



UPPER PENTWYN FARM

CWMYOY | ABERGAVENNY | MONMOUTHSHIRE | NP7 7NU

 parrys
Ahead of the curve

WELCOME TO UPPER PENTWYN FARM

A beautiful stone dwelling with much charm and character, dating from the early 18th Century. Originally two buildings comprising the house itself and a detached kitchen. To the south of the kitchen was a stable building.

By the early 1960s all of this had fallen into such a state of disrepair that it was condemned by the Council, abandoned by its owner and bought by a neighbouring farmer 'just' for its land. The present owners first saw the property circa 1980, chancing upon it when walking in the area. By then, its state of dereliction was such that as one came into the farmyard from the east the house had completely disappeared under creeping vegetation. But notwithstanding this, the present owners were entranced by not only the buildings but in particular, by its unique location. The present owners contacted the farmer but he did not want to sell. Over the years they looked at other properties but could find nothing to compare with Upper Pentwyn Farm. In 1998 a Heritage Officer stumbled across the property and decided that enough of the buildings had survived internally to merit it being preserved, Upper Pentwyn Farm was then listed, thus putting an onus on the owner not to let it deteriorate further. As a result, the farmer decided to sell and by serendipity he and the present owners renewed contact, enabling their long held dream of making Upper Pentwyn Farm their home a reality.

The necessary consents were obtained to link the house to the kitchen and build a garden room on the south elevation in place of the ruined stable building. The result of what was a daunting rebuild is a unique family home, which thanks to the garden room takes full advantage of its stunning location.



SELLER INSIGHT

“Upper Pentwyn Farm really is an exceptional property. There are no records of the property ever coming on the open market, having previously changed hands through family succession and between neighbours. Two key elements combine to make it special. Firstly there is the dwelling itself which is full of character and a much loved and wonderful family home, secondly, the location, standing as it does in an elevated position on the favoured southern slopes of Hatterall Hill with the most glorious views of the Sugar Loaf and Skirrid Mountains, between them, the Usk valley to the Severn estuary and Somerset beyond. The property commands a truly wonderful prospect, arguably among the best in all of the Brecon Beacons (Bannau Brycheiniog) National Park.

One great advantage the property has is that despite its splendid rural location it is only fifteen minutes to the amenities in Abergavenny...and to Waitrose in Llanfoist! It is also part of a thriving rural community. The village of Cwmyoy has a very active social life with the village hall as its hub. There is a WI, a gardening club, a history society, dance classes, quizzes, the annual show at Llanthony, with its associated hedging and walling competition, a regular New Year pantomime and so on. Even closer than Cwmyoy village hall is the one at Pandy which similarly hosts a variety of activities.”



KEY FEATURES

- Unique stone Grade II Listed farmhouse with much charm and character
- Garden room with floor to ceiling windows framing the most spectacular views
- Rural, hillside location off Offa's Dyke path, only 10 minutes' drive to main A roads
- Enclosed farm yard with several outbuildings
- Large stone barn which has planning consent, the structural and stone work has been completed to create a 'work from home' studio or ancillary accommodation with spectacular views
- All set in circa 33 acres comprising pasture and woodland
- A rare opportunity to live in such a beautiful location with breathtaking, panoramic views



THE PROPERTY

Enter the farmhouse via an entrance hall/boot room with ample space for coats and boots, doors from the entrance hall lead to the kitchen and the inner hall with its feature bread oven and wooden staircase to the first floor. The kitchen is comprehensively fitted in a rustic style with natural wood cupboards and worktops, ceramic sink and flagstone floor. An Aga is fitted into an alcove with lights over, the beamed ceiling, exposed stone wall and brace and ledge doors add character to the room. A window to the side offers spectacular views across the garden and fields, and a wooden door leads to the original stone spiral staircase, a secondary staircase to the first floor. Off the kitchen is a room with wonderful south facing views which is currently used as a home office. Also accessed from the kitchen is a snug with exposed stone wall, flagstone floor and beamed ceiling.

