



Wood Farm  
Penbidwal Lane | Pandy | Monmouthshire | NP7 8ED





# SELLER INSIGHT

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“ Even after 10 years of living at Wood Farm we still wake up every morning to be wow-ed by the amazing views of the Black Mountains and Herefordshire countryside. Whether it's sitting outside on a warm summer's evening, gazing up at the stars and picking out the various constellations in the night sky or sitting at the breakfast table on a wintery morning and watching the weather roll in across the valley. The view is never quite the same twice and we are forever reaching for our phones to capture yet another stunning moment in time.

Nothing beats relaxing on either of our patios, with a good book and a glass of wine, listening to the birdsong and identifying our feathered friends, or watching our resident buzzard and red kites soaring effortlessly in our eyeline.

To be honest we never dreamt we would ever consider moving from our little haven here at Wood Farm, to leave behind the amazing memories, landscapes and wildlife, but the call of our first grandson is just too strong ...

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# KEY FEATURES

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- Detached 4 bedroom house set within just under 4 acres
- Well presented family home
- Far reaching views of the hills and mountains of Monmouthshire and Herefordshire
- Large agricultural barn offering excellent storage options for machinery or vehicles
- Stable block and further outbuildings in close proximity to fenced paddock





# GROUND FLOOR

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The ground floor accommodation comprises; Entrance hall providing access to the principal reception rooms, which include a spacious sitting room with feature inset log burning stove and sliding patio doors, which allows for natural light to flow through. Open plan kitchen and dining room, which provides ample space for both cooking and entertaining, the comprehensively fitted kitchen with central island has a wide range of contemporary base and wall cupboards with two integrated double electric ovens. The sliding patio doors picture frames the most fantastic mountain views, and provides easy access out onto the garden terrace. A useful and surprisingly spacious utility room with additional storage and a W.C completes the ground floor accommodation.















# FIRST FLOOR

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Stairs rise to the first floor landing, where there are four spacious double bedrooms all with excellent views. The principal bedroom has built in storage and a modern en-suite matching the décor of the spacious modern family bathroom.













# OUTSIDE

With parking for several vehicles, Wood Farm is flanked by a large well kept garden, with a range of borders well stocked with mature shrub plants. Adjacent to the sliding doors of the kitchen diner and sitting room is a large, paved patio area, an ideal space to enjoy the far reaching views.

The remaining grounds are comprised of a separate vegetable garden with a range of built up raised beds and large garden shed. Stable block with enclosed yard, agricultural barn and further useful outbuildings, one which has previously been used as entertainment space by the current owners. There is also a woodland area and fenced paddock, which can be access near the stable yard.

