



GLYN FARM

FARHILL | LLANISHEN | CHEPSTOW



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GLYN FARM IS A BEAUTIFUL STONE COTTAGE LOCATED IN AN ENVIABLE POSITION SURROUNDED BY ITS OWN GARDEN AND LAND AMOUNTING TO 3.5 ACRES. IT BENEFITS FROM MAGNIFICENT FAR-REACHING VIEWS TOWARDS THE SUGAR LOAF MOUNTAIN AND THE BLORENGE. THE PROPERTY, LAND AND GARDENS HAVE ALL BEEN LOVINGLY UPGRADED BY THE CURRENT OWNERS.

- Three bedrooms and a family bathroom •
- Glorious, rustic farmhouse style kitchen •
- Study / ground floor bedroom with a wonderful view •
- Half an acre garden, 1 acre of woodland and a 2 acre field •
- Cosy sitting room with a fireplace and wood burning stove •
- Timber garage and ample off-road parking •
- Far reaching views towards iconic mountains •
- Located in an Area of Outstanding Natural Beauty •

DISTANCES FROM GLYN FARM

Monmouth 8.8 miles • Chepstow 10.3 miles • Abergavenny 15.0 miles
Newport 19.0 miles • Cardiff 29.9 miles • Bristol 26.4 miles
London 133.3 miles • Cardiff Airport 56.5 miles • Bristol Airport 56.7 miles
Birmingham Airport 73.3 miles • Chepstow Train Station 10.3 miles
Abergavenny Train Station 14.0 miles • Bristol Parkway Station 21.9 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

Glyn Farm is located in Llanishen, a village between Monmouth and Chepstow. It has a thriving village hall with a number of activities available, a garage and village shop, The Carpenters Arms public house and running, cycling and walking routes for all abilities to places such as Trellech to see Harolds Stones and Tintern to visit Tintern Abbey.

There are good connections to the main road network with the historic border town of Monmouth being just over 8.8 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. 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.

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

Just 10.1 miles from the property is Chepstow, a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain. Chepstow has a Racecourse and independent school. St. John's on-the-Hill is a co-educational day and boarding preparatory school with all year round Day Nurseries. There are also primary schools in the area and Chepstow Comprehensive School. Chepstow has a bustling high street with a mixture of high street chain stores, independent shops, eateries and everything a thriving town centre has to offer.

THE PROPERTY

Glyn Farm has been lovingly upgraded by the current owners over the last 6 years. This includes a full cosmetic makeover, rewiring of the cottage, new windows, a new boiler and heating system, as well as a new bathroom, cloakroom and the erection of a timber garage.

The cottage offers an abundance of character and charm to include exposed stone whitewashed walls, polished wood exposed floorboards, latch doors and deep window sills. Step inside and into the main entrance where doors lead to the sitting room and kitchen.

The rustic farmhouse kitchen has a range of cream fronted cabinets with solid wood worksurfaces and a ruby red Rayburn set within an attractive



fireplace. Integral appliances include a Bosch oven and hob. There is plenty of space for the kitchen table and chairs and dual aspect windows overlook the front and rear aspects. The kitchen sink sits under the window overlooking the rear aspect.

Just off the kitchen is the utility / boot room. This is a fantastic practical space with ample room for storing coats, shoes and wellington boots. There is also space for a Victorian style drying rack and numerous white goods including a washing machine, tumble dryer and a fridge freezer. An external door opens out to the garden allowing the current owners to use this as their principal entrance. An internal door opens to reveal a refurbished cloakroom.

At the end of the kitchen is a study with a window overlooking the side aspect. This room could be utilised as a single bedroom if required.

The cosy sitting room has a stone fireplace with a woodburning stove sitting on a stone hearth. There are two windows both having wonderful views of the garden and the countryside beyond.

A staircase leads up to the first floor landing. The curvature of the banister leads you around to the principal bedroom.

The principal bedroom has a wonderful feature, a large bay window encapsulating outstanding views across the beautiful countryside towards iconic mountains. There is potential to install an en-suite shower room subject to gaining any necessary advice and consents.

Two further double bedrooms both have dual aspect views across the garden and countryside.

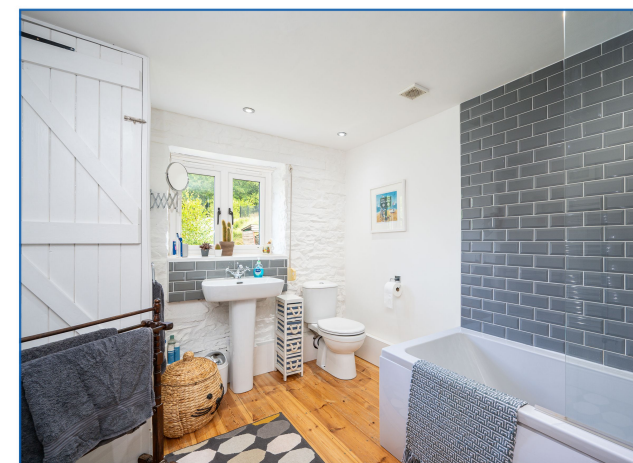
The family bathroom has been fully modernised with a white suite to include a WC, wash hand basin and a bath with a shower above.

