



Steppes Barn  
Grosmont | Abergavenny | Monmouthshire | NP7 8HU



# KEY FEATURES

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- Stone barn converted to create a beautiful home
- Tranquil semi-rural location with stunning views
- Much character and a wealth of features
- Circa 2.4 acres of gardens and grounds
- Impressive garden office/studio
- Within 5 miles of A road links; Abergavenny circa 10 miles and Hereford circa 15 miles
- Rural and yet not isolated location



# OVERVIEW

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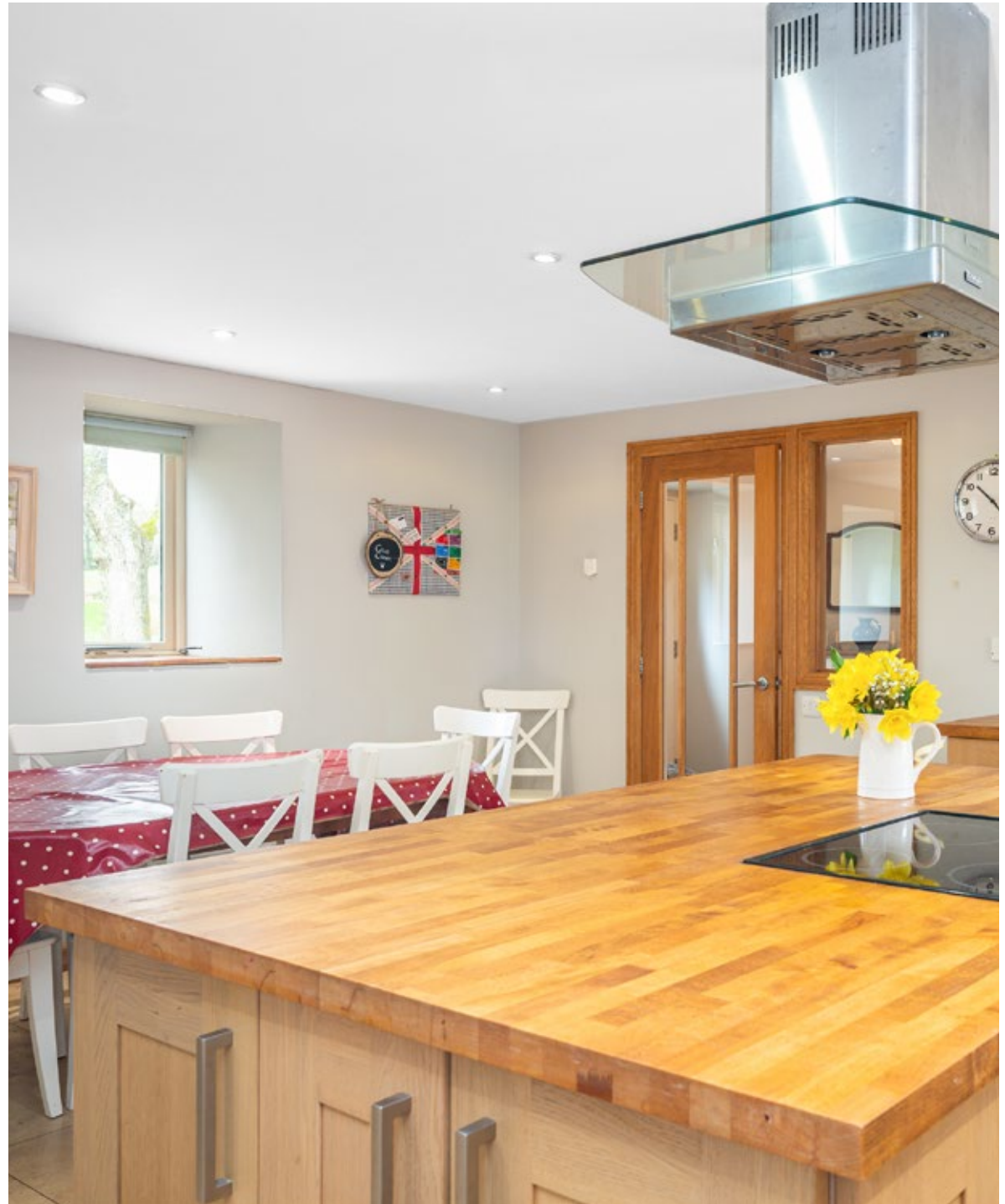
A fine example of a stone former barn, converted to a dwelling circa 2008, positioned amidst a small cluster of 3 properties which once comprised a farmhouse and agricultural buildings. The barn is located in a semi rural setting with glorious unspoilt countryside views circa 10 miles from Abergavenny, between the historic village of Grosmont and the pretty village of Cross Ash with its well regarded primary school. Thoughtfully designed to ensure the privacy of the barn is maintained and set in circa 2.4 acres of gardens and grounds oriented make the most of the sun on the private side of the house.