**Parking and Access:** Driveway.







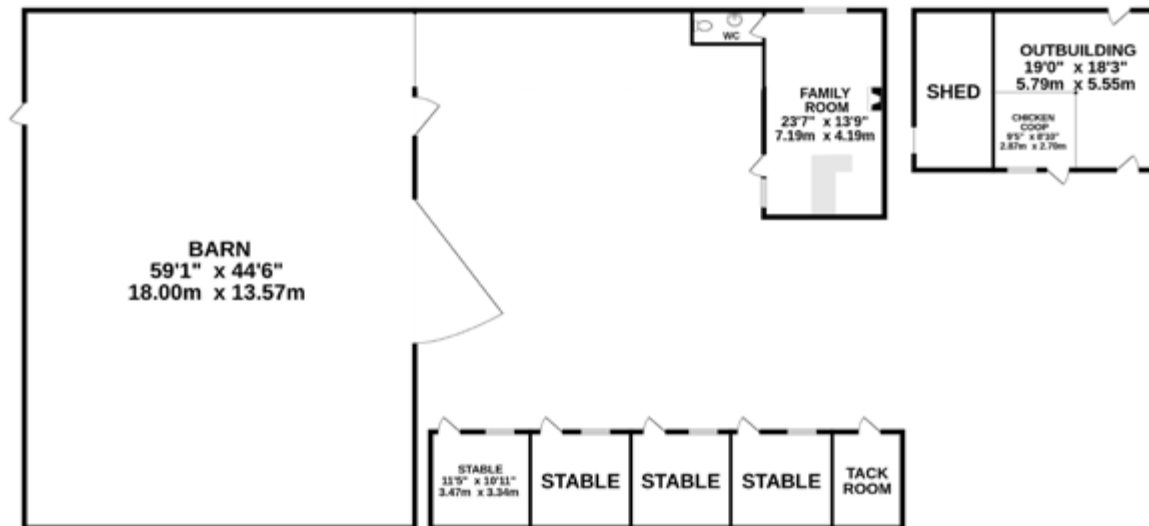












#### WOOD FARM OUTBUILDINGS

TOTAL FLOOR AREA: 4417 sq.ft (410.35 sq.m.) approx.

While 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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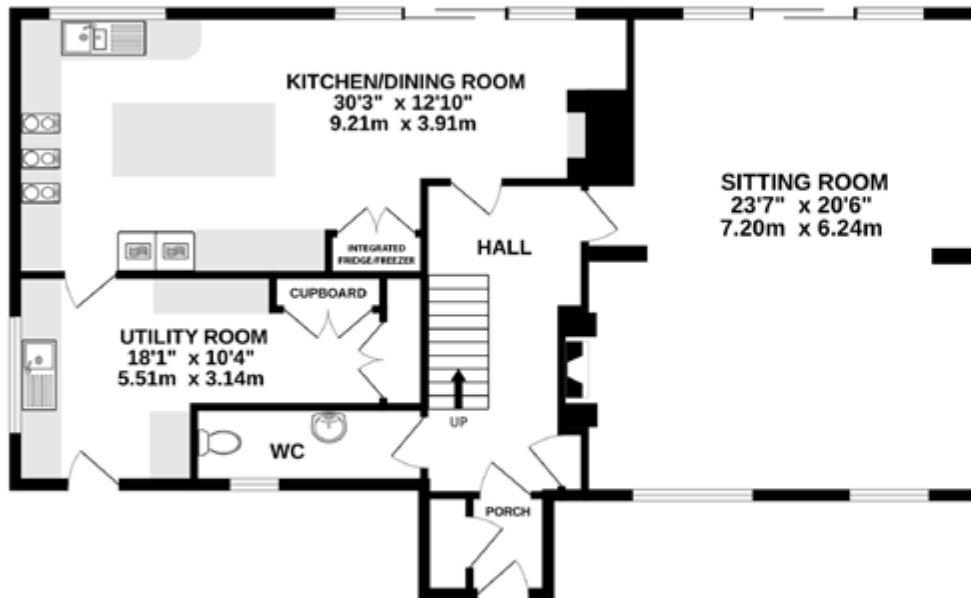




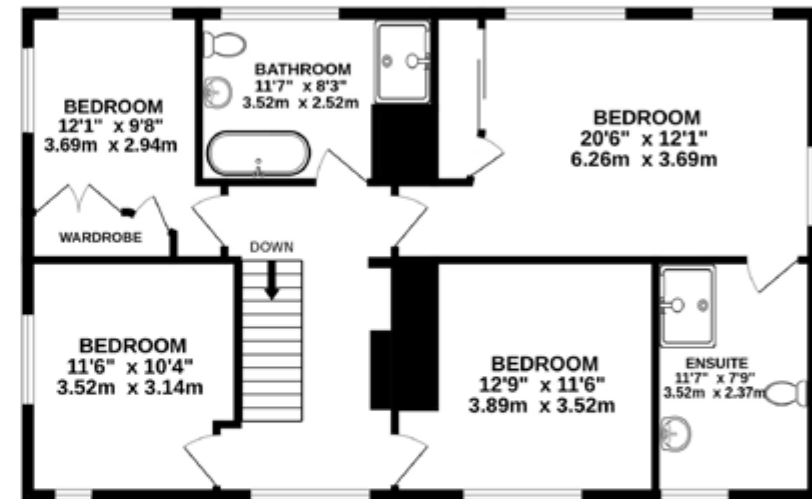




GROUND FLOOR  
1115 sq.ft. (103.6 sq.m.) approx.