OUTSIDE

Glyn Farm has pretty, established naturally terraced gardens measuring approximately 0.46 of an acre. To the front aspect is a level lawn enclosed with low stone walling and mature hedging providing privacy from the only neighbouring property. There are an abundance of colourful flowers including Lavender and Honeysuckle and several mature fruiting trees. A pathway leads to a productive vegetable produce area and a useful shed, log store and greenhouse. The garden continues up to a level lawn currently utilised as a children's play area.

The driveway and off-road parking area provides parking for several vehicles and there is a timber garage with power and lighting.

A five bar gate opens into the field measuring approximately 2 acres.



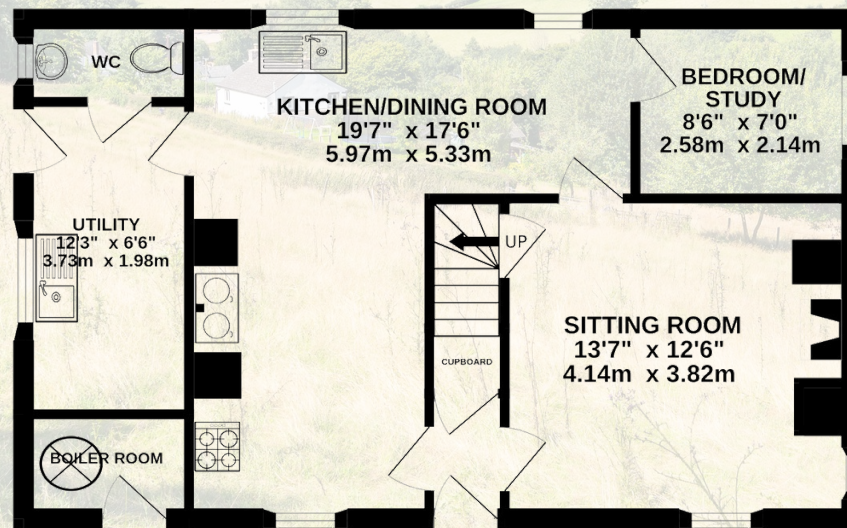
FLOORPLAN



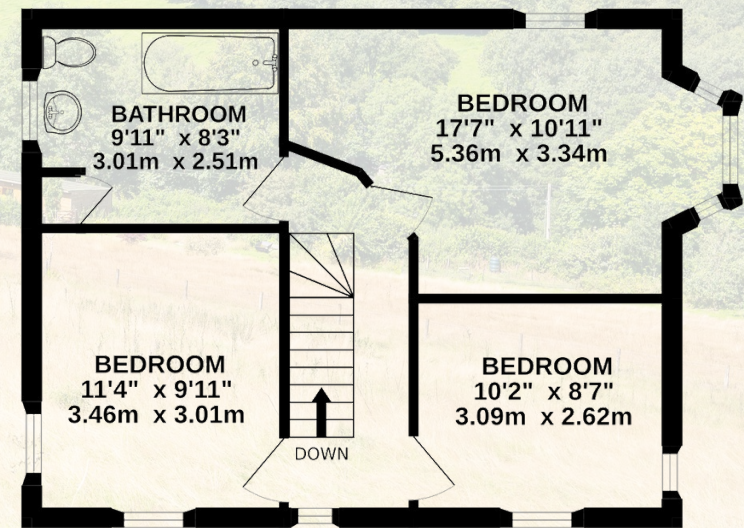
GLYN FARM, LLANISHEN, NP16 6QU

TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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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GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.

Wrapping around the edge of the field is mature woodland amounting to approximately 1 acre. A stream borders the Western boundary. The gardens and grounds in total amount to 3.5 acres and benefit from wonderful views to the West towards Sugar Loaf mountain and The Blorenges.

KEY INFORMATION

Services: Mains electricity, oil fired central heating and private drainage. The property has a private water supply (borehole).

