



UPPER GLYN FARM

PENALLT | MONMOUTH | MONMOUTHSHIRE



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UPPER GLYN FARM IS A CHARMING FOUR BEDROOM BARN CONVERSION SITUATED IN A SUPERB LOCATION BOASTING A DETACHED TWO BEDROOM ANNEXE, APPROXIMATELY FIVE ACRES OF GROUNDS AND STUNNING FAR-REACHING COUNTRYSIDE VIEWS

- Charming period barn conversion in sought after village Penallt •
 - Approximately 5 acres of grounds •
 - Four bedrooms & three reception rooms •
- Two bedroom detached annexe known as Ciderpress Cottage •
 - Beautiful lawned garden with landscaped patio areas and stone walls •
 - Enjoying far-reaching countryside views •
 - Various outbuildings and ample parking •
- Surrounded by open countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

DISTANCES FROM UPPER GLYN FARM

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

Upper Glyn Farm 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

The main door opens into a generous reception hall with a tiled floor, w.c and storage cupboard. From here, a door leads into the family room which is full of character and leads superbly into the dining area and kitchen. The dining area offers bright, spacious accommodation with multiple doors out to the garden and floor to ceiling windows ensuring the countryside views can be effortlessly enjoyed. The farmhouse style kitchen includes a large Belfast sink, space for a double freestanding oven, dishwasher and ample, versatile storage. From the kitchen, entry can be gained to the useful pantry and separate utility room with another Belfast sink and space for white goods. Completing the ground floor accommodation is a large sitting room boasting a woodburning stove set in an antique, cider press drip stone salvaged from the farm. This room is an excellent size for entertaining and has double doors leading out to the garden.

The first floor is reached via a staircase from the family room. The principal suite includes an impressive dressing room and an en suite bathroom. Three further double bedrooms can be found alongside the family bathroom. All of the bedrooms enjoy peaceful, rural views across land owned by Upper Glyn Farm and the surrounding Monmouthshire countryside.

CIDERPRESS COTTAGE

Ciderpress Cottage is a detached two bedroom annexe offering a variety of opportunities to an incoming owner. The accommodation comprises of a sitting room with woodburning stove, kitchen / dining room and a staircase rising to two bedrooms and a bathroom.

The annexe has its own parking area and gardens and very much feels separate from the main house when guests are staying. The annexe could be used as holiday accommodation, longer term rental or would also suit multigenerational family purchasers. There is also the potential for the annexe to be extended and then connected to the main house subject to any of the necessary planning consents.

OUTSIDE

Upper Glyn Farm is surrounded by approximately five acres of grounds, which extends across the lane and enjoys superb rural views in a private setting.

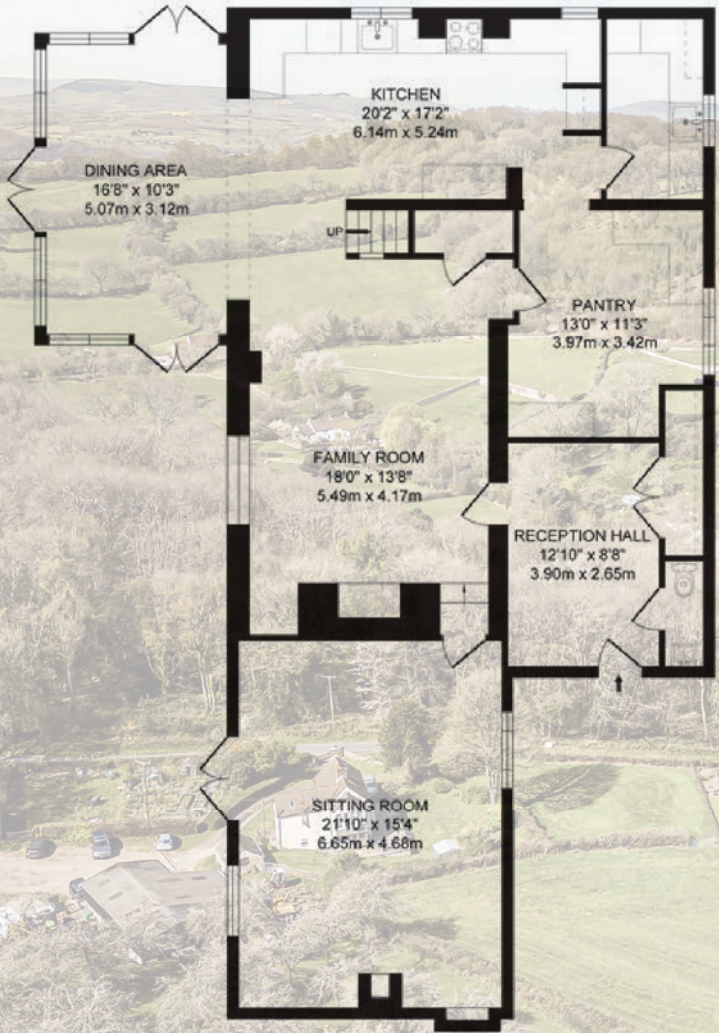
Some of the paddocks are already divided by hedging and stone walls and there are three separate gate access points. There is strong potential for smallholding, equestrian or commercial possibilities.

