

# Penyard House Grosmont





# Penyard House

## Grosmont

This fine, substantial, country residence was originally built in the 17th century as the Rectory for the neighbouring St Nicholas Church in this popular village. Elevated and set in 0.34 acres with outstanding countryside views. Versatile layout with a wealth of original features having 5 beds, 4 recepts, a farmhouse kitchen and a cellar. Located within the triangle of Abergavenny, Hereford and Monmouth, a short drive from the renowned Cross Ash primary school. Mature gardens, detached garage/workshop and parking for multiple vehicles.

Stone construction with a painted rendered exterior and inset wooden framed doors and windows with lintels set under pitched slate roofs. Elegantly presented with features including high ceilings with ornate covings and cornices, dado and picture rails, exposed beams, feature cast iron fireplaces and a combination flagstone, quarry tiled and hardwood boarded flooring. Internal doors are half glazed, vertically boarded and wooden panelled. An oil-fired central heating boiler provides domestic hot water and heating to radiators throughout.

**The main entrance to the property is from the tarmacadam driveway via a paved pathway leading to the front garden and through a pair of part glazed wooden doors into:**

### **GARDEN ROOM: 9.13m x 2.00m (29'11" x 6'7")**

Wooden framed with stone low level wall and glazing to one side with lean to tiled roof. Two internal windows to back elevation and a pair of part glazed doors accessing kitchen/breakfast room. Fitted tall and floor mounted wooden cabinet with space and plumbing for washing machine/tumble dryer. Feature vertically boarded door into:

### **ENTRANCE HALLWAY: 2.29m x 1.36m (7'6" x 4'6")**

Internal window to side: Doors into:

### **KITCHEN/BREAKFAST ROOM: 5.49m x 4.41m (18'0" x 14'6")**

Windows to front, side and back elevation. A farmhouse style kitchen with "L-shaped" laminate work surfaces and inset ceramic sink with mixer tap over. A variety of wooden cupboards and drawers set under with plumbing for dishwasher and space for Electric Rangemaster cooker with five rings and two ovens. Recess with oak lintel housing Rayburn cooking range which also supplies hot water and heating. Door into integrated larder cupboard with full height shelving, storage and space for fridge/freezer. Power and light. Feature original bread oven.



**SNUG: 4.94m x 3.15m (16'2" x 10'4")**

Internal window to the front elevation. Fireplace housing "Coalbrookdale" wood burning stove set on a cut stone hearth with wooden mantel above which heats the domestic hot water and radiator in family bathroom. Door into:



**INNER LOBBY:**

Picture window and a pair of part glazed doors to the back elevation. Turning staircase with ornate newel posts, wooden balustrading and handrail up to split first-floor landing. Wooden panelled door and stone turning staircase down to:



**CELLAR: 6.75m x 3.92m (22'2" x 12'10")**

A generously sized storage room with exposed stone walls and a concrete base. Power and light.

**FORMAL DINING ROOM: 4.64m x 3.76m (15'3" x 12'4")**

Picture window to front elevation with beautiful views of the garden and surrounding countryside. Two feature arched recesses to the side with book shelving and cabinets set under. Feature inglenook fireplace housing woodburning stove set on a slate hearth with ceramic tile and wooden surround.

**SITTING ROOM: 2.90m x 4.14m (9'6" x 13'7")**

Windows to side and back elevation.



**DRAWING ROOM: 7.99m x 5.32m (26'3" x 17'5")**

An incredibly spacious principal reception room with window to side and full height bay window and a pair of part glazed doors to back accessing an elevated patio with outstanding far reaching countryside views. Protruding chimney breast with central inglenook fireplace housing "Villager" woodburning stove set on a marble hearth with ornate wooden surround and mantle.

**CLOAK ROOM:**

Low level W.C and vanity unit with inset wash basin and mixer taps. Roof access hatch.



**BEDROOM TWO: 3.89m x 4.66m (12'9" x 15'3")**

Window to front elevation with panoramic views of surrounding countryside and pastureland. Decorative metal fireplace with open grate and wooden surround. Fitted wardrobe with sliding door hanging rail, shelving and ample storage.



