



Pentwyn  
Rockfield | Monmouth | Monmouthshire | NP25 5QB

FINE & COUNTRY







# Step inside

Pentwyn

Guide price £1,850,000

Pentwyn is a Grade II\* listed Victorian villa dating from the mid 19th century. Described by CADW as Georgian Gothic in style, the house is of two storeys, with large attics above. Rendered in stucco, with elaborate bargeboards and pinnacles, the property retains numerous original features such as extensive panelling, stone fireplaces, parquet flooring and exposed beams.

This superb property is situated in an elevated position high above the Church of St Cenedlon, and set amidst 6 acres of grounds and gardens. The position is stunningly beautiful with wonderful far reaching views across the Monmouthshire countryside. Pentwyn offers peace and seclusion, yet is only 2.8 miles from Monmouth.

Originally owned by the Vaughan family of Llanrothal, Pentwyn was left to renowned Monmouth architect George Vaughan Maddox who constructed the present building between 1834 and 1837 as his own residence. Maddox designed many of Monmouth's most notable buildings including The Beaufort Arms, Kingsley House and Monmouth Methodist Church, with The Market Hall and 1-6 Priory Street considered his most important projects. Pentwyn was sold in 1864 to the Reverend Canon John Harding, Rural Dean of Monmouth.

The current owners purchased the property in 1984 and set upon a scheme of refurbishment which included creating a spacious first floor apartment with a large sitting room, kitchen and two en-suite bedrooms. Former servants' quarters in the attic were also remodelled, creating two further apartments, with restricted head heights in parts, and accessed via the back staircase. The property would now benefit from some modernisation and remodelling in certain areas.

Pentwyn is approached via a stone pillar gated entrance with a tree lined driveway leading to the main house. A covered entrance porch leads to double doors that open into the grand entrance hall with a tessellated tiled floor, and three principal reception rooms all featuring large sash windows with original wooden shutters, and attractive period fireplaces. A garden room leads out to the rear terrace. The bright rear hallway leads to the breakfast room and adjoining modest kitchen, and to the attractive wood panelled dining room, dating from circa 1900, which adds grandeur to the interior. There is also a utility room, ground floor wet room and cellar off the rear lobby which also gives access to the back staircase as well as the gardens.

A period carved staircase rises to the large first floor landing with high domed ceiling and large roof lantern, and to three en-suite bedrooms all with magnificent views. The principle bedroom has particularly impressive views over the Monnow valley. A door leads from the landing into the first floor apartment that can also be accessed via an external staircase if used as an annexe.



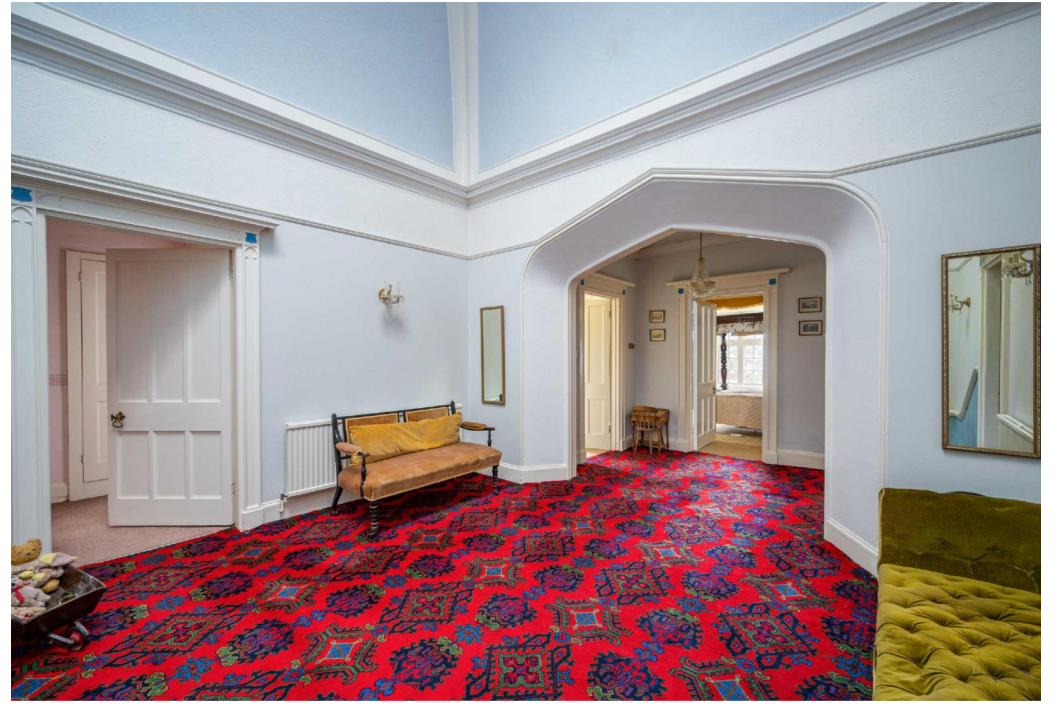
Outside, peaceful private gardens surround the house, with wide walkways and low stone walls separating the terraces. There is also a small orchard of mature apple trees, a former grass tennis court, and an extensive carport for the storage of garden machinery and motor vehicles. Stone steps lead down to a gate giving direct access to the church yard.