# GROUND FLOOR

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The barn has much character throughout with many features including interesting exposed timbers, flagstone floors and oak joinery. The barn has been carefully designed to maximise space and light and create a home with a wealth of features combined with the requirements of modern day living. Enter through a painted wooden door into a welcoming entrance hall with stairs to the first floor and a useful cloakroom/W.C. The spacious sitting room, with wood burning stove mounted on a stone plinth, is generous in size and has double doors opening onto the stone terrace with views across the gardens and fields. From the sitting room is a door to the spare room, a versatile room which could be used as a study or reading room. Again, this room has double doors to the outside enjoying not only the beautiful views but privacy and tranquility. On the opposite side of the entrance hall is the open plan kitchen/dining room with ample space for a farmhouse style dining table and chairs. The kitchen is comprehensively fitted with a range of wood fronted cupboards, wooden work surfaces, integrated appliances and an island unit with inset hob and cuboards/wine rack below. From the kitchen is a door to a useful utility/boot room with stable door to outside.







# FIRST FLOOR

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Stairs rise to the first floor, which has high ceilings throughout giving the rooms a spacious and airy feel. There are two double bedrooms served by a traditional family bathroom and substantially sized principal bedroom, a wonderful room rich with features including exposed timber beams together with practical features including extensive built in storage and en suite shower room.









# OUTSIDE

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A private driveway, bordered by post and rail fencing, is entered via a wooden gate accessed off a country lane. The level gardens adjoin a stone flagged terrace adjacent to the property, ideal for enjoying the peace and tranquility and admiring the views. The gardens are predominately laid to lawn with a variety of specimen trees, beyond the lawns are grounds with two natural ponds and wild flowers. Within the grounds is a substantial and useful studio/office which has an electricity supply and high speed internet cabling. There is a courtyard to south easterly aspect of the property enclosed by a low level wall with an outlook to the neighbouring properties. The gardens and grounds to the rear of the barn provide much privacy as well as enjoying the most stunning views across open countryside towards the mountains beyond.



# LOCAL AREA

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The property is located between the pretty village of Cross Ash with its well regarded primary school and the village of Grosmont which is close to the English/Welsh border between Herefordshire and Monmouthshire. Within a few miles is the village of Llangattock Lingoed which boasts the The Hunters Moon. Grosmont is a village with a strong sense of community and still retains a local shop/post office and a public house and in the centre are the remains of a Norman castle. Grosmont is approximately 11 miles from Abergavenny, 14 miles from the City of Hereford and 11 miles from Monmouth, all of which offer a wide range of amenities. Cross Ash, aside from the primary school, has a restaurant within a few miles of the village centre and is well placed for walks through open countryside and to visit local landmarks and amenities. In Llanvihangel Crucorney, there is a petrol station and village shop together with access to the A465 to Hereford and Abergavenny. The A40/A449 gives access from both Abergavenny and Monmouth to to the M4/M5 and M50 motorway networks. There are mainline railway stations in Abergavenny, Hereford and Cardiff. London Paddington can be reached in fewer than 3 hours by train from Abergavenny.