**FIRST FLOOR SPLIT LEVEL LANDING:**

Matching balustrading and hand rails. A small flight of stairs leads off to:

**EAST WING:**

Window to back elevation. Inner central landing area and a further small flight of stairs leading up to the principal bedroom suite: Doors into:

**BEDROOM THREE: 4.01m x 3.24m (13'2" x 10'8")**

Window to side elevation.



From first floor split level landing up another small flight of stairs to:

**PRINCIPAL BEDROOM SUITE: 5.50m (Max) x 5.27m (18'1" x 17'3")**

A generously sized principal bedroom with bay window to front elevation taking full advantage of the far reaching rolling countryside views. Feature panelled wall and central fireplace housing electric wood burner with ornate wooden surround. Door into:



**DRESSING ROOM: 2.87m x 3.84m (9'5" x 12'7")**

Window to side elevation and secondary door out to central landing. Fitted wardrobe along two walls with hanging rail, shelving and ample storage. Door into:

**SHOWER ROOM:**

Secondary door out to central landing and dual aspect window to back and side elevations. Contemporary suite comprising a low level W.C, pedestal wash basin with tiled splash back and tiled shower enclosure housing electric shower with head on adjustable chrome rail. Chrome ladder style radiator and roof access hatch.



From first floor split level landing up stairs to:

**WEST WING:**

Window to front elevation with panoramic views of rolling Welsh countryside. Integrated linen cupboard with wooden slatted shelving. Roof access hatch. Doors into the following.

**LOFT ROOM:**

Accessed via a wooden open tread ladder with reduced head height and skylight to back elevation. Under eaves storage, boarded and insulated. Power and light.

**BEDROOM FOUR: 3.25m x 4.04m (10'8" x 13'3")**

Window to back elevation with views of St Nicholas Church. Decorative metal fireplace with open grate and wooden surround. Integrated wardrobe with hanging rail, shelving and storage.

**BEDROOM FIVE: 4.42m x 3.05m (14'6" x 10'0")**

Window with seat to back elevation with views of St Nicholas Church.

**FAMILY BATHROOM: 2.31m x 3.59m (7'7" x 11'9")**

Window with seat to front elevation. White suite comprising a low-level W.C, pedestal wash basin and free-standing bath with feet. Wooden panelling at dado height to all walls.



**OUTSIDE:**

The property is approached via a shared driveway leading to a parking area with space for multiple vehicles and providing access to: DETACHED ANNEXE: Planning permission granted to convert the coach house into a two-bedroom annexe as ancillary to the main residential dwelling. DC/2011/00299.

**GARAGE/WORKSHOP: 8.80m x 4.70m (28'10" x 15'5")**

Wooden construction comprising of two bays with a concrete base and wooden garage door to the front under a corrugated roof. Power and light.

The front garden is chiefly laid to lawn with elevated sun terraces and patioed seating areas, ideal for alfresco dining and taking full advantage of the enviable countryside views. Stone steps lead down to a gently sloping lawned area with well stocked herbaceous borders and layered rockery garden. At the bottom of the garden is a wooden constructed summer house, green house and vegetable patch with an abundance of herbs and produce. An ornate metal gate provides access to a further extensive enclosed lawned area with interspaced matures fruit trees and far reaching views of the surrounding pastureland.

**Offers in excess of £900,000**



**SERVICES:**

Mains electric, water and drainage. Oil fired central heating system. Council Tax Band I. EPC Rating E.

**DIRECTIONS:**

From Monmouth proceed out on the B4347 Rockfield/Abergavenny Road. On reaching Rockfield turn right and continue through the village. Travel on through the village of Newcastle. Bearing right towards Skenfrith, travel down the pitch hill and turn right at the T junction on the Skenfrith road and immediately left towards Grosmont 4 miles. On reaching the village take the left turn before St Nicholas' church where Penyard House can be found on the left at the end of the shared driveway.