Pentwyn offers many possibilities from a wonderful family home to a fantastic wedding reception venue or boutique hotel (subject to the necessary planning permission).

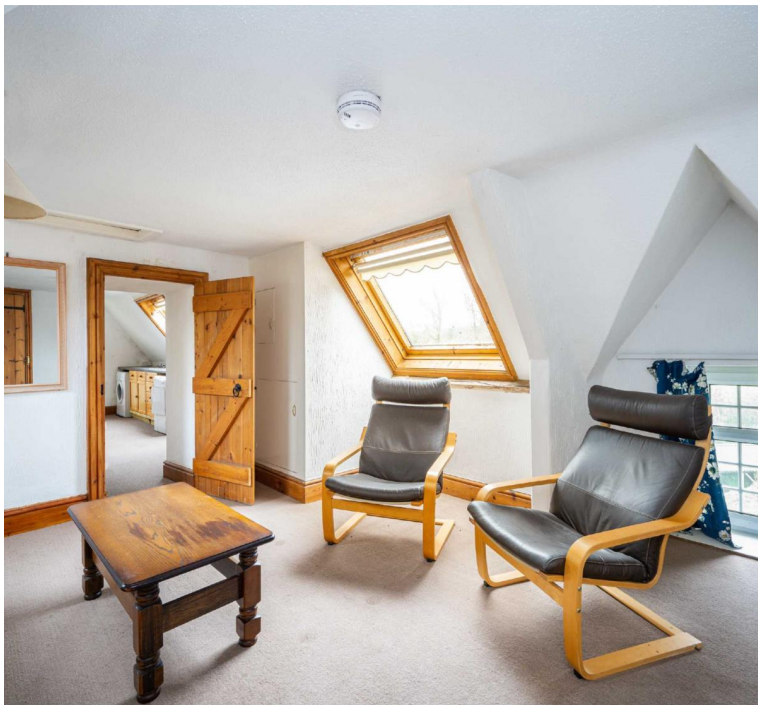
## LOCATION

Rockfield, the settlement, has the character of an estate village in which the ornamental gardens of Rockfield House play an important part. A village of great informality and vigorous changes of level, it is set around a fork in the road where the old road from Monmouth divided for Abergavenny and Skenfrith. A border type tower with upper timber structures, dating from the 14th Century, can be found on the Church which, apart from the tower was rebuilt in 1860 to the designs of Pritchard and Seddon. This type of tower is not peculiar to Gwent but can be found along a considerable length of the border between Wales and England. Buildings in the village date mainly from the end of the 19th Century. It is important that the present arrangement of houses is retained and that any new buildings, walls or fences within the confines of the Conservation Area, designated in 1975, are carefully designed.













