



The Monastery  
Capel y Ffin | Abergavenny | Powys | NP7 7NP





# KEY FEATURES

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- An historic and unique Grade II listed former Monastery
- Set amongst stunning countryside with magnificent views
- A much loved family home with holiday accommodation
- Circa 8,000 square feet / 725 square metres of flexible accommodation
- Steeped in history with a wealth of features and character throughout
- Surrounding gardens and grounds of circa 8 acres





# SELLER INSIGHT

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“ The Monastery has been our home for almost 40 years. We have now decided it is time to move on and give someone else the opportunity to live in this iconic building and look after it for the next generations to come.

To give some insight into what Monastery life is like, imagine getting up in the morning and having your breakfast on the terrace, looking at the mountains through the arches of the old ruined church and soaking up the peaceful atmosphere all around you. After, you can take a stroll through the Monastery beech wood which leads directly to endless mountain walks with breath-taking views. A fantastic way to set you up for the day or destress at its end, when the sunsets can be amazing. The nights are also a stargazers dream as there is almost no light pollution.

The Monastery is surrounded by wildlife, from wild ponies with their foals in the spring when the May trees blossom, to Red Kites, Owl's and Hedgehogs. We have even seen Otters and Deer.

If you have children, they will love the freedom and adventure the space in and around the Monastery provides. From playing in the stream, to making dens in the woods or mountain biking and horse riding in the hills.

\* 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.





# OVERVIEW

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Rarely do properties such as The Monastery become available on the open market, the size and flexibility of accommodation, the wealth of character, the rich history and abundance of features complemented by a spectacular setting with magnificent views. For this reason, we are going to keep the description to a minimum and allow potential buyers to enjoy watching the video, viewing the photographs and exploring the floorplan. The area around Llanthony is well known for its beauty and religious connections, The Monastery is located a few miles further along the valley in the hamlet of Capel y Ffin set within the Brecon Beacons National Park (Bannau Brycheiniog), an area of outstanding natural beauty. The Monastery is surrounded by picturesque gardens, woodland and fields and has a pretty stream running through the grounds, not to mention the most breathtaking mountain views.























Original features include beautiful arched leaded windows, decorative plaster work, wooden panelling and a stunning ruined church. The Monastery is currently used as a family home together with holiday lets. The size, space and flexibility of the property, with self-contained wings, offers ample opportunity, subject to any necessary planning consents to create a home for multi generational living, further holiday lets, a retreat or perhaps even a wedding or event venue.

The Monastery has been a draw for artists with former residents including : Eric Gill, the sculptor and typographer, Edgar Holloway a painter and print maker and David Jones a Welsh poet, artist and illustrator all having spent time in this beautiful area.





















# OUTSIDE

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The front of the house is located off a driveway with ample parking and a carport. To one side of the driveway is the religious statue and beyond that the ruin of the original church which is owned and maintained by the Father Ignatius Memorial Trust. The Monastery is arranged around a central, private courtyard or 'garth' and to the rear, a beautiful level lawned garden with mature plants and trees. Within the private grounds of The Monastery is an area of woodland with its own stream and direct access to the mountain and fields with stables, perfect for equine/livestock grazing.



















## LOCAL AREA

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Located just outside the ancient and beautiful hamlet of Capel y Ffin. The areas of Llanthony and Capel y Ffin are popular with walkers, horse riders and cyclists. The priory at Llanthony is a well known local landmark. The village of Llanthony has a public house, The Half Moon, and a bar and restaurant at The Priory. The famous Offas Dyke path is accessible nearby and is a very popular area for hill walkers all year round. Hay-on-Wye is approximately 8 miles away, and is renowned for it's selection of books shops and holds an annual Book Festival, that attracts many celebrities and visitors to the area. The historic market town of Abergavenny is approximately 14 miles, and has excellent amenities, including hospital, primary and secondary schools, vibrant shopping centre and has links to the the A449/A40 and A465. These A Roads lead to the motorway networks of M4/M5 and M50. The cities of Bristol and Cardiff are approximately 50 miles and 40 miles respectively from Abergavenny. The railway station in Abergavenny connects to the larger stations of Newport, Bristol, Cardiff and Hereford.

**Directions:** From Abergavenny take the A465 towards Hereford. After approximately 5 miles take the left hand turning signposted Llanvihangel Crucorney. Continue for a short distance and turn left after the Skirrid Inn towards Llanthony. Continue through the village and follow the signs to Capel y Ffin. Take the left hand turn when reaching the village and continue for approximately ¼ of a mile, take the next left turning signposted Grange Trekking Centre) and follow the lane to The Monastery. Take the driveway on the left, passing the Trekking stables and continue to the front of the property.