The parking area has space for multiple vehicles and from here access can be gained to an attached store which appears to have a lintel where a door previously existed to the sitting room suggesting it could be refurbished to create either a study or additional reception space if desired. There are also further outbuildings attached to the annexe previously used as stables but offers further opportunity for storage or conversion if desired.

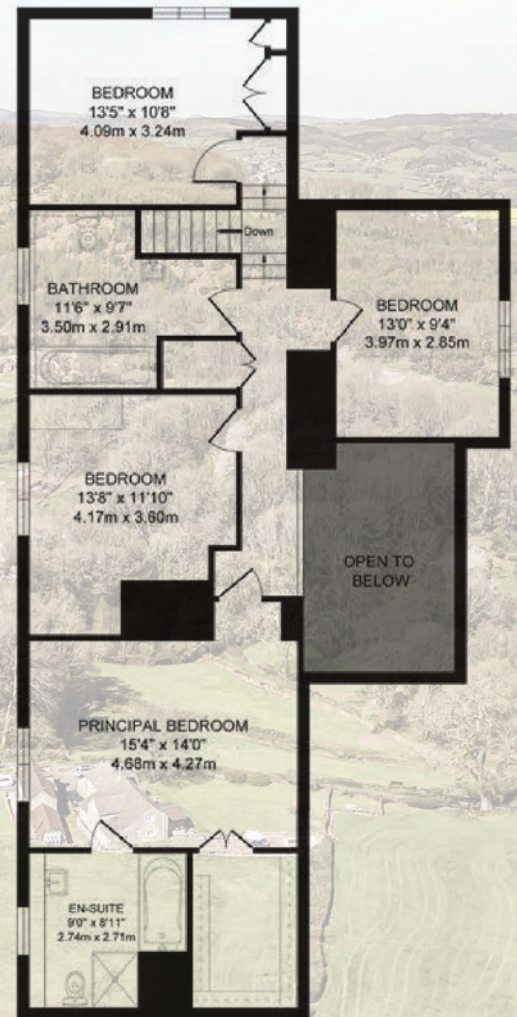
The formal garden is beautiful and there are multiple seating areas to enjoy the scenic views. Although well established, there is the opportunity to add your own stamp to the outside space for any keen gardeners out there.



GROUND FLOOR
1471 sq.ft. (136.65 sq.m.) approx.



FIRST FLOOR
1016 sq.ft. (94.43 sq.m.) approx.



ANNEXE GROUND FLOOR
420 sq.ft. (39.05 sq.m.) approx.



ANNEXE FIRST FLOOR
408 sq.ft. (37.88 sq.m.) approx.



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TOTAL FLOOR AREA : 3315 sq.ft. (308.0 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metropix ©2026.

KEY INFORMATION

Services: Mains water, mains electricity, private drainage and oil fired central heating.

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: Upper Glyn Farm – H, Ciderpress Cottage – C.

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

Viewings: Strictly by appointment with the selling agents.

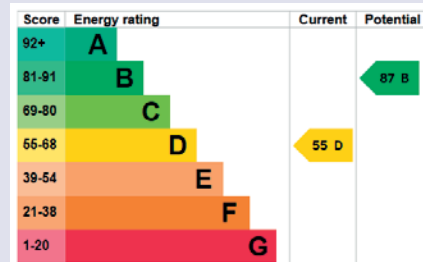
Directions: Take the B4293 from Monmouth through Troy (towards Mitchel Troy) but turn left at the Toll House, towards Trellech, continuing on the B4293. After approx. 1 and ½ miles, bear left for Penallt. In Penallt turn left at the crossroads and drive straight through Penallt and 150yd past the sign for The Bush, at a left hand bend in the road take the small road straight ahead, signposted Glyn Rd and The Birches, and when you shortly reach a junction at a small triangle of grass, keep following these signs down hill bearing right. Upper Glyn Farm will be found shortly after on your right hand side.