From the entrance porch/hall is a door to the interesting inner hall with the original bread oven, wooden staircase to the first floor and steps down to the garden room. The garden room is not only a comfortable space with its beamed ceiling and wooden floor but really does capture the stunning location with floor to ceiling windows affording panoramic views across open fields to the mountains beyond. A glazed door opens out to the garden with access to the fields beyond. Steps from the garden room lead to a study, again with much character and an ideal place to work whilst enjoying the views from a small window to the side.

The ground floor accommodation offers flexibility and versatility in terms of practicality and the use of space to allow both a family home with space for solitude and relaxing too.







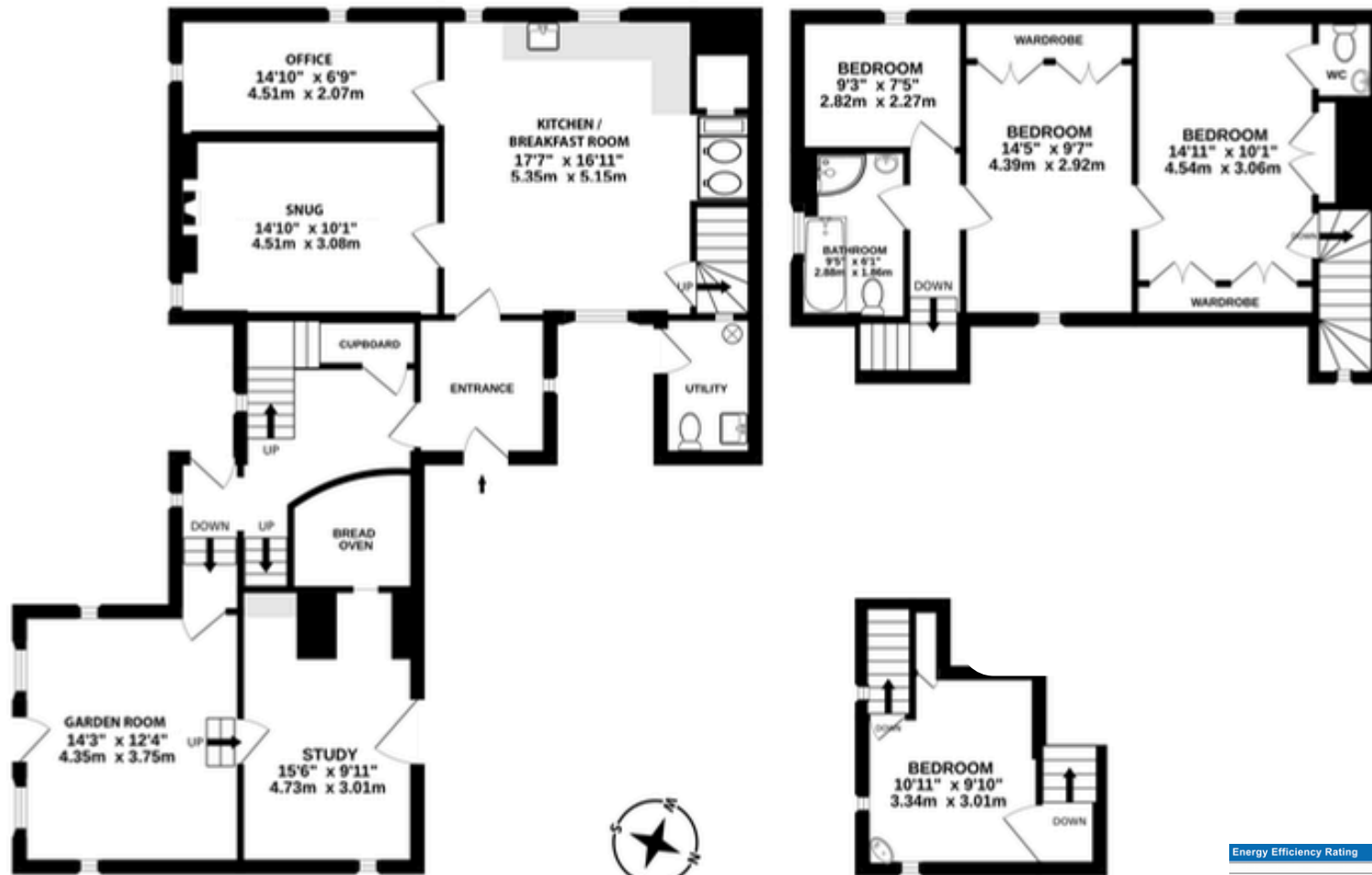


FIRST FLOOR

There are two staircases to the first floor, the original stone spiral staircase from the kitchen and the more modern wooden staircase rising from the inner hall. The character and charm continues to the first floor with many retained features including beamed ceilings, exposed stone walls and brace and ledge wooden doors. On the first floor are 3 bedrooms, one with an en-suite W.C. and a family bathroom. Steps lead to a fourth bedroom with a corner handbasin.