# INFORMATION

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**Asking Price:** £1,500,000

**Services:** We are advised that the property is connected to mains electricity. Private spring fed water and septic tank drainage.

**Local Authority:** Powys County Council

**Council Tax Band:**  
East Wing Band F  
The rest Band H

**EPC Rating:** E. Grade II listed

**Tenure:** Freehold

**Agent's Notes:** Rights of access to the statue and the ruin. The ruin is not owned by The Monastery (area shaded red on the illustrative map).

Several years ago, on the banks some distance from the house Japanese Knotweed was discovered, this has been managed over the years by the owners and there is very little growth now.

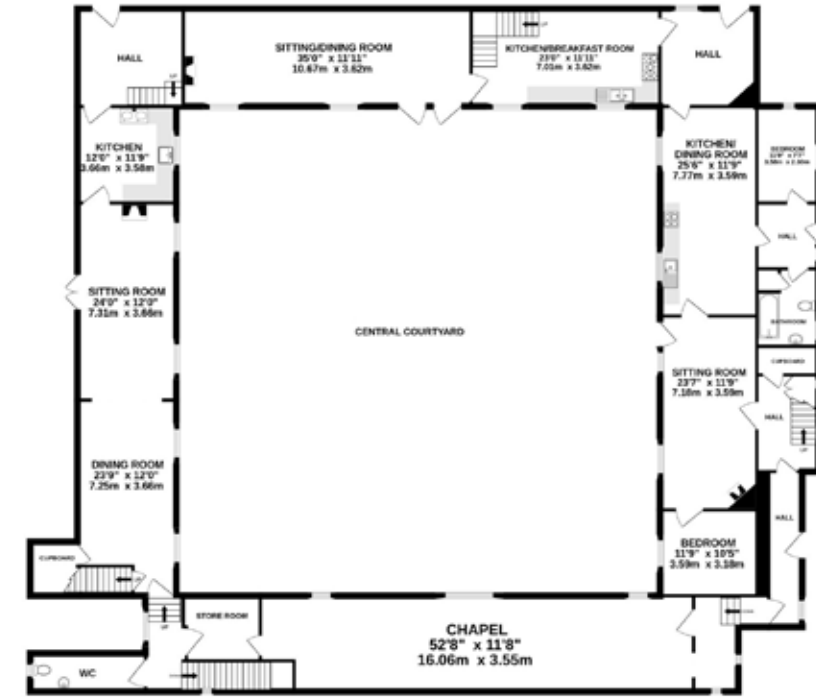
Just before The Monastery is a pony trekking centre. The Monastery is beyond the trekking centre and the horses have no rights of access over the land. Occasionally, the riders will be mounting their horses at the bottom of the driveway which adjoins the lane.

Aside from the access to the front of the house and the ruin, The Monastery grounds are very private and not overlooked, the courtyard is a beautiful, tranquil setting as are the woodlands.

**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.



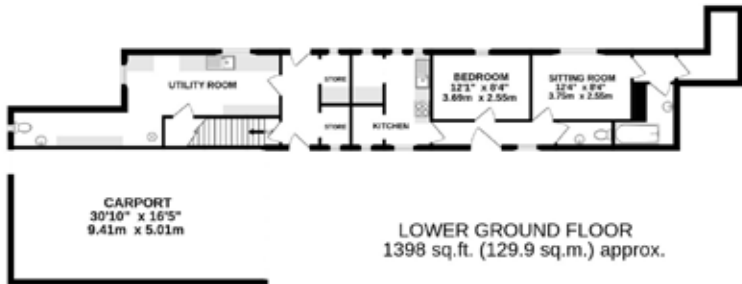
**GROUND FLOOR**  
3801 sq.ft. (353.1 sq.m.) approx.



**FIRST FLOOR**  
2608 sq.ft. (242.3 sq.m.) approx.



Energy Efficiency Rating	
Current	Possible
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A	C
England & Wales	



**LOWER GROUND FLOOR**  
1398 sq.ft. (129.9 sq.m.) approx.



THE MONASTERY, CAPEL Y FFIN, NP7 7NP

TOTAL FLOOR AREA : 7807 sq.ft. (725.3 sq.m.) approx.

Whilst 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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# FINE & COUNTRY

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*We value the little things  
that make a home*

THE FINE & COUNTRY  
FOUNDATION



## BEN WATKINS

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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.





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