



LOWER MEEND FARM
Lydart, Penallt, Monmouth NP25 4RN



LOWER MEEND FARM

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- A Charming, Detached Property
- In a Sought-After Location
- Enjoying Far-Reaching Countryside Views
- With a Wealth of Character Features
- A Spacious Kitchen / Dining Room
- Four Bedrooms
- A Detached Stone Outbuilding
- Sitting in Gardens and Grounds Extending to

Guide Price

£699,000

87 Monnow Street, Monmouth
Monmouthshire, NP25 3EW
monmouth@david-james.co.uk
Tel 01600 712916
www.david-james.co.uk

DESCRIPTION

A charming, detached property, coming to the market for the first time in over 150 years, which has been beautifully renovated to offer an attractive farmhouse with a stone outbuilding. A pretty cottage garden to the front and grounds surrounding the property, extending to a paddock at the side. The accommodation includes a characterful sitting room and spacious kitchen/dining room. The property enjoys four bedrooms, one with an ensuite shower room, and a family bathroom.

SITUATION

Standing at the end of a long single-track lane Lower Meend Farm is situated just beyond Lower Meend Barn amidst beautiful countryside and woodland on the plateau above the Wye Valley, whilst conveniently located just a short distance from the popular village of Penallt, which offers a thriving community with two pubs, a tennis and cricket club. The historic town of Monmouth provides a comprehensive range of amenities including schools, both junior and senior which enjoy excellent reputation including Haberdashers' Monmouth School for girls and boys. It is situated just off the B4293 around 3 miles from Monmouth and 10 miles from Chepstow providing easy access to the M4 and M5.

ACCOMMODATION

The front door opens to a spacious **Sitting Room** with windows to each side with deep windowsills, looking out to the garden. At the far end is the original large stone fireplace with a wood burner on a polished slate hearth. At the other end is a staircase with understairs cupboard. Opening from the sitting room through to the **Kitchen/Dining Room**. At the one end is the Kitchen, fitted with a range of modern units incorporating a stainless-steel sink and drainer. A fireplace houses the electric cooker with an extractor fan over. The kitchen extends to a peninsular unit opening to the dining area with a window looking out towards the orchard. The flagstone flooring throughout the ground floor has zoned underfloor heating. Beyond the kitchen is a **Porch** with

windows to three sides and a back door, just across from the outbuilding.

FIRST FLOOR

A staircase from the sitting room leads to the first floor **Landing** with original pine wooden flooring, opening to **Three Bedrooms** along the front, enjoying far-reaching views of the surrounding countryside. The dual aspect **Principal Bedroom** overlooks the rear of the property, enjoying an **Ensuite Shower Room**, comprising a lavatory and pedestal wash hand basin. The **Family Bathroom** with a modern white suite comprises a bath, pedestal wash hand basin, lavatory and a separate double shower cubicle.



OUTSIDE AND OUTBUILDINGS

Approached over a long single-track lane Lower Meend Farmhouse is situated at the end, with hardstanding parking before the outbuilding. At the front of the house is a terrace and lawn with an adjoining hardstanding area. On the east side is a veteran orchard stocked with rare/local heritage varieties. The paddock benefits from a water supply. Behind the house is a vegetable plot/chicken run.

At the end of the house is an adjoining stone store with the potential to be incorporated into the house, subject to the necessary planning permissions. Just before the house is a further detached stone outbuilding /floorboarded workshop which, again could be incorporated into the house subject to the necessary planning permissions.

GENERAL

Oil-Fired Central Heating
Mains Electricity
Mains Water
Double Glazing
Private Drainage – Septic Tank
Superfast Broadband Connection Available

EPC

Band D

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

Strictly by appointment with the Agents:
David James,
Monmouth
Tel 01600 712916

GUIDE PRICE

£699,000

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



PLANS AND PARTICULARS

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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.