UPPER PENTWYN FARM, CWMYOY, NP7 7NU

TOTAL FLOOR AREA : 1841 sq.ft. (171.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(29-54)	E		
(21-28)	F		
(1-20)	G	17	84
Not energy efficient - higher running costs			
England, Scotland & Wales			



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OUTSIDE

Immediately adjoining the house is a lawned garden, enclosed by a combination of fencing and stone walls which separates the garden from the fields and driveway. The garden has planted borders but is predominately natural lawn.

The present owners have carried out extensive tree planting and landscaping over the past twenty years as well as ensuring the fencing and stone walls have been kept in good order. Immediately below the house is an area of old bluebell woodland which in springtime, is a sea of blue. To the left looking down from the house is a pond which is fed by the intermittent stream which is culverted under the yard and has recently been dug out and a new liner installed.

Above the house are three new copses, the majority of the trees planted are native broadleaf such as cherry, crab apple, wild pear, sweet chestnut, hawthorn, hazel, beech, wild service tree, rowan, lime and oak. For added interest and colour, there are some exotics such as Himalayan Birch, American Red Oak, and Norway Maple. The guiding principle in all the planting has been to provide an ideal environment for birds and pollinators while at the same time creating an attractive landscape with a variety of spring blossoms and autumn colours.



Upper Pentwyn Farm has direct access to the Hatterrall Hill and Offas Dyke Path. From here as well as the southern panorama the views extend into Gloucestershire, to the Malverns and beyond. The area is perfect for outdoor activities including horse riding walking and mountain biking. When the wind is in the east hang gliders fly from here. Birdlife includes buzzards, red kites and ravens and the cuckoo is just one of many migrant birds that return to Upper Pentwyn each year. Being elevated, there are days when the property is in the cloud but the other side of this coin is that there are extraordinary winter days when there is an inversion. Then under the bluest of skies the property is bathed in brilliant sunshine while the land below is lost in thick cloud and the Sugar Loaf and Skirrid Mountains stand above it as fantastic islands.



