



PENTRE QUARRY

LLANDEWI RHYDDERCH | ABERGAVENNY | MONMOUTHSHIRE



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AN EXCEPTIONAL FOUR BEDROOM DETACHED COTTAGE SET AMIDST 1.32 ACRES OF ATTRACTIVE GARDENS. PENTRE QUARRY HAS BEEN RENOVATED AND RECONFIGURED TO A FANTASTIC STANDARD, SEAMLESSLY BLENDING TIMELESS CHARM WITH MODERN LUXURY. LOCATED IN LLANDDEWI RHYDDERCH JUST A STONES THROW AWAY FROM NEARBY ABERGAVENNY, THE PROPERTY COMMANDS A SUPERB, PRIVATE POSITION WHICH ENJOYS FAR REACHING VIEWS OF IDYLIC COUNTRYSIDE, WHILST BENEFITTING FROM GOOD TRANSPORT LINKS TO THE LARGER CENTRES.

- An attractive four bedroom detached cottage which has been fully renovated in recent years •
- Primely positioned within reach of nearby Abergavenny •
- Impressive countryside views of The Skirrid & Sugarloaf •
 - Set within 1.32 acres of beautiful gardens and a separate paddock amounting to 0.37 acres •
 - Well equipped open plan kitchen/dining room •
 - Off road parking for multiple vehicles and timber framed double garage •

DISTANCES FROM PENTRE QUARRY

Abergavenny 3.9 miles • Raglan 7.8 miles • Crickhowell 9.5 miles

Usk 10.5 miles • Monmouth 11.9 miles • Chepstow 21.4 miles

Newport 21.8 miles • Hereford 25 miles • Cardiff 32.8 miles

Bristol 38.1 miles • London 152 miles

Abergavenny Train Station 3.7 miles

Pontypool & New Inn Train Station 13.3 miles

Cwmbran Train Station 16.4 miles • Chepstow Train Station 21.7 miles

Bristol Parkway Station 42.5 miles

Bristol Airport 50.9 miles • Cardiff Airport 51.2 miles

Birmingham Airport 87.4 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

Pentre Quarry is set within a prime position and located within the sought after village of Llanddewi Rhydderch which boasts a thriving community benefitting from an active village hall which regularly host a range of activities.

Llanvapley is 1 mile away from Pentre Quarry where The Red Hart can be found, a very well regarded local pub and eatery which often has live music and local pop up stands from other eateries. Llanvapley also has a cricket pavilion with an active cricket team.

Nearby Abergavenny is just a short drive away, this area is renowned for its beautiful, timeless appeal, characterised by undulating countryside, offering a rural idyll combined with excellent transport links to the rest of the country. Abergavenny is a thriving historic town which hosts the Annual Food Festival which attracts thousands of visitors every year as well as an indoor weekly market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, supermarkets, and many high street and boutique shops. The Angel Hotel in the centre of Abergavenny, is just a stone's throw from Abergavenny Castle and offers award winning afternoon teas. The well renowned restaurant, The Walnut Tree is also located on the outskirts of Abergavenny. Surrounding the town is stunning countryside and there are beautiful walks of the Brecon Beacons National Park.

The historic border town of Monmouth is just shy of 13 miles away. The town boasts excellent schools including Haberdashers' Monmouth School, Llangattock School Monmouth with Montessori Nursery, and state of the art Monmouth Comprehensive School. 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.

THE PROPERTY

Rarely has a country cottage been renovated to such exacting detail and quality – it has transformed this classic cottage into a modern masterpiece whilst still incorporating many characterful features of Pentre Quarry.

The property has been renovated to an exceptional standard in recent years which also includes rewiring, replumbing, underfloor heating, lime rendering, a new roof, doors and windows in addition to the entire internal cosmetic overhaul.

Step inside the sitting room, a magical space for relaxing and unwinding. It features a magnificent inglenook fireplace with wood burning stove, beautiful exposed beams overhead and tastefully fitted ceramic flooring supplied by Mandarin Stone. The sitting room leads directly to a music room/snug which creates a perfect indoor-outdoor living environment with bi-fold doors leading out onto patio area which is also accessed directly via bi-fold doors leading off from the kitchen/dining room.

The music room gives access to a shower room and also downstairs bedroom/study which incorporates a useful store room.

The impressive kitchen/dining room spans almost 32ft and is well equipped to cater for all culinary requirements, featuring a range style cooker with induction hob, integrated under counter appliances and a range of fitted units topped with quartz worktops. It makes a great social space for gatherings with an allocated dining area and direct access onto the patio which would be well utilised for al-fresco dining on a summers evening. The kitchen can also be accessed via another external access to the rear of the property which leads into a hallway, a useful area for hanging coats or storing boots and shoes.

Stairs lead from the kitchen/dining room upstairs to three well proportioned double bedrooms. The newly fitted windows benefit from tastefully fitted monkey tail window handles. The principal bedroom showcases original exposed beams and a Juliet balcony which overlooks the expansive gardens and the patio area. The other two bedrooms also features original beams overhead and offer adequate space for free-standing furniture and enjoy pleasant views across the gardens.

