



YSGUBOR FACH
LONE LANE | PENALLT | MONMOUTH



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A COSY THREE BEDROOM RURAL, YET ACCESSIBLE CONVERTED BARN SURROUNDED BY APPROXIMATELY 1 ACRE OF UNDULATING GARDENS AND GROUNDS ON THE EDGE OF THE SOUGHT AFTER VILLAGE OF PENALLT. DELIGHTFUL FAR REACHING TREETOP VIEWS CAN BE APPRECIATED FROM THE GARDEN. THE PROPERTY IS LESS THAN A MILE TO LOCAL AMENITIES INCLUDING THE BUSH INN AND THE BOAT INN.

- A pretty converted barn with an abundance of character and charm •
 - Two bedrooms and a bathroom on the first floor •
 - A bedroom and wet room on the ground floor •
- Spacious open landing currently used as an office or occasional bedroom •
 - Gardens and grounds measuring approximately an acre •
 - Solar panels generate an annual income •
 - Located in an Area of Outstanding Natural Beauty •

DISTANCES FROM YSGUBOR FACH

Monmouth 5.2 miles • Chepstow 14.5 miles • Abergavenny 18.7 miles
Newport 26.3 miles • Bristol 31.3 miles • Cardiff 37.2 miles
London 138.0 miles • Bristol Airport 42.9 miles • Cardiff Airport 52.3 miles
Birmingham Airport 83.5 miles • Abergavenny Train Station 17.7 miles
Newport Train Station 26.2miles • Bristol Parkway Station 26.7 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

Penallt is a village standing on high ground to the south of Monmouth, above the west bank of the River Wye in the Wye Valley Area of Outstanding Natural Beauty. Road links to the A40 allow for easy commuting to major cities such as Newport, Cardiff and Bristol. Ysgubor Fach is located 1.6 miles away from The Pig and Apple gourmet burger restaurant, recently mentioned in The Times article stating that Monmouth has been voted in the top 11 places to live in the whole of the UK. It is also close to Penallt tennis club and less than a mile away from both The Bush Inn and The Boat Inn located on the banks of the River Wye.

Monmouth, located just 5.2 miles from Ysgubor Fach boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. 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 activities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.

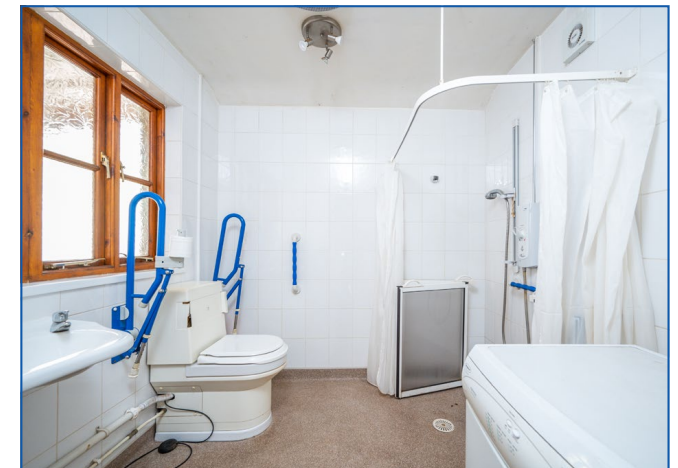
An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

Ysgubor Fach is an attractive property converted from an agricultural barn into a well-loved home in 1999. Step inside and into the main sitting room where polished floorboards meet a woodburning stove in front of an exposed stone wall. An extension in 2008 created a kitchen and dining area, now open plan to the sitting room. The dining area has space for a table in front of glazed French doors, that open onto a deck at the rear aspect.

The kitchen has a vaulted ceiling and comprises of a range of floor to ceiling white base and wall mounted units. There is an integral oven and hob and space for a fridge freezer and a dishwasher. A view of the rear deck and outdoor entertaining area can be appreciated through the kitchen window.

In addition to the main living area is a ground floor bedroom with a feature arrowslit window and a wet room. The bedroom could be used



as a separate reception room for those who do not need a ground floor bedroom. The wet room with a shower, w.c and wash hand basin is large enough to house white goods so can also be utilised as a utility room.

Stairs from the sitting room lead up to a generous open landing where glazed floor viewing panels form a wonderful feature and a view down into the dining area. The open landing is currently utilised as an office space and an occasional bedroom. It is a pleasant area to sit and relax as a large window allows light to flood in but also frames an attractive view.

There are two bedrooms on the first floor, both will fit a double bed. The principal bedroom has fitted wardrobes specially crafted to fit the space available. This room enjoys a lovely view of the lawn.

The family bathroom has a white suite comprising of a bath, wash hand basin and a w.c.