1ST FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



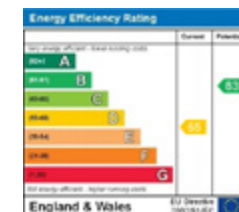
**FINE & COUNTRY**

WOOD FARM, PENBIDWAL LANE, PANDY, NP7 8ED

TOTAL FLOOR AREA : 1999 sq.ft. (185.7 sq.m.) approx.

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SCAN TO VIEW VIDEO  
OF HOUSE







# INFORMATION

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**Asking Price:** £825,000

**Local Authority:** Monmouthshire County Council

**Council Tax Band:** E. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

**EPC Rating:** D

**Tenure:** Freehold

**Services:** We understand that mains electricity and water are connected to the property. Septic tank for drainage. Oil Fired Central Heating.

**Broadband:** Standard and superfast broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

**Mobile:** EE, Three, O2 and Vodafone limited indoors and likely outdoors. Please make your own enquiries via Ofcom.

**Title:** Title Number – CYM630710 . A copy of which is available from Fine & Country.

**Agent's Notes:** Please note all information will need to be verified by the buyer's solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.

**Fixtures and Fittings:** Unless specifically described in these particulars, all fixtures and fittings are excluded from the sale though may be available by separate negotiation.

All measurements, floor plans and land plans are for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon and all information is to be verified by the solicitor acting for the buyer(s). Please note Fine & Country have not tested any apparatus or services and, therefore, no guarantee can be given that they are in working order. Photographs are shown for marketing purposes and it must not be assumed that any of the fixtures and fittings shown are included with the property, unless specifically mentioned within the sales particulars, some fixtures and fittings may be available by separate negotiation.

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# LOCAL AREA

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The property is situated in a rural location above the village of Pandy, approximately 6 miles north of Abergavenny which offers a range of amenities including high street and independent shops, primary and secondary schools, doctors, dentists, a library, theatre and cinema. There are excellent road links for commuting with easy access to the A40/A449 for links to the M4/M5 and M50 motorways and the A465 for the Heads of the Valleys. Abergavenny has a mainline railway station for access to local and national routes.

# DIRECTIONS

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From Abergavenny take the Hereford Road and arrive in Pandy. Turn right signposted to Grosmont, drive up the hill and continue for approximately for 2 miles, take the turning left with the blue sign post, continue along the lane keeping to the left (not taking the immediate right hand turning) and you will shortly find Wood Farm on your right hand side.



# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



## BEN WATKINS

PARTNER MNAEA MARLA

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Ben started his career in lettings before transferring over to property sales when he was asked to head up an office in Monmouthshire. As a business, we pride ourselves on the quality of our marketing, our attention to detail, passion for customer service and our experience not only to find a buyer for a property but to see the transaction through to completion. Estate Agency is a changing world, we are very forward thinking, embrace change and strive to be ahead of the curve. Being part of Fine & Country offers the best of both worlds – a global company with outstanding marketing and social media presence combined with intimate knowledge of the local area and a showroom situated in a prime location in Abergavenny. Outside of the business, my leisure time is spent running up a local mountain, in the gym or enjoying outdoor activities with my two young children.



## HEATHER COOK

PARTNER MNAEA AssocRICS

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Heather started her estate agency career in the 1990s. In 2004 Heather joined an estate agency in Abergavenny which held the Fine & Country Licence for the Abergavenny and Crickhowell area. Within a short space of time, Heather purchased her business Partner's shares and she and her team have grown the brand over the past 18 years. Heather is passionate about the business and enjoys working with sellers and buyers from the very beginning of their journey until the keys are finally handed over. Heather loves property... whether a beautiful period townhouse, a contemporary home or a rural property with land. Heather enjoys the outdoors, walking her dogs through the beautiful countryside of the Brecon Beacons National Park and also, practicing yoga, going open water swimming and more recently, learning to paddleboard.

THE FINE & COUNTRY  
FOUNDATION





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