



UPPER HOUSE
Grosmont, Abergavenny, NP7 8EP



Forming part of this highly sought after and thriving community, a very spacious and well-designed detached house offering comfortable living accommodation throughout, all within walking distance of the village centre.

Guide Price £650,000



Upper House forms part of the very popular village of Grosmont which is centred around a historic Castle and offers several local services including a village shop, public house, village hall and village church. More extensive facilities can then be found at the larger and very well-served village of Ewyas Harold (3 miles), and at the market towns of Abergavenny and Monmouth which include road connections to both the Midlands and South Wales. The cathedral city of Hereford then lies to the north and offers a more extensive range of services.



This large and practical house was built in 2002 and forms part of a small development within walking distance of the village centre. The accommodation is laid out over two floors and offers superb living space with a well-appointed kitchen/breakfast room, a wonderful sitting/living room and extensive bedroom accommodation. In addition, in recent years a conservatory, or garden room has been added at one end. There is also potential to make use of a very large loft space which is ideal for storage, or could be incorporated into the main accommodation, subject to approval. Additional benefits include oil-fired central heating, full double glazing, fitted carpets and attractive gardens which offer considerable privacy for a village location.

On arrival a large canopy porch and front door lead into a good-sized reception hall with tiled floor, radiator, under stairs storage cupboard, smoke alarm, power points and glazed panelled doors to the

Drawing Room

29ft 9 x 19ft 10 (9.06m x 6.04m) a wonderful room which is light and spacious throughout with fitted carpet, fireplace with fitted wood burner, power points, television aerial point, three-amp lighting sockets, telephone point, glazed panelled doors to the gardens and access to a large conservatory or garden room which is ideal for entertaining.

Kitchen/ Breakfast Room

19ft 4 x 14ft 7 (5.89m x 4.44m) a well-appointed kitchen with single drainer porcelain sink unit with inset vegetable drainer, an extensive range of working surfaces with base cupboards and drawers below, matching wall cupboards, part-tiled surrounds, power points, telephone point, built-in double oven, fitted four ring hob with extractor over. Built-in dishwasher and fridge, double panelled radiator, spotlights, television point, tiled floor, glazed panelled doors to rear garden, windows to front and rear and door to

Utility Room

7ft 4 x 5ft 9 (2.23m x 1.75m maximum) with windows to front aspect, fitted porcelain sink, working surfaces, space and plumbing for automatic washing machine, space for fridge, oil-fired combi central heating boiler, wall cupboards, power points, part tiled surrounds, glazed panelled door to outside and covered walkway to the garage.

Cloakroom

Close coupled wc, tiled floor, radiator, wash hand basin with cupboards under and window to side aspect.

From the Reception Hall a fully carpeted half-turned staircase leads up to the

First Floor Landing

Passing a large picture window to the rear with the main landing then including a smoke alarm, fitted carpet, windows to front and side aspects with far reaching views over the village, access to roof space, power points, radiator and door to:

Master Bedroom

14ft 7 x 12ft 8 (4.44m x 3.86m) with fitted carpet, double glazed windows to front and side aspects overlooking the village to farmland beyond, range of built-in wardrobes to one wall, power points, television aerial point, telephone point, fitted carpet, two radiators and door to:

En Suite Shower Room

9ft 8 x 4ft 4 (2.94m x 1.32m maximum) with shower cubicle, wash hand basin with cupboards below, close coupled wc, part tiled surrounds, extractor fan, electric shaver point, window to rear and electrically heated ladder radiator.

Family Bathroom

9ft 7 x 5ft 10 (2.92m x 1.77m) with panelled bath, hot and cold shower mixer over, tiled floor, part tiled surrounds, close coupled wc, wash hand basin, electric shaver point, radiator, window to rear and extractor fan.

Bedroom Two

13ft x 13ft (3.96m x 3.96m) with carpet, window to side, power points, television aerial point, telephone point, radiator built-in double wardrobes with hanging rail and shelving, door to

En Suite Shower Room

6ft 3 x 5ft 2 (1.90m x 1.57m) with window to rear, close coupled wc, wash hand basin, tiled floor, extractor fan, electric shave-point and shower cubicle.

Bedroom Three

12ft 1 x 8ft 2 (3.68m x 2.48m) with double glazed windows to front with far reaching views, fitted carpet, power points, radiator, television aerial point and telephone point.

Bedroom Four

12ft 1 x 11ft 2 (3.68m x 3.40m) with carpet, radiator, power points, television aerial point and telephone point, double glazed window to side, built-in linen cupboard and built-in wardrobe..

From the main landing a loft ladder provides access to an excellent

Loft Space

9ft 8 x 29ft 8 (2.94m x 9.04m) which offers potential to provide further living accommodation subject to the necessary approval. It includes two Velux roof lights and is plastered and boarded with under-eaves storage cupboards, power points, and lighting.

Outside

The property is approached from a tarmac road by its own gravelled driveway which provides ample parking and turning space and leads to the

Double Garage

19ft 8 x 18ft 5 (5.99m x 5.61m) with twin sets of double doors to the front, power points, lighting and covered walkway to the house.

The property then stands in attractive gardens which are laid predominately to lawn with pathways leading around the property and various herbaceous and shrub borders and various trees. The gardens are then well enclosed by stone walling, wooden fencing and mature hedging.



Entrance hall leading off to kitchen/breakfast room / drawing room and conservatory









Family bathroom supporting three of the four bedrooms (one with en-suite)



Services and Considerations

Oil-fired central heating, mains electricity, mains water and mains drainage are connected.

