



# GROSMONT

Guide price **£515,000**



**A** ARCHER & CO

[www.archerandco.com](http://www.archerandco.com)

To book a viewing call 01600 713030



# WOODVIEW

Grosmont, Abergavenny, Monmouthshire NP7 8LW



Delightful Grade II listed three-bedroom cottage  
Original features and character throughout

Grosmont is a picturesque village located in Monmouthshire, Wales, approximately 13 miles northeast of Abergavenny. Nestled near the River Monnow, which forms the border with Herefordshire, Grosmont is renowned for its rich history and scenic landscapes.

Grosmont is a thriving village with a local shop and public house. Located in the centre of the village are the remains of the Norman castle. The castle provides a glimpse into medieval military architecture and offers panoramic views of the surrounding countryside. Adjacent to the castle stands the Church of St. Nicholas, a significant landmark in Grosmont. This church is notable for possessing the oldest timber roof in Wales, reflecting the village's deep historical roots.

For those interested in outdoor activities, Grosmont serves as a gateway to several scenic walking routes, including the Three Castles Walk. This trail connects Grosmont Castle with its counterparts at Skenfrith and White Castle, allowing hikers to experience the natural beauty and historical significance of Monmouthshire's borderlands.





Guide price  
£515,000



### KEY FEATURES

- Grade II listed three-bedroom cottage
- Sought after village location
- Lovely views
- Original features throughout
- Thoughtfully extended kitchen
- Well established gardens





# STEP INSIDE



Upon entering the property, you are welcomed by an entrance porch that leads into the living room, which features a striking exposed stone fireplace with an open fire, a box bay window to the front aspect, with limestone flooring that continues throughout the entire ground floor.

Adjacent to the living room is an additional sitting room, also positioned at the front of the property, boasting another box bay window, an exposed stone fireplace with a log burner, and charming exposed wall beams.

The dining room is a true highlight of the home, offering exposed beams, a feature log burner, and access to a walk-in pantry/utility area. This practical space includes plumbing and space for a washing machine, along with ample room for storage. The current owners have also added a convenient cloakroom in this area.

From the dining room, you enter the extended kitchen/breakfast room - a bright and airy space enhanced by a conservation roof-light window and dual-aspect windows.