# Step outside

## Pentwyn

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Pentwyn sits in an elevated position and boasts wonderful views from the South and West facing terraces that run to two sides of the property with low stone walls with steps leading to the various lawns and paths that lead you to places of interest. There are also steps that lead down to access the Church of St Cenedlon.

There are beautiful gardens and grounds of approximately 6 acres, a treelined drive which is flanked by estate fencing with gates giving access to large lawn areas, there is also a grass tennis court. The drive continues beyond the house where there is a large double bayed covered parking for garden machinery and motor vehicles.

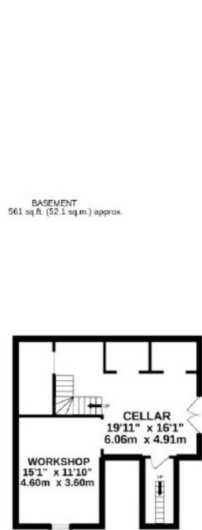
### DIRECTIONS

Pentwyn is located 2.9 miles away from our office at 2 Agincourt Square, Monmouth NP25 3BT, head south-west on Agincourt Square/B4293 towards Agincourt St (The high street), continue to follow B4293 (Waitrose). At the roundabout, take the 2nd exit and stay on B4293, At the traffic lights take the 2nd exit onto Rockfield Rd/B4233, at the roundabout proceed straight ahead and at the next roundabout take your second exit Rockfield/B4233, you will travel past another two roundabouts continue on the Rockfield/B4233, as you passed the sign for Rockfield turn slight right onto B4347 the road leading to Grosmont and Skenfrith, as you pass the cottage with the porch in the road you will see the stone pillars and gated driveway on your left-hand side leading to property.

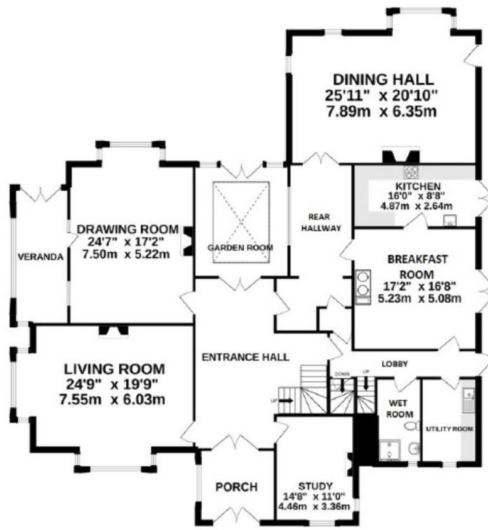




BASEMENT  
561 sq ft. (52.1 sq.m.) approx.



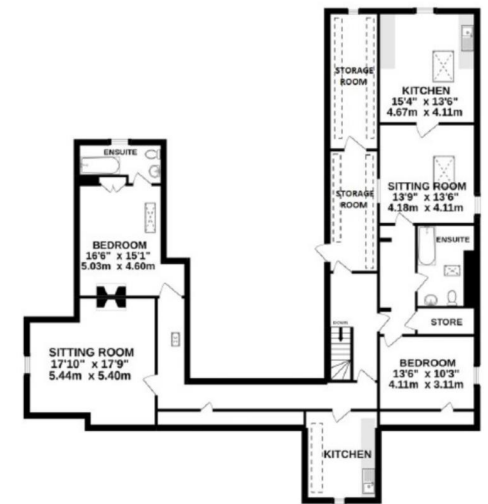
GROUND FLOOR  
3171 sq ft. (294.6 sq.m.) approx.



1ST FLOOR  
2656 sq ft. (246.7 sq.m.) approx.



2ND FLOOR  
1974 sq ft. (183.4 sq.m.) approx.



TOTAL FLOOR AREA : 8362 sq.ft. (776.8 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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Postcode: NP25 5QB | Tenure: Freehold | Tax Band: H | Authority: Monmouthshire | Heating: Oil | Drainage: Private



\*Internet speed according to the BT Availability Service using the postcode and landline  
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