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: F

Local Authority: Monmouthshire County Council. Telephone 01633 644644


Viewings: Strictly by appointment with the selling agents

Directions:

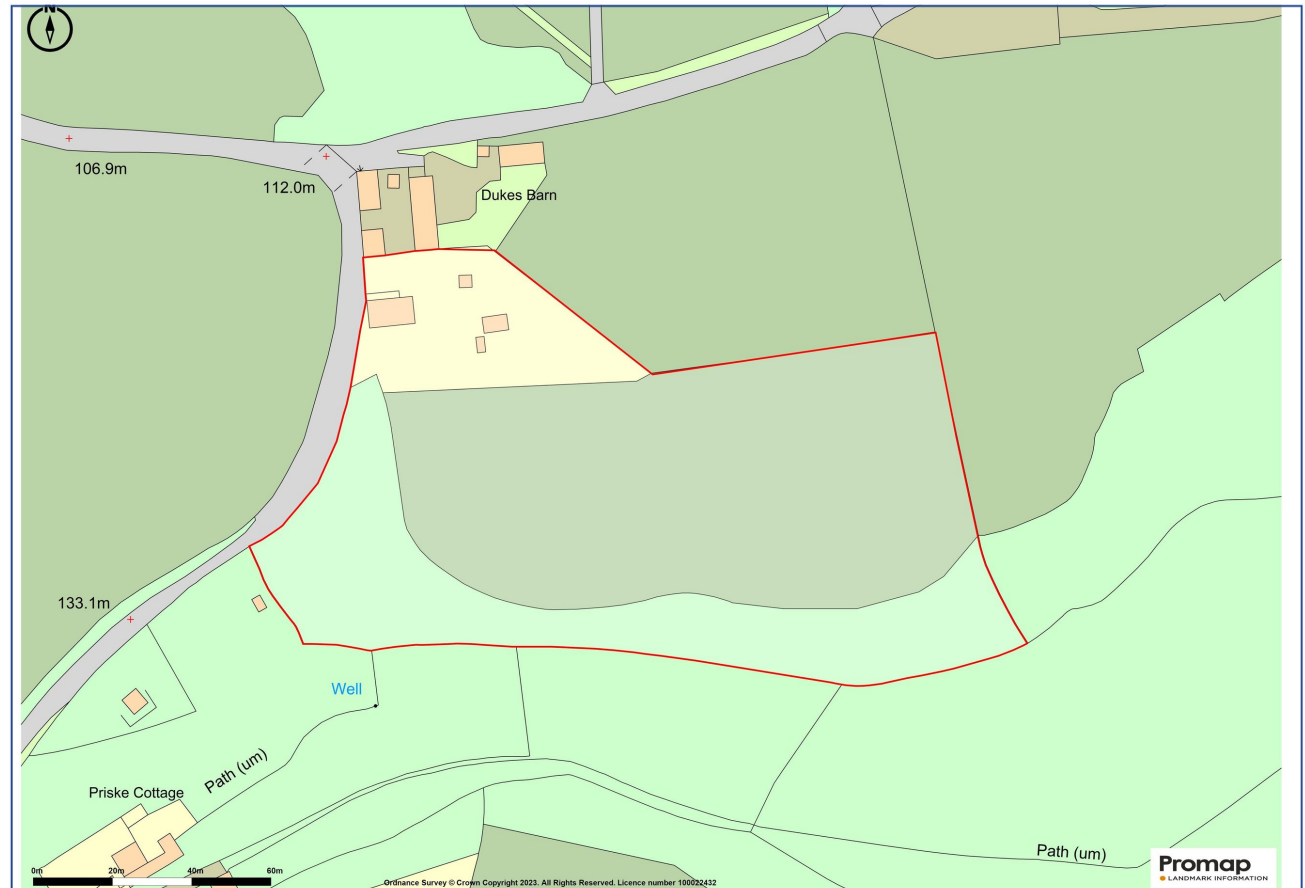
From Monmouth take the B4293 towards Trellech/Penallt. Follow the road as it continues up the hill, and around the 'S' bends. Continue until you reach Trellech. At The Lion Inn bear right and continue along Church Street then stay right following Chepstow Road. Continue on Chepstow Road and turn right just before The Carpenters Arms. Continue until you reach a T junction, the village hall will be on your left. Turn right on to Church Road passing St Dennis Church. When you reach the fork in the road bear left and stay on this lane until you reach the property on the right hand side just before the T junction.

From Chepstow head towards the racecourse and at the Itton roundabout join the Itton Road. Follow the B4293 through Howick and Devauden. Upon reaching Llanishen turn right immediately after the Carpenters Arms public house, Continue until you reach a T junction, the village hall will be on your left. Turn right on to Church Road passing St Dennis Church. When you reach the fork in the road bear left and stay on this lane until you reach the property on the right hand side just before the T junction.

Postcode: NP16 6QU

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Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



Powells Chartered Surveyors, Land and Estate Agents
Singleton Court Business Park, Monmouth, NP25 5JA

Telephone: 01600 714140

Email: enquiries@powellsrural.co.uk

WWW.POWELLSRURAL.CO.UK

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