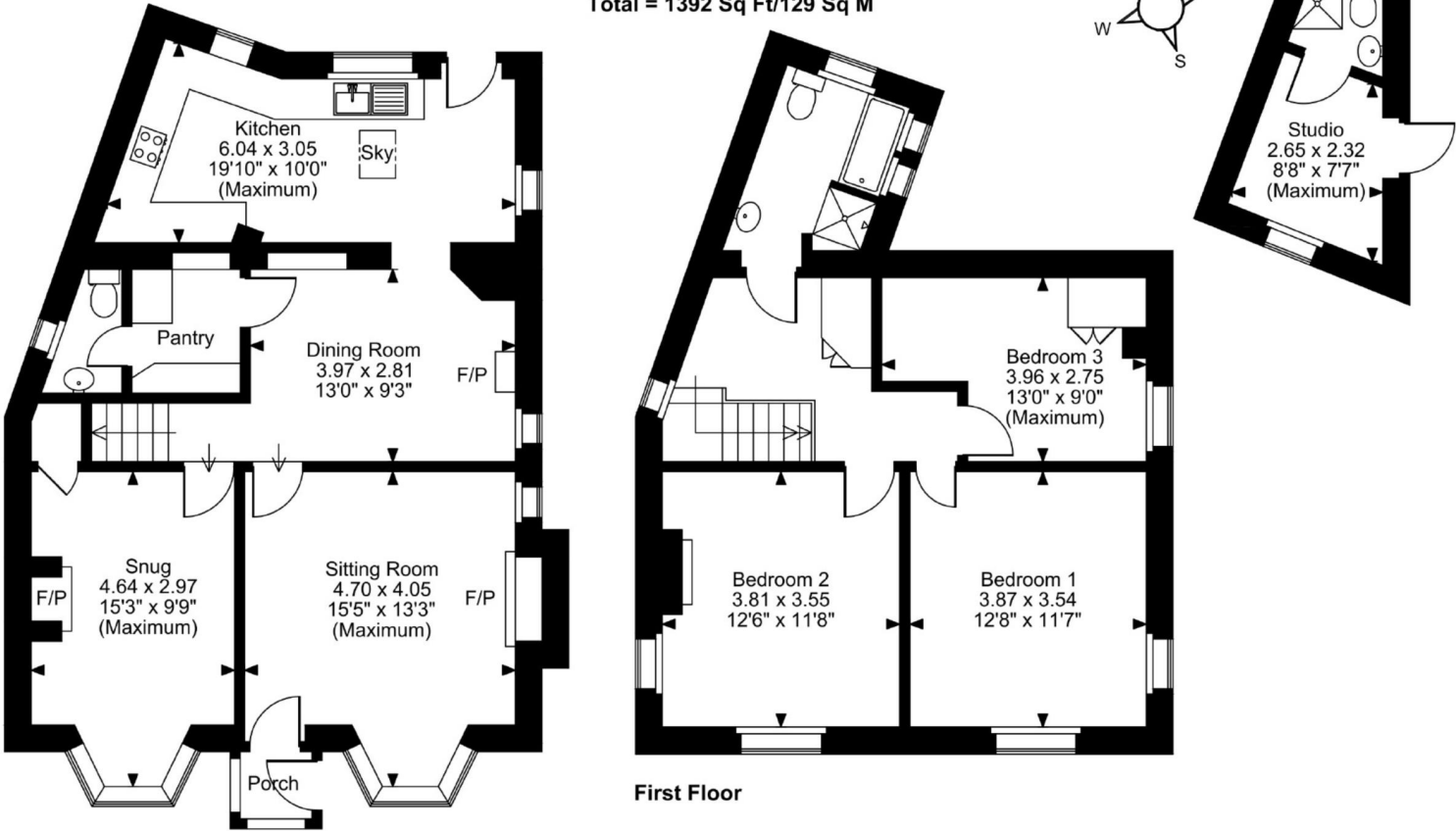
Woodview, Grosmont, Abergavenny

Approximate Gross Internal Area

Main House = 1317 Sq Ft/122 Sq M

Studio = 75 Sq Ft/7 Sq M

Total = 1392 Sq Ft/129 Sq M



The kitchen features underfloor heating, limestone flooring, exposed beams, and a stylish range of base units with an electric hob, integrated Neff oven, and plumbing for a dishwasher. A door from the kitchen opens directly into the courtyard garden.

Upstairs, a spacious landing provides access to three bedrooms and the family bathroom. There is an airing-cupboard containing the thermal store cylinder and useful shelving.

The principal bedroom benefits from dual-aspect windows offering scenic views and an 18th-century cast iron fireplace.

The second bedroom features a dual-aspect windows, and an original fireplace, while the third double bedroom includes a built-in storage cupboard and a garden-facing window.

There are also small old built-in cupboards in the principal bedroom and second bedroom.

The family bathroom is flooded with natural light from three windows and is fitted with a bath, separate shower cubicle, W/C, and wash hand basin.



# STEP OUTSIDE



The front of the property is approached through a charming wrought iron gate, leading to the entrance porch and wrapping around to the garden. From the kitchen, you step out into a delightful courtyard garden, enclosed by stone walls and featuring a side access gate.

Stone steps ascend to the main garden, which offers a generous outdoor space filled with vegetable beds, mature shrubs, and established trees. The garden enjoys picturesque views across the surrounding countryside and towards St. Nicholas Church.

At the rear of the garden, the current owners have added a beautifully crafted oak-framed carport with gated access. This versatile space could just as easily serve as a covered seating area for outdoor entertaining. Additionally, there is a separate studio, ideal as a home office, complete with its own shower room.

## INFORMATION

Postcode: NP7 8LW

Tenure: Freehold

Tax Band: E

Heating: Thermal store connected to underfloor heating (kitchen) and radiators

Drainage: Mains

EPC: Exempt







## DIRECTIONS

From our Monmouth office, head north on Priory Street toward White Swan Court. At the traffic lights, turn left onto Monk Street. After 3.5 miles, turn left again. After 2 miles, continue onto Mountain View. Turn left onto B4521. After 2.5 miles turn right onto B4347. Continue for 4 miles and Woodview will be located on the right-hand side opposite the Church gates and the local shop.





2 Agincourt Square, Monmouth, NP25 3BT  
 01600 713030  
[monmouth@archerandco.com](mailto:monmouth@archerandco.com)  
[www.archerandco.com](http://www.archerandco.com)



ARCHER  
 & CO

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.