**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

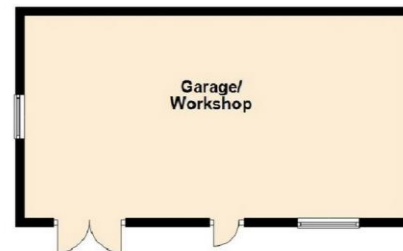
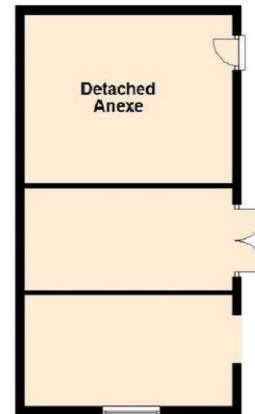
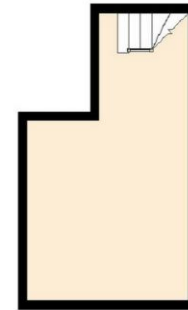
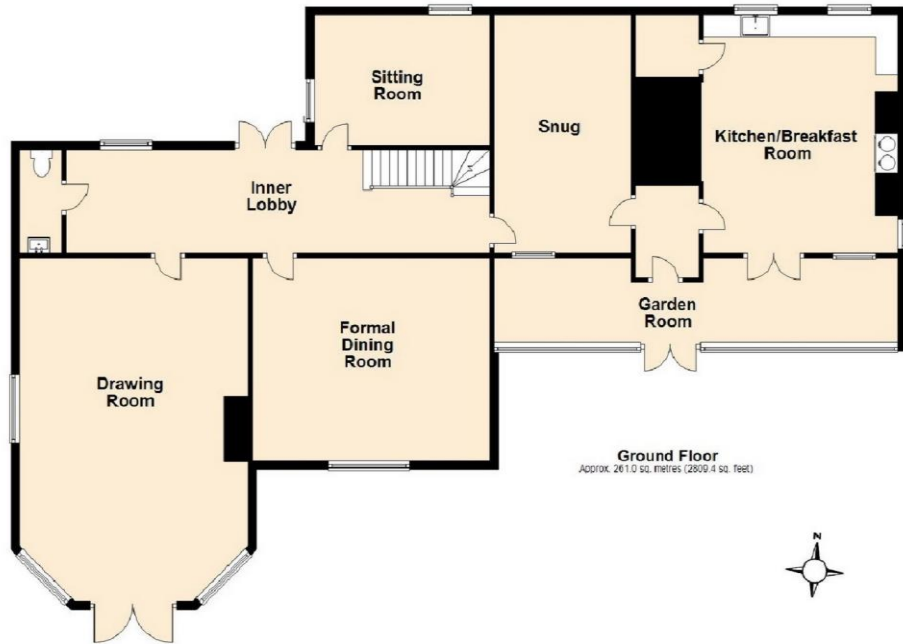
- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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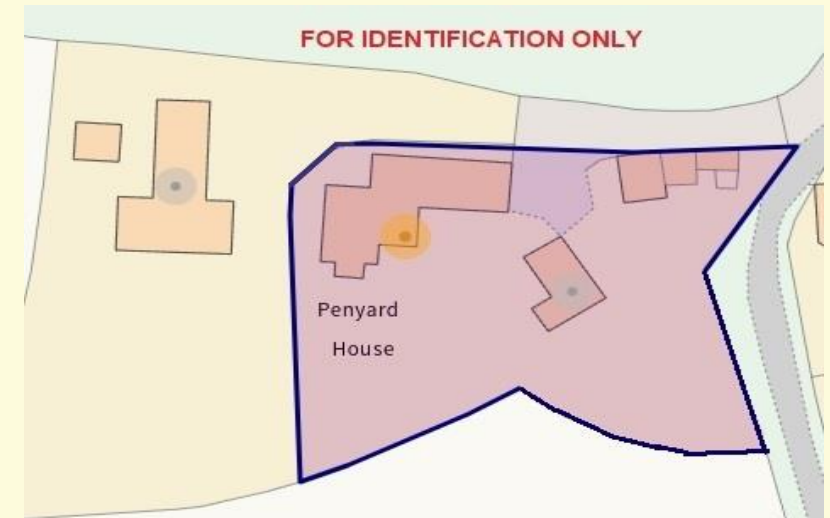


Francline Properties Ltd t/a Roscoe, Rogers & Knight  
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Total area: approx. 440.3 sq. metres (4739.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

