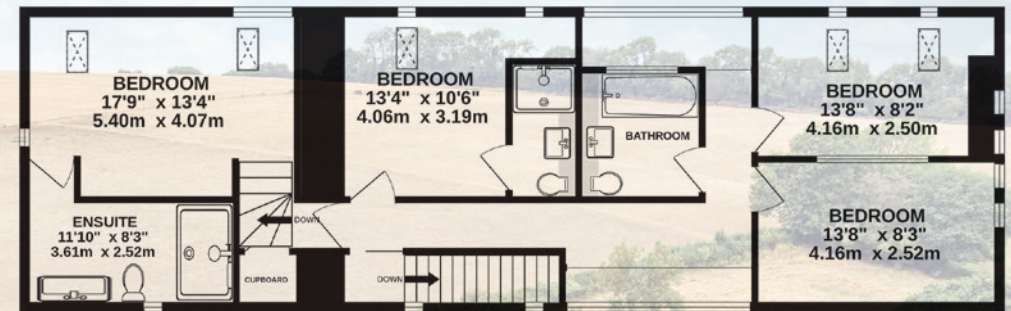
A particularly valuable feature of the property is the substantial steel portal-framed outbuilding situated to the side of the barn. The current owners have significantly improved its interior to create a separate workshop and dedicated office, while retaining a large, flexible open area. This highly versatile building would be ideal for classic car or vehicle storage, a home gym, hobbies, crafts or additional workspace.



GROUND FLOOR
857 sq.ft. (79.6 sq.m.) approx.



1ST FLOOR
859 sq.ft. (79.8 sq.m.) approx.



LLANANANT BARN, PENALLT, MONMOUTH, NP25 4AP
TOTAL FLOOR AREA : 1716 sq.ft. (159.4 sq.m.) approx.



LLANANANT BARN
TOTAL FLOOR AREA : 1646 sq.ft. (152.9 sq.m.) approx.



KEY INFORMATION

Services: Mains electricity and water. Sewage treatment plant and LPG gas.

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

Local Authority: Monmouthshire County Council. Telephone 01633 644 644.

Viewings: Strictly by appointment with the selling agents

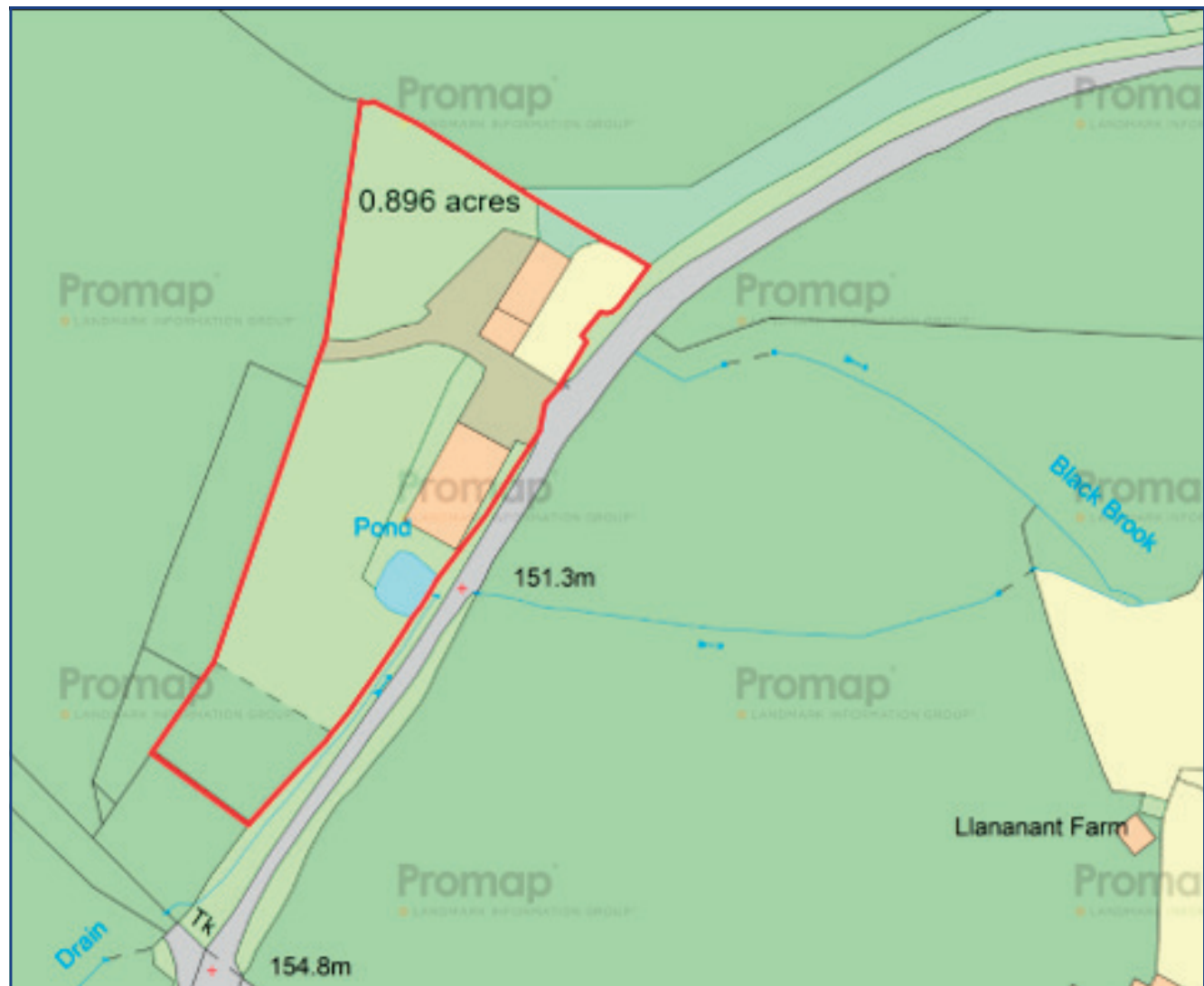
Directions: From Monmouth take the B4293 and proceed towards Mitchel Troy. After about 1 mile the road will fork to the left, signposted 'Trellech', take the left fork and continue to wind up the hill until you reach the first left hand turning signposted 'Penallt'. Take this road and take the turning left signposted 'Penallt Old Church and Penygarn'. Follow the road down the hill for approximately 1 mile where Llananant Barn will be located on the left-hand side.

Postcode: NP25 4AP

WHAT3WORDS



ENERGY PERFORMANCE CERTIFICATE



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