Postcode: NP25 4AP

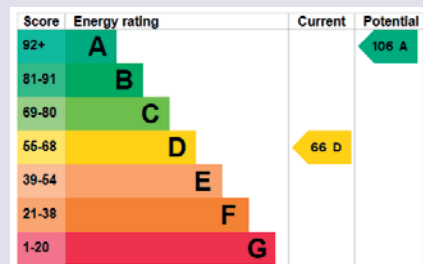
WHAT3WORDS:

 tips.locked.community

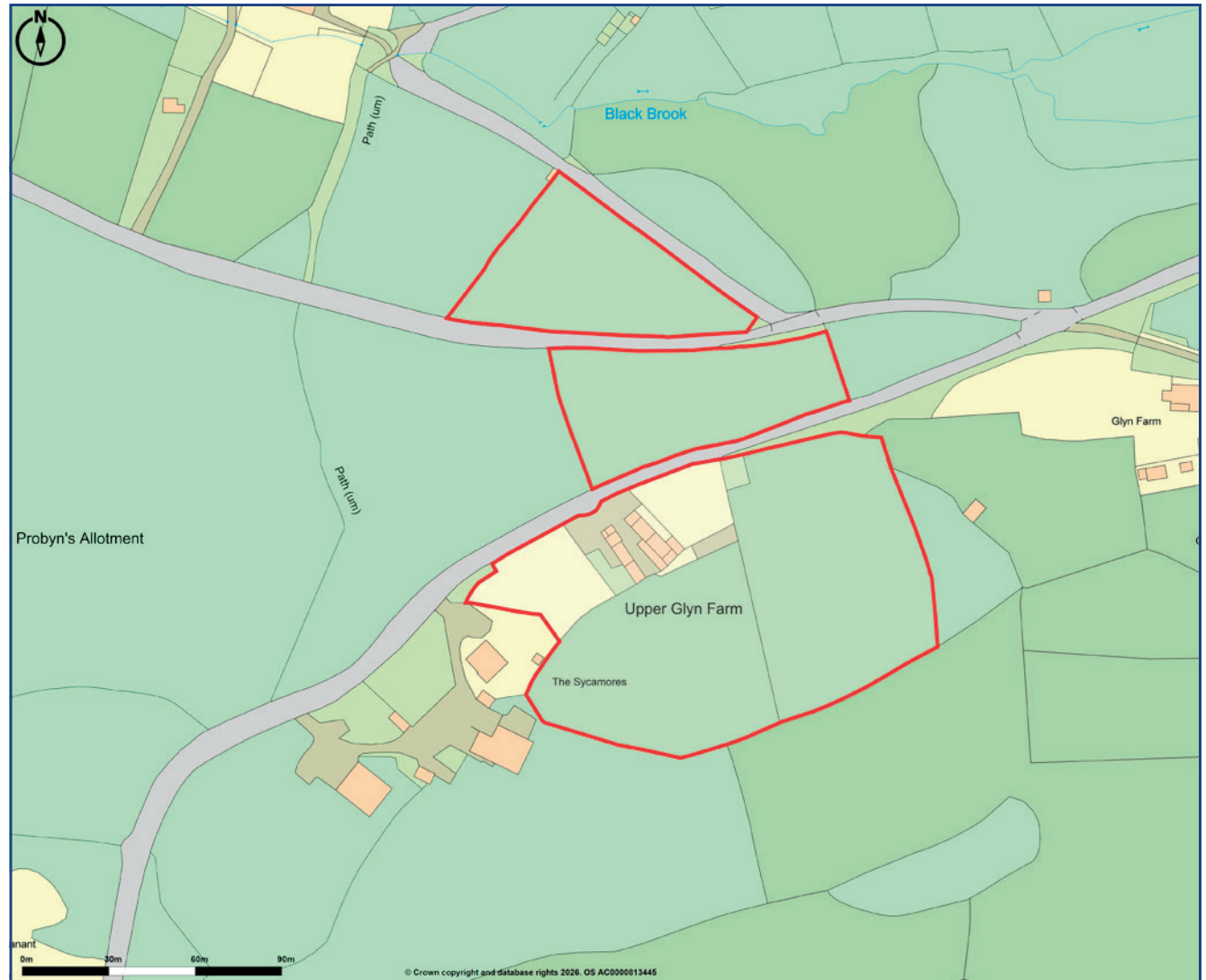
ENERGY PERFORMANCE CERTIFICATE



Upper Glyn Farm



Ciderpress Cottage



Powells

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