OUTBUILDINGS

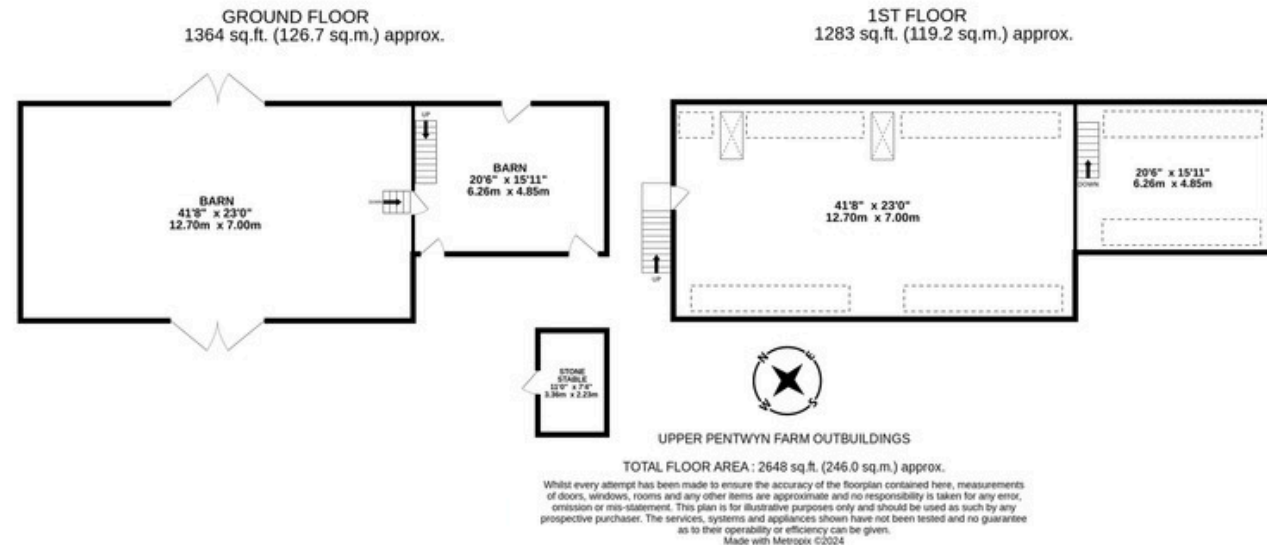
Complementing the farmhouse are the enclosed farmyard and stone agricultural buildings. A large former threshing barn...that is to say it is side on to the prevailing winds, has double doors to the roof and a stone slabbed floor between the doors. Here the grain crop was stored and when the wind was blowing 'threshed' by beating it with a flail to shake the grain out from the ears. This barn was in a poor state back in 2000, one section of wall had to be completely rebuilt, needing pointing inside and out. Then in about 2014 the old iron roof was removed and an A frame roof installed under a Welsh slate. The newly created loft area was then boarded and skylights inserted to create a wonderful amenity area. Planning permission was granted in November 2022 for the upper floor of the barn to be used as ancillary accommodation to the main house (copy available from agent or on line via Brecon Beacons National Park planning portal reference 21/19952/FUL), the structural and stone work has been completed along with the new mullioned window which takes full advantage of the spectacular views towards the Skirrid Mountain. The barn is connected to electricity and water and is ready for the new owners to complete and create a fabulous space to suit their needs, the loft style conversion would be perfect as a 'work from home' or artist's studio or perhaps, occasional guest accommodation. The ground floor of the stone barn is perfect for storing agricultural vehicles/equipment.





Please note that this image was taken before the recent installation of the mullioned window.

