



# LOWER GLYN FARM

LLANISHEN | CHEPSTOW | MONMOUTHSHIRE











## LOWER GLYN FARM

LLANISHEN | CHEPSTOW | MONMOUTHSHIRE | NP16 6QU

LOWER GLYN FARM IS SITUATED WITHIN THE STUNNING WYE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY, CLOSE TO THE PRESTIGIOUS WELSH BORDER TOWNS OF CHEPSTOW AND MONMOUTH AND OFFERS AN EXCEPTIONAL RURAL PROPERTY PACKAGE

*Lower Glyn Farm has significant appeal to any purchaser seeking a versatile five bedroom family residence, along with outbuildings, lake, paddocks, meadows and woodland all set within 79 acres and including the benefit of taking over a successful Yurt holiday business, with potential to be developed further.*

Delightful landed property with existing Yurt holiday business revenue • Excellent location and position within Wye Valley AONB • Extended five bedroom residence with impressive oak framed glazed dining area and contemporary kitchen • Gardens with enclosed vegetable plots, shrub borders and greenhouse • Large Integral garage & workshop with further garage • Successful 'Hidden Valley Yurt Holidays' business included with five existing Yurts and potential for further expansion • Lake with adjacent lakeside entertaining pavilion and decked terrace • Storage barn & open fronted livestock/stabling barn • Grazing paddocks, wildflower meadows & attractive natural woodland with stream providing stunning conservation and recreational appeal

Lower Glyn Farm Residence: Spacious Entrance Hall with cloakroom Kitchen with Family Room • Sitting Room & Dining Room with large terrace  
5 Bedrooms • Study/Office • 2 Bathrooms • Garage & Workshop

Further split level accommodation comprising of Utility Room • Leisure & Sauna Room • Storage Room • Hobby Room • Further Garage

**In all approximately 79 acres**

Llanishen village 0.75 mile • Usk 7.0 miles • Chepstow 9.0 miles  
Monmouth 9.0 miles • Bristol 26 miles • Cardiff 30 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

Lower Glyn Farm enjoys an excellent location on the edge of the Wye Valley Area of Outstanding Natural Beauty, equal distance between the prestigious and well-known Welsh border towns of Chepstow and Monmouth.

Situated within its own quiet tranquil valley, Lower Glyn Farm benefits from a stunning rural position with far reaching views over open countryside to the west. The residence overlooks its own land, lake and attractive woodland. Despite its rural position, local facilities are close by. Llanishen village is situated on the Monmouth to Chepstow road and is a thriving village, with strong community spirit and range of local facilities.

The attractive village of Trellech is situated only a couple miles further away with primary school and wider range of facilities. Secondary schools include Chepstow and Monmouth Comprehensive Schools and the renowned Monmouth Haberdashers Schools. There are excellent rail links at Chepstow and easy access to the M48 and motorway network to South Wales, West Country, Midlands and London.

An abundance of tourism and recreational activities exist within the Wye Valley area. The stunning natural countryside is a key attribute to the success of the Hidden Valley Yurts Holiday business currently operated by the vendors and offered with the property

Please view the 'out and about section' and film clips on the Hidden Valley Yurts website for listings of local attractions and places of interest ([www.hiddenvalleyyurts.co.uk](http://www.hiddenvalleyyurts.co.uk)).









## THE PROPERTY

Lower Glyn Farm is a stunning and unique property which offers potential for a purchaser to enjoy and develop a wide range of business, recreational, conservation and amenity interests whilst offering a versatile family residence in a beautiful position. Any purchaser can continue to operate and develop the Hidden Valley Yurt business, or develop other business or amenity interests.

The residence offers extensive, well laid out accommodation, configured for modern family requirements. The accommodation is mainly laid out over one level, with a further lower ground floor providing valuable working, hobby and utility rooms.

A spacious entrance hallway with cloakroom, provides access to the main living accommodation and to all principal bedrooms. A modern contemporary fitted kitchen, overlooks a beautiful family room, used as the main dining area, with tall oak framed glazed windows and double doors to the courtyard. A relaxing sitting room and formal dining room create an attractive L shaped reception room with wood burning stove, and patio doors onto an extensive terrace area, with lovely views to the west.

A hallway from the entrance hall leads through to five double bedrooms and open plan study/office, with staircase to the lower ground floor. There are two well-appointed family bathrooms. The master bedroom is well-proportioned and wonderfully light with double aspect windows and sliding doors onto a private wrap around decked balcony, which catches the early morning sun and overlooks the lake. The eastern end accommodation offers potential to provide self-contained accommodation and potential for further development of an annex (subject to achieving the relevant consents).

From the staircase accessed via the open plan study, further extensive accommodation is laid out on the lower ground floor. A large utility/laundry room has washing and storage facilities with double doors onto the rear terrace with hot tub. Internal doors provide access to shower room, cloakrooms, leisure room with sauna and storage rooms. A Hobby room, currently used for sewing, is also accessed internally. All rooms feature double doors to the outside to a covered walkway that also provides access to the main terrace and a further garage and store room. The lower ground floor rooms have potential to be used for alternative uses or additional accommodation, subject to the relevant consents.