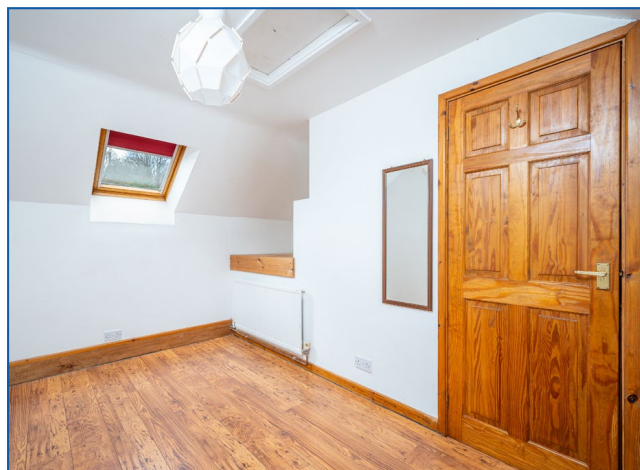
OUTSIDE

Ysgubor Fach has gardens and grounds amounting to approximately 1 acre. There is ample off-road parking for several vehicles in front of the property. A path leads around to the rear and onto a decked entertaining area where a wonderful fireplace and chimney is inset into the feature stone wall. A steep driveway behind the entertaining area leads up to a garage, currently utilised as a workshop because the driveway leading up to it is not suitable for a car. Another track does allow for an all-terrain style vehicle or ride on mower to be stored within the outbuilding / polytunnel.

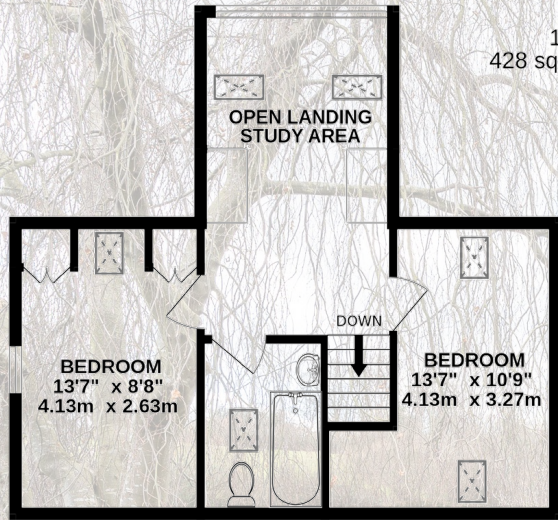
There are several sheds available that are useful for storage, including a summerhouse located next to two Koi Carp ponds (currently unstocked) where wonderful views towards The Royal Forest of Dean can be appreciated. The gardens and grounds would benefit from some maintenance as they have been allowed to establish for several years. This in turn has attracted an abundance of flora and fauna and it has become a haven for wildlife.

The orchard has a variety of fruiting trees to include eating apples, cooking apples, fig, cherry, pear and walnut. The gardens are steep in places and pathways lead through a bluebell woodland and straight out onto public footpaths that lead through land that has become a Site of Special Scientific Interest (SSSI) and on to The Bush Inn, Glyn Road and Penallt Old Church. It really is a beautiful place to sit and while away the hours.

There is a public footpath within the grounds of Ysgubor Fach.

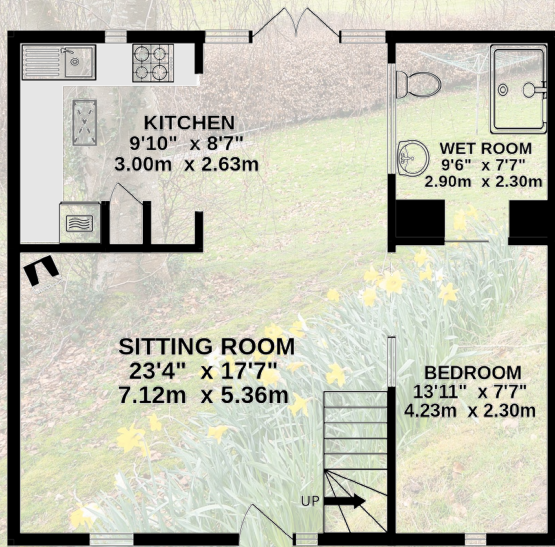


FLOORPLAN



TOTAL FLOOR AREA : 1676 sq.ft. (155.7 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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KEY INFORMATION

Agents Note: There is a public footpath within the boundaries of Ysgubor Fach.

Agents Note: Solar panels generate an annual income.

Tenure: Freehold

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

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 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 until reaching the staggered crossroads. Continue straight across the crossroads where you will join Lone Lane. The property will be found after a short distance on the left

Postcode: NP25 4AJ

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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