Tenure Freehold

Council Tax Band G

EPC Rating D 62/81

Mobile coverage TBC

Broadband TBC

Agents Note

It is not our company policy to test services and domestic appliances, so we cannot verify that they are in working order. These and any matters relating to Rights of Way should be checked with your Solicitor or Surveyor.

Money Laundering Regulations Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

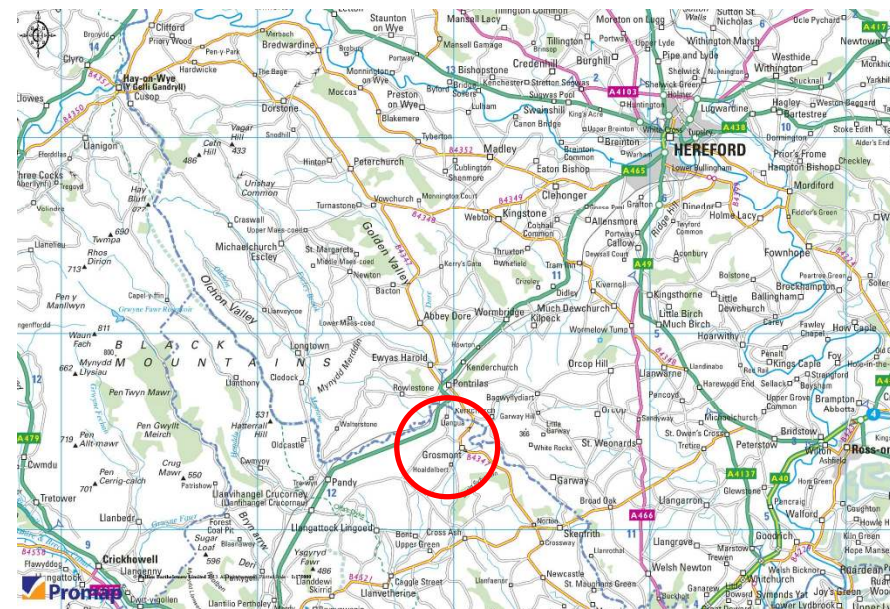
Large attic



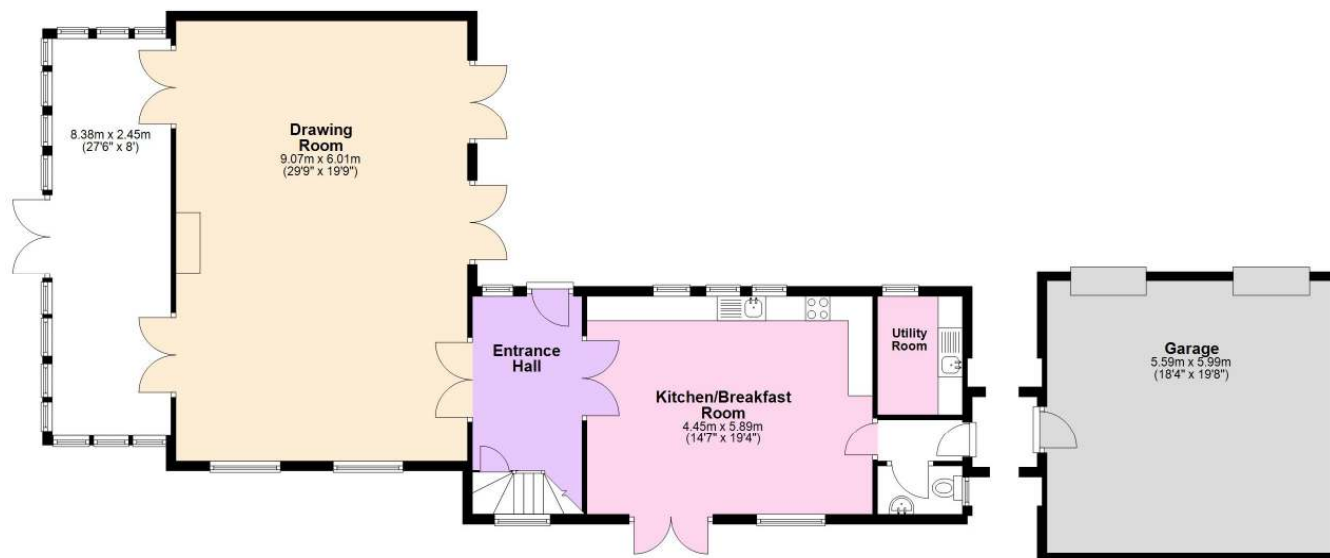
Directions

What3words [///shipyards.restrict.pythons](https://www.what3words.com/shipyards.restrict.pythons)

From Hereford proceed on the A465 towards Abergavenny for approximately 12 miles. At Pontrilas turn left signposted to Grosmont and proceed into the village, passing over the brow of the hill, and after passing the former village school on the right-hand side, take the next right hand turning into Bevan Court. Turn immediately right again and continue to the top of the road and the property is situated on the right-hand side.



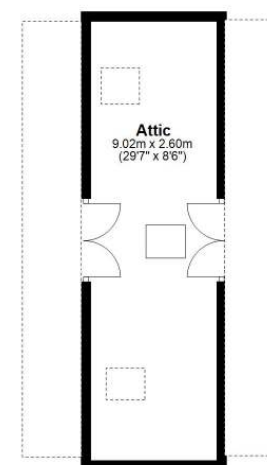
Ground Floor



First Floor



Second Floor



Total area: approx. 279.0 sq. metres (3003.1 sq. feet)

Plans created by Brookes Bliss Ltd - Plans are not to be assumed as accurate and are not to scale.
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