# Lower Glyn Farm, Farhill, Llanishen, Chepstow, Sir Fynwy

Approximate Gross Internal Area

Main House = 3489 Sq Ft/324 Sq M

Garages = 1021 Sq Ft/95 Sq M

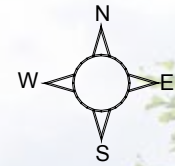
Green House = 215 Sq Ft/20 Sq M

Barn 2 = 710 Sq Ft/66 Sq M

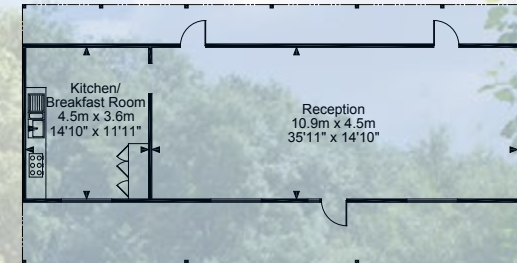
Lakeside Pavilion = 713 Sq Ft/66 Sq M

Barn 1 = 754 Sq Ft/70 Sq M

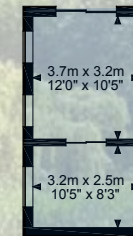
Total = 6902 Sq Ft/641 Sq M



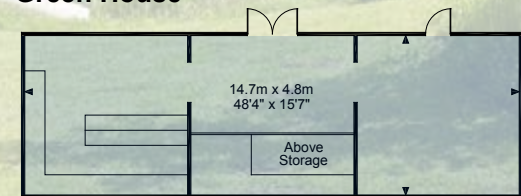
**Lower Ground Floor**



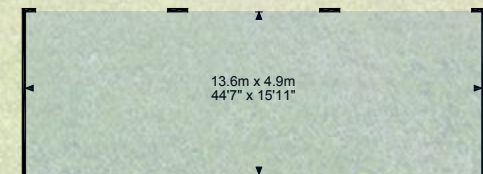
**Lakeside Pavilion**



**Green House**



**Barn 1**



**Barn 2**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## GARDENS & LAND

The gardens surrounding the property include an attractive mixture of landscaped garden areas and well managed shrub borders and enclosed vegetable garden. An attractive courtyard garden with seating is situated adjacent to the kitchen/family room. This leads via a wooden pergola to a curved terrace. The terrace forms an attractive outside dining and entertaining area. The gardens extend to gently sloping lawns with mature trees and shrubs and includes a herb garden with water feature. An enclosed vegetable garden and well stocked fruit orchard lay to the east of the property along with useful 20' greenhouse and several outbuildings.

Surrounding the property and gardens are grazing paddocks, track providing access to the meadows, woodland and Yurt campsite and a small lake set in an idyllic setting. A timber lakeside pavilion, which was formerly a cricket pavilion in Somerset, overlooks the lake and complete with decked terrace is the perfect place to watch kingfishers, herons, moorhens and an abundance of other wildlife using the lake. The pavilion has water and electricity connected and its own kitchen area and is a special attraction for summer evening entertaining.

A number of useful grazing meadows and species rich wildflower meadows extend along the open valley, with the Penarth Brook meandering gently through the heart of the land, flanked by beautiful wildlife rich deciduous woodland. The meadows are currently grazed by sheep, horses and alpacas and are well fenced.

A very useful enclosed timber framed storage barn is situated a short distance from the property and is a valuable attribute for any landholding. This is currently used for storage associated with the Yurt business. A further open fronted three bay timber livestock building is situated a little way along the track and offers potential for stabling etc.

The land has a plethora of habitats and species, with many early flowering species carpeting the woodland floor in the spring such as snowdrops, daffodils, wood anemones, primroses and bluebells. Cowslips and orchids can also be found in the meadows. The farm has been awarded a Gwent Best Wildlife Status and other accolades for its environmental and biodiversity attractions.

There are a series of tracks and attractive ford through the stream (with rope swing!) which provides easy access to the meadows and woodland. A lovely woodland streamside walk extends either side of the stream, with a dilapidated stone cottage situated in a meadow at the eastern boundary of the property. This may have some potential to restore for additional holiday accommodation, subject to the relevant consents.

The woodland comprises of native broadleaf trees with a mix of ancient semi-natural woodland and some broadleaf plantings, with areas of mature broadleaf woodland. A hazel coppice provides for a regular supply of firewood and adds to the wonderful conservation and amenity attributes of Lower Glyn Farm.

To the west of the property is the Yurt campsite complete with Yurts, decking terraces and communal cooking facilities, offering an excellent glamping facility.

In all Lower Glyn Farm extends to approximately 79 acres.







## HIDDEN VALLEY YURTS

The current owners established the Hidden Valley Yurts Holiday business in 2008 and have constantly developed this business to provide for a top quality glamping experience at Lower Glyn Farm. The vendors are prepared for the Hidden Valley Yurt business to be included within the sale of the property. This includes all campsite infrastructure, yurts, business expertise, website and goodwill.