# DIRECTIONS

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From Abergavenny take the A465 towards Hereford. Continue until reaching the village of Llanvihangel Crucorney and take the right hand turning signposted Grosmont. Continue along the country road for approximately 2.5 miles and take the fourth turning on the right hand side towards Cross Ash. Continue along this lane for approximately ¼ mile and take the unmarked right hand turning. Continue past Poole Farm passing a small courtyard of properties and the private entrance for Steppes Barn will be found on the right hand side.





# INFORMATION

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**Asking Price:** £765,000

**Local Authority:** Monmouthshire County Council

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

**EPC Rating:** C

**Tenure:** Freehold

**Services:** Mains electricity and mains water. Private drainage via domestic sewerage plant shared with three other properties. Oil fired central heating system, part of which is underfloor heating.

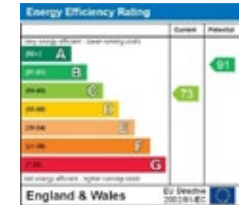
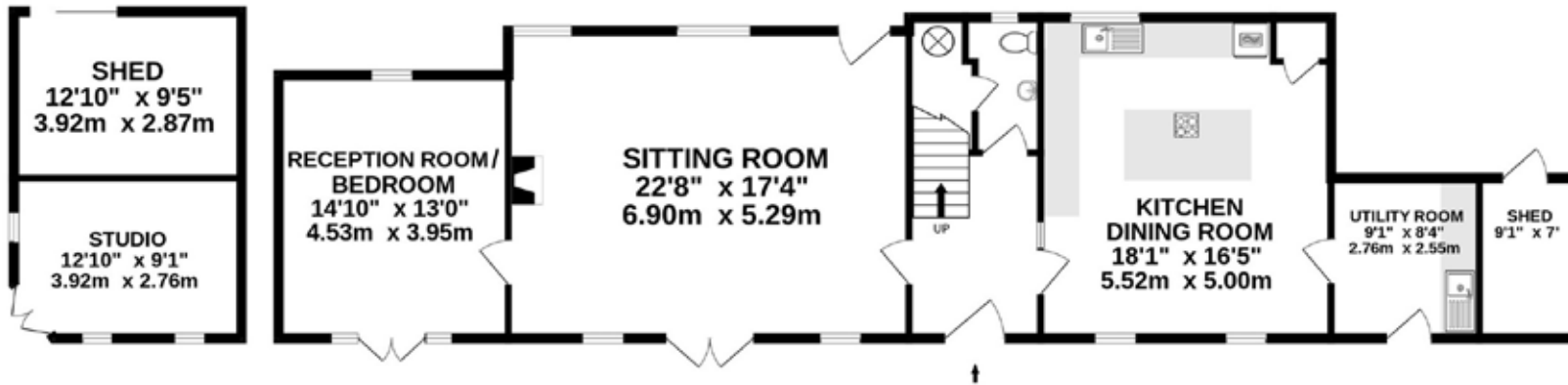
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**Covenants:** Title Number - CYM342111. There is a clause within the title which relates to the domestic sewage treatment plant located close to the gate at Steppes Barn, which serves all 4 properties in the immediate cluster. The covenant refers to the compulsory requirements for the three neighbouring properties to make financial contributions towards the upkeep and maintenance costs of the treatment plan.

**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**  
1374 sq.ft. (127.7 sq.m.) approx.



**1ST FLOOR**  
823 sq.ft. (76.5 sq.m.) approx.



STEPPEBARN, GROS MONT, ABERGAVENNY, NP7 8HU



TOTAL FLOOR AREA : 2197 sq.ft. (204.2 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 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.

*We value the little things  
that make a home*

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## 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

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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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