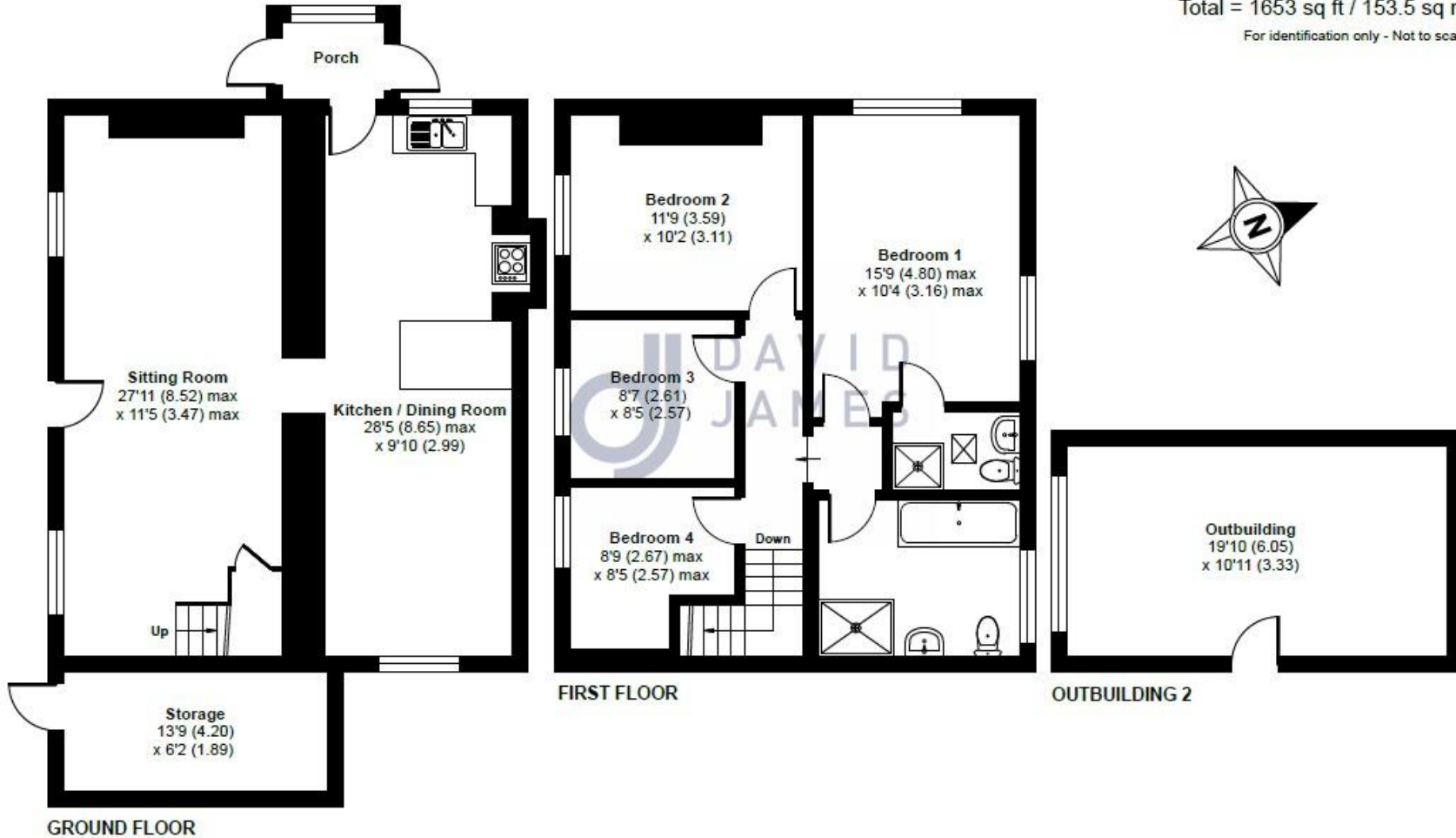
Lower Meend Farm, Lydart, Monmouth, NP25

Approximate Area = 1351 sq ft / 125.5 sq m

Outbuildings = 302 sq ft / 28 sq m

Total = 1653 sq ft / 153.5 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for David James. REF: 1360252