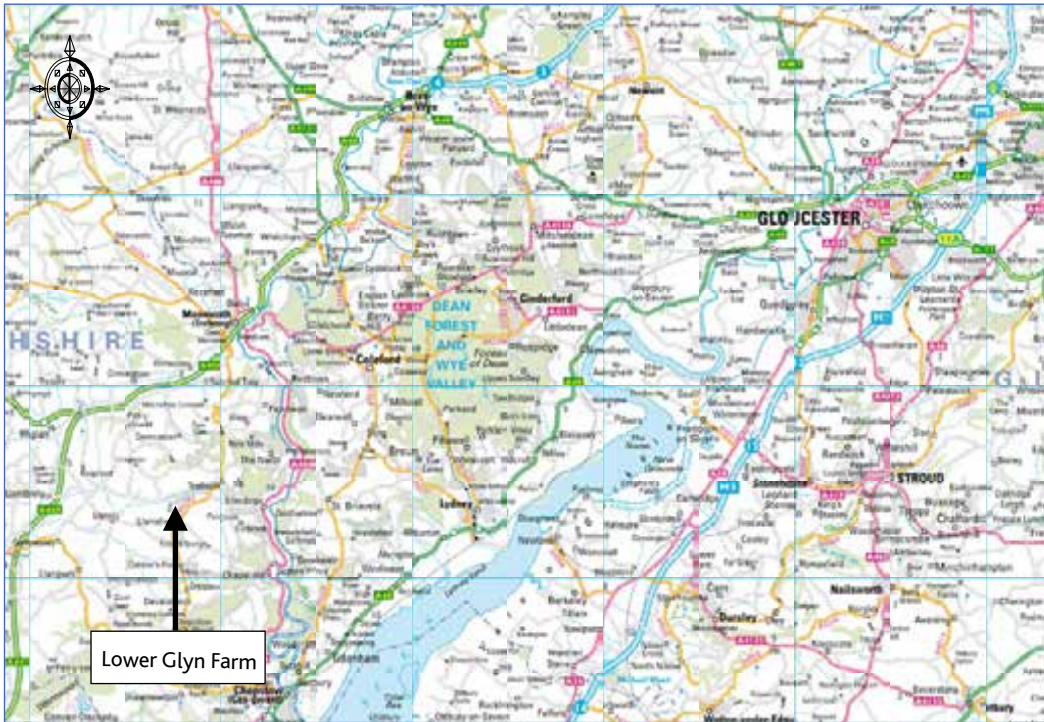
For further details on the existing Hidden Valley Yurts business, please view the website [www.hiddenvalleyyurts.co.uk](http://www.hiddenvalleyyurts.co.uk)

There are currently five beautifully painted and furnished Mongolian yurts situated within the Yurt campsite, with surrounding wildflower meadow. Each Yurt is furnished with comfortable beds, wood burning stove, and a private decked terrace area with BBQ and firepit. Extensive bathroom facilities are provided at the property along with central campfire, pizza oven, communal BBQ and safari style dining tent. Due to the high quality Glamping experience and facilities offered, the business benefits from a high percentage of repeat business. A compact guest car parking area is situated adjacent to the drive, opposite the property.

The business has potential to be expanded further and integrates perfectly with maximising the other conservation and amenity attributes of the property.









## KEY INFORMATION

**Wayleaves, Easements & Rights of Way:** The property is offered with all existing wayleaves, easements and all private and public rights of way or other such rights, whether these are specially referred to in these Particulars or not.

**Services:** Mains electricity, Separate power supply with solar water heating to the Yurt site. Spring private water supply, with UV filter for the Yurt site. Private drainage (separate septic tanks for house and Yurt site, which also benefits from reedbed eco system). Air source heating system with LPG central heating system and hot water to house.

**Fixtures & Fittings:** Only those items specifically mentioned in these Particulars will be included in the sale, the reminder are excluded from the sale, however may be available by separate negotiation.

**Council Tax Band:** G

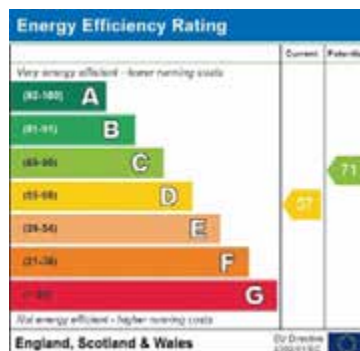
**Local Authority:** Monmouthshire County Council. Telephone: 01633 644644.

**Viewings:** Strictly by appointment with the selling agents.

**Directions:** From Monmouth take the B4293 to Trellech. Proceed through Trellech towards Chepstow and Llanishen is the next village. Turn right in the village just before the Carpenters Arms Public House, opposite the garage. Proceed for ¼ mile down to a small cross-roads and bear right. Follow the lane, staying left at the fork, for approximately ¾ mile. The entrance drive to Lower Glyn Farm can be found on the right-hand side. A sign board for 'Hidden Valley Yurts' is visible at the entrance. Proceed along the drive a short distance and extensive car parking is available on the right of the drive.

**Postcode:** NP16 6QU

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