



Llananant Barn

Penallt, Monmouth

Monmouthshire, NP25 4AP

A superb opportunity to acquire an attractive traditional granary barn with planning consent for conversion to a four-bedroom residence.

- Superb location and position within open countryside •
- Detached traditional stone granary barn • Planning consent for conversion •
- Modern four bay steel portal framed building • Good sized paddock •
- Extending in total to approximately 1 acre •



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Llananant Barn

Penallt, Monmouth, Monmouthshire NP25 4AP

A beautifully positioned and unique development opportunity providing for the conversion of a detached traditional stone granary barn, with existing steel portal framed building located a short distance from the rural village of Penallt, close to the town of Monmouth.

The Barn is offered with planning consent for the conversion of the existing barn to form a four-bedroom character residence.

The barn, building and land offer a generous curtilage of approximately 1 acre, with a pond and paddock area with gated roadside access.

Monmouth - 5.5 miles

Raglan - 8.7 miles

Chepstow - 13 miles

Ross-On-Wye - 16.3 miles

Abergavenny - 20.6 miles

Bristol - 30.9 miles

Location & Situation

Llananant Barn enjoys a desirable accessible rural position close to the village of Penallt, accessed from the western side of Penygarn Road which links to Penallt and Monmouth. The property is within walking distance of the village of Penallt which features a post office, tennis club and The Inn at Penallt. The Boat Inn and River Wye are just 1.1 miles to the east. Penallt also features a village hall which hosts a number of activities.

There are good connections to the main road network with the historic border town of Monmouth being just over 4 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, Trellech Primary School 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 Monmouth and the Wye Valley Area of Outstanding Natural Beauty, especially with the beautiful River Wye and Tintern Abbey which are only a stone's throw away. The Brecon Beacons National Park located to the North of Abergavenny, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



Description

The Land, building and Barn are sold with the benefit of planning consent for conversion of the existing barn, to provide for an attractive rural residence, once development is completed.

The proposed accommodation comprises a utility room, store room, cloakroom, kitchen and dining room/sitting room situated on the ground floor, family bathroom, master bedroom with ensuite and second double bedroom with ensuite on the first floor, with two additional double bedrooms on the second floor. The net internal floor area is proposed to extend to approximately 2258 sq. ft. (210 Sqm).

The property benefits from a spacious garden curtilage and parking area to the west of the barn and steel portal framed building with a fully enclosed paddock to the south-west. The steel portal framed building is fully enclosed with concrete floor providing for a range of potential uses (subject to obtaining the necessary planning consents). The land is predominantly level and gently sloping up to the north, adjacent to the barn itself. A small pond is located directly south of the steel portal framed building. The property is positioned directly west of the public highway known as Penygarn Road providing good roadside access.



Planning Information

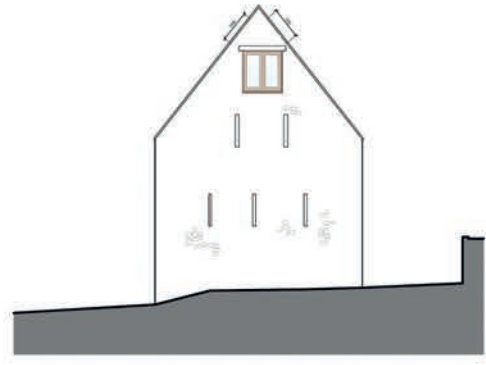
Planning consent has been achieved under Planning Application Number DM/2019/00725 dated 13th December 2019 for change of use and conversion of a traditional stone barn into a single residential dwelling (C3) along with associated curtilage and works.

A copy of the Planning Consent Decision Notice is available from Powells on request, or available to download on Monmouthshire County Council's Planning Application Search portal using the above planning application reference.

Elevation Plans



South East Elevation

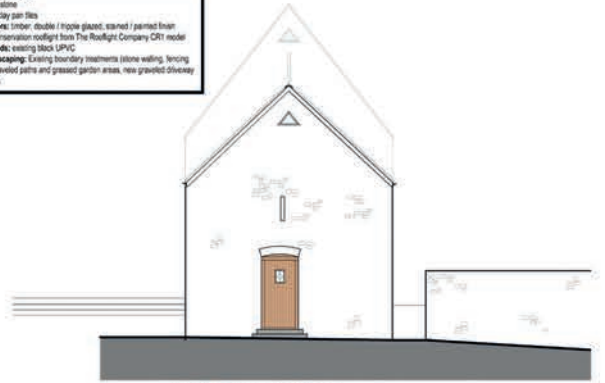


North East Elevation



North West Elevation

Materials Schedule:
 Walls: existing stone
 Roof: existing clay pan tiles
 Windows/Doors: timber, double / triple glazed, stained / painted finish
 Rooflights: Conservation rooflight from The Rooflight Company CRT model
 Rainwater goods: existing black UPVC
 External Landscaping: Existing boundary treatments (stone walling, fencing etc) existing gravelled paths and grassed garden areas, new gravelled driveway as per site plan.



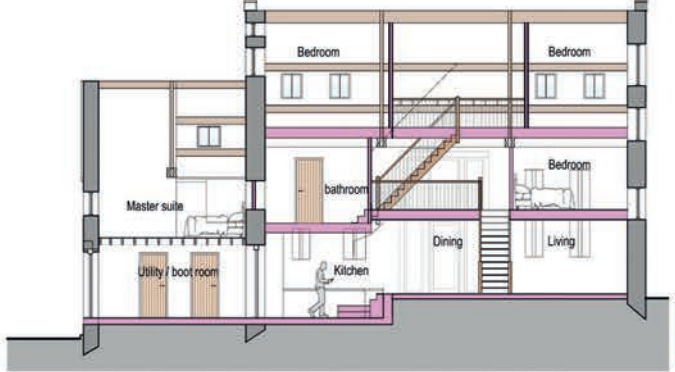
North West Elevation



Section A-A



Section B-B



Section C-C



Ground floor plan



First floor plan



Second floor plan

→ 100mm head height to underside of existing floor = assumed worse case 1' finished level

Apex Architecture

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 9 River Street Place, Julian Road, Bath, BA1 2RS 01225 583585
 161-165 Greenwich High Rd, London, SE10 8JA 0203 393 6555
 Wyastone Business Park, Monmouth, NP25 3SR 01600 800101

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|-------------------------------------|---------------------------|----------------------|
| Job No. M029 | Drawing No. 200 | Revision C |
| Scale 1:100, 1:1250 & 1:500 @ A1 | Issue PLANNING | Date 07.50.19 |

www.apexarchitecture.com enquire@apexarchitecture.com

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Services

Mains water is connected to the site which also supplies a 3rd party water trough. Power to the steel portal framed building is by way of a wired generator which is not included in the sale but may be available by separate negotiation. It is for any potential purchaser to make and rely upon their own enquiries in relation to the connection of all services/utilities.

Local Authority

Monmouthshire County Council 01633 644644.

Sale Method

Llananant Barn is available For Sale by Private Treaty. The Vendor and Selling Agents reserve the right to sell the property by any alternative sale method to conclude the sale process.

Wayleaves, Easements & Rights of Way

The property will be sold subject to, and with the benefit, of any existing Wayleaves, Easements and Rights of Way. It is for any potential purchaser to make and rely upon their own enquiries in relation to any wayleaves or easements required. A right of access at all times will be retained by the vendor over the access track leading to land being retained by the vendor.

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 stay on it for 1.1 miles and take the second left hand turning onto Penygarn Road. Continue on Penygarn Road for approximately 1 mile and the property will be on the left.



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Important Notice

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared October 2020.