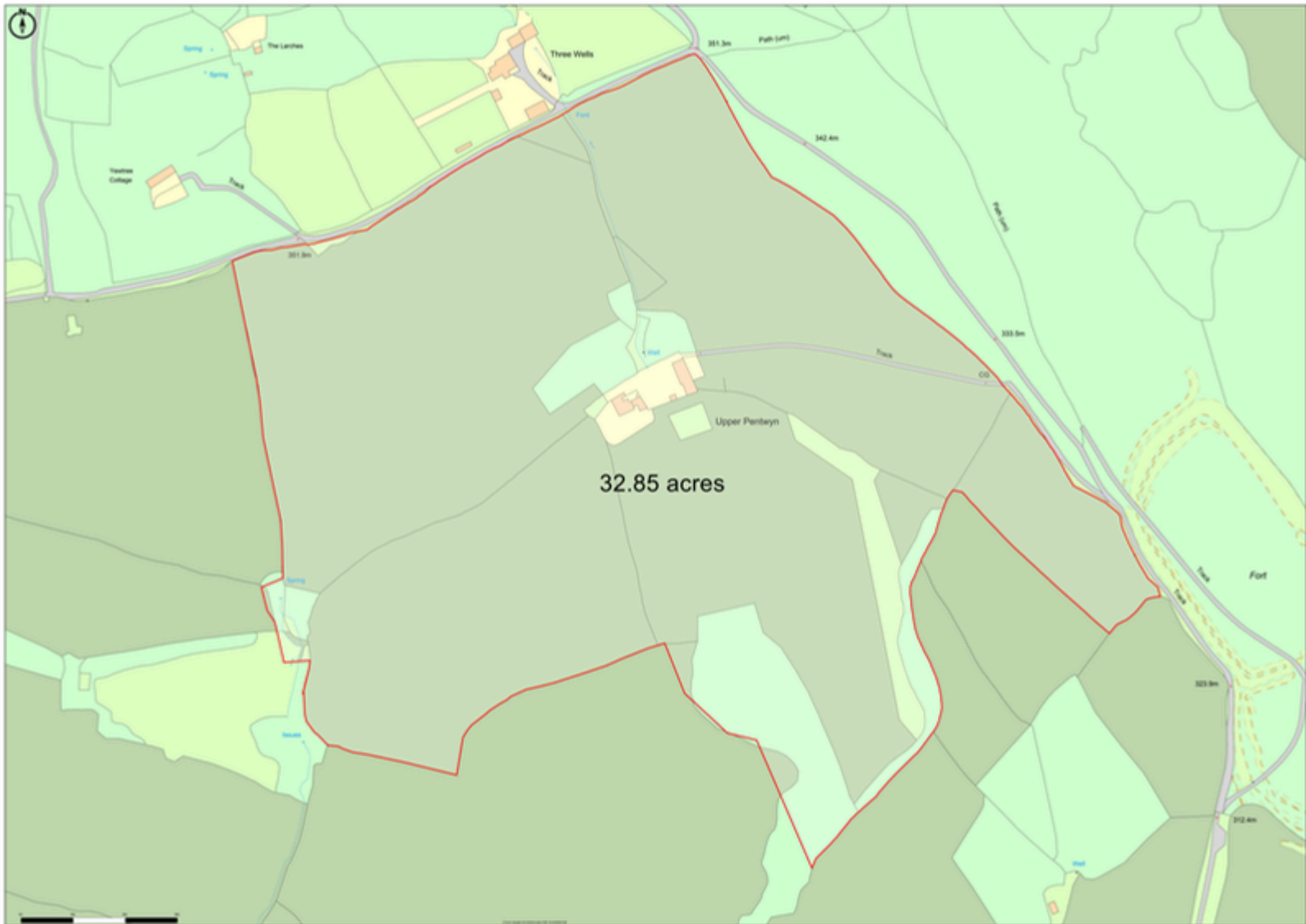
The adjoining small barn was a beast house when the property was a working farm, hence the three doorways, the middle one of which was infilled many years ago, certainly before the listing in 1998. This barn also has a first floor which has been used for storage. The entire gable end was rebuilt in 2001/2. The barn has a doorway on its far side which gives access to an impressive walled enclosure which would be ideal for animals or as a garden store. The beast house has listed building permission to reroof with stone tiles and incorporating conservation skylight, giving scope for further development, subject to the necessary further consents.



LAND

The garden and grounds extend to circa 33 acres including circa 2.5 acres of woodland, five good pasture fields, and the formal garden immediately around the house. The pasture, which is all south facing, has been steadily improved over many years by the farmer who currently grazes it. The views from the land are just spectacular and would be ideal, subject to any necessary planning consents, for a Shepherd's Hut or two.













LOCAL AREA

The nearby village of Cwmyoy offers a public house, a beautiful church and village hall. The historic Llanthony Priory is approximately 2.5 miles away and all along the valley are the most outstanding views and landscapes. The well-known 'book town' of Hay on Wye is some 14 miles away and offers not only a wide range of book shops but a number of individual shops, public houses and restaurants. The picturesque Powys town of Crickhowell which lies on the banks of the River Usk is some 13 miles away. The larger, historic market town of Abergavenny is approximately 8 miles and offers a range of amenities including doctors, dentists, library, high street retailers and individual shops, banks, cinema and supermarkets together with a general hospital. The town is now well known for its many high quality restaurants and the Annual Food Festival.

DIRECTIONS

To be provided by agent prior to viewing appointment.



INFORMATION

Guide Price: £1,175,000

Local Authority: Monmouthshire County Council.

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

EPC Rating: G. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: Mains electricity. Oil fired central heating and open fireplaces. Private water supply from spring on own land. Private drainage via septic tank.

Broadband: Full fibre is available to order subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three, 02 and Vodaphone limited indoors and likely outdoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number WA922988 – a copy of which is available from Parrys.

Agent's Notes: The house, barn and circa 4.5 acres of land is available for £995,000 - further details available from Parrys.

The present owners have let out the grazing on an annual licence throughout their 25 years or so of ownership. This has brought in both an income and kept the land well managed. The property's land is sold with vacant possession but should a new owner wish to let out the land as their predecessors have it is not anticipated that they would have a problem finding a farmer wishing to rent it.

Two public footpaths cross the land. Further details are available upon request.

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.



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