The family bathroom serves all three bedrooms upstairs which features handmade tiles and has a bath with overhead shower.



OUTSIDE

Externally, Pentre Quarry sits within 1.32 acres which consists of formal gardens with a range of attractive native shrubs and trees, there is also a well proportioned paddock to the rear of the gardens. On the opposite side of the road, there is a separate paddock which measures 0.37 acres where the septic tank is housed. A driveway leads from the lane through a gateway to an extensive off-road parking area and timber framed double garage. To the rear of the driveway there is a large hard standing concrete base which could accommodate an additional outbuilding (STPP)

KEY INFORMATION

Services: Mains electricity and water, private drainage (septic tank) and LPG 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: G.

Local Authority: Monmouthshire County Council.

Viewings: Strictly by appointment with the selling agents

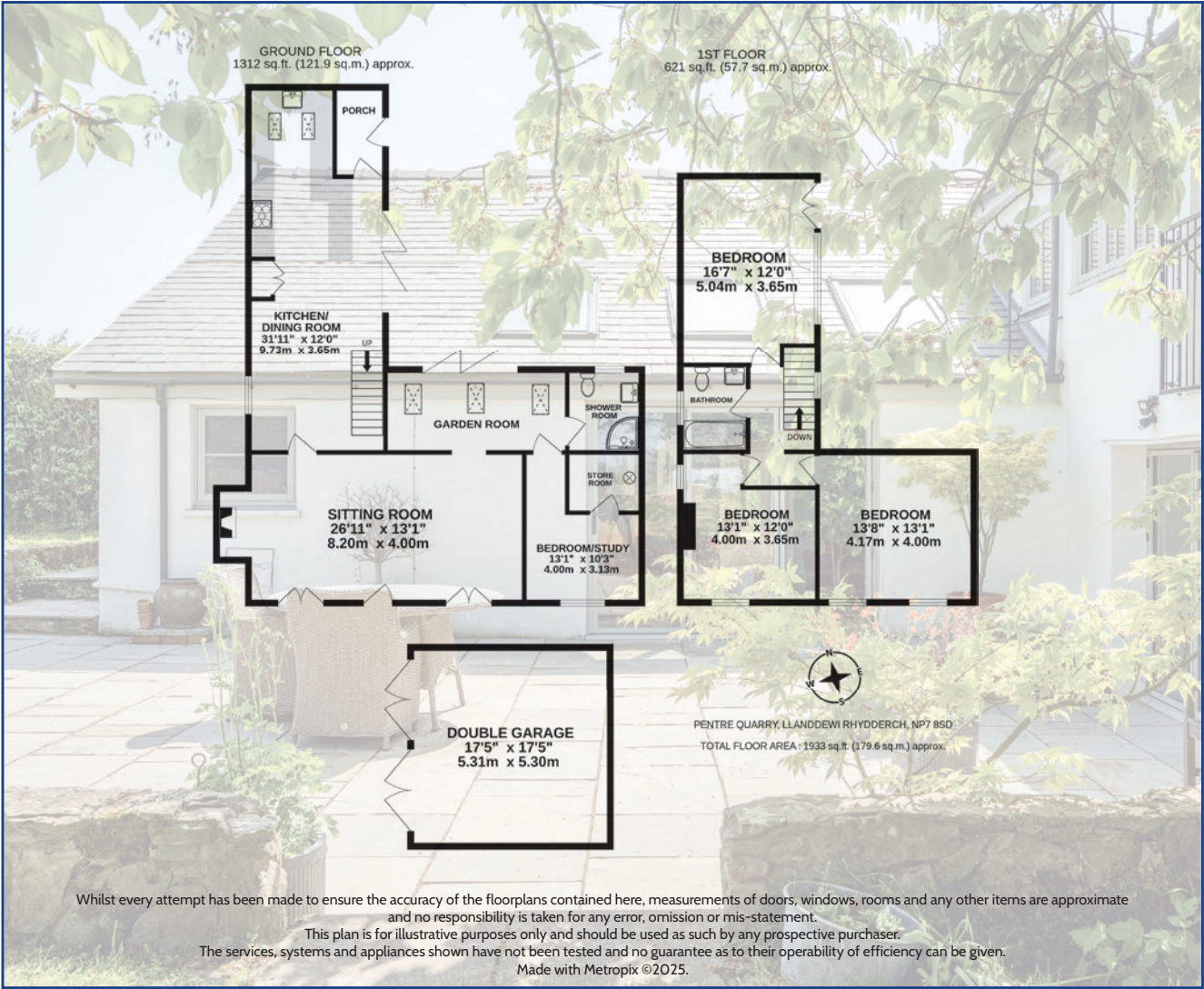
Directions: From Abergavenny take the Old Monmouth Road (B4233) towards Llanvapley/Monmouth. Continue for approximately 4.0 miles and take the right hand turning towards Llanddewi Rhydderch. A for sale board will be located at the entrance to the property which is the second dwelling immediately on the left hand side of the lane.

Postcode: NP7 8SD



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		



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