



Plough House
Old Monmouth Road | Abergavenny | Monmouthshire | NP7 8BS

KEY FEATURES

- Rural yet accessible location
- Spacious and well-presented home
- 5 bedrooms and 5 reception rooms
- Beautiful rear gardens and paddock with road access of circa 1 acre
- Countryside and Mountain views
- Potential for annexe subject to the necessary planning consents
- Garage, car port and ample parking to front and rear



GROUND FLOOR

Enter the front door into a spacious reception/dining hall with ample space for large table and chairs and with windows to the rear affording glorious views. A hallway area leads to the modern shower room. The modern, country style L shaped kitchen/breakfast room is well fitted with a range of painted wooden base and wall cupboards. There are 2 separate reception rooms, one with a feature fireplace and the other with an open fireplace. Both the sitting room and the lounge open into the lovely garden/sun room with doors to the rear and views over the beautifully kept gardens and adjoining countryside. From the sun room is a door to the garage which has adjoining store room and open fronted car port.











FIRST FLOOR

To the first floor are 5 bedrooms, 4 with views over farmland to the front and 1 to the rear. The generously sized principal bedroom is dual aspect with views from both front and rear elevations.



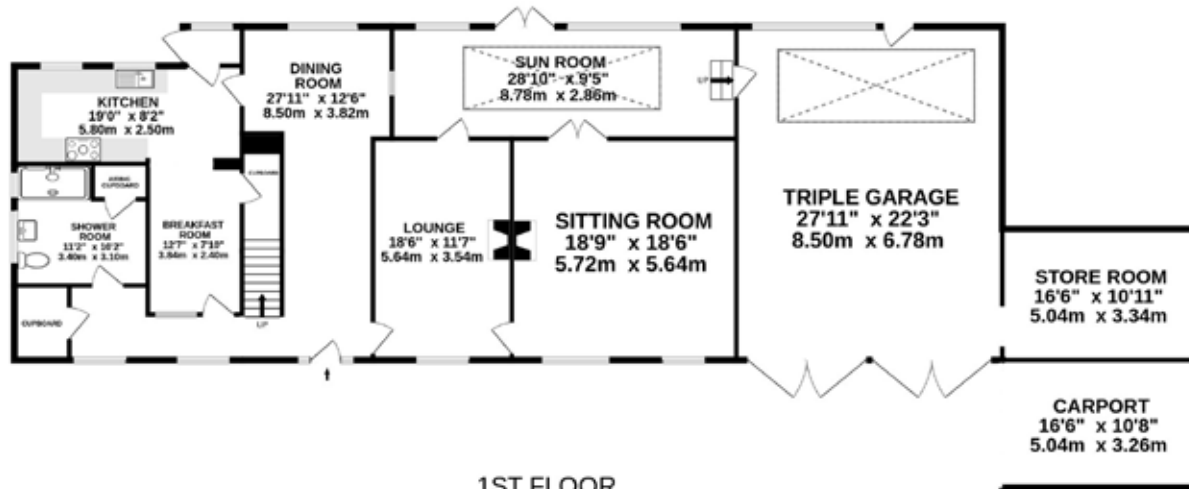


OUTSIDE

The front of the property is roadside and sits behind a low stone wall and offers off road driveway and car port parking and access to the garage with further driveway parking via a five bar gate which leads to the rear. The exterior has been recently painted and has some impressive stone arch features above the half-moon shaped coach style windows. To one side of the house is a 5 bar gate leading to a further driveway/parking area and to the useful paddock with road access. Adjoining the rear of the house is a stone patio with ample space for outdoor dining and enjoying the beautiful gardens and views of surrounding countryside, Sugar Loaf and Skirrid Mountains. The gardens are mainly laid to lawn with feature low stone walls with inset seating and well stocked flower beds with mature bushes and trees, providing natural shelter for wildlife. Stone steps lead up from the lawned area to an upper level where you will find the paddock which borders open farmland. The large double garage has the potential, subject to any necessary consents, to be converted to an annexe/holiday let or kept in its present format for storage and use as a workshop/garage.



GROUND FLOOR
2599 sq.ft. (241.4 sq.m.) approx.



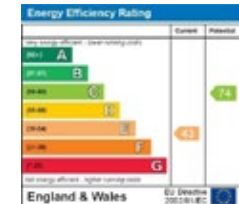
1ST FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



PLOUGH HOUSE, OLD MONMOUTH ROAD, ABERGAVENNY, NP7 8BS

TOTAL FLOOR AREA : 3600 sq.ft. (334.4 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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INFORMATION

Guide Price: £650,000

Local Authority: Monmouthshire County Council

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

EPC Rating: E. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: We are advised that mains electricity and water are connected to the property. Septic tank drainage. Oil fired central heating system.

Broadband: Standard, superfast and ultrafast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: EE, Three, O2 and Vodafone are all limited indoors but likely outdoors. Please make your own enquiries via Ofcom.

Title: The property is registered under Title Number WA422623 – copies of which are available from Fine & Country.

Agent's Notes: There is a covenant on the paddock which restricts the erection of any buildings.

Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



LOCAL AREA

The property is located in a semi-rural location near to the village of Llanddewi Rhydderch which is circa 3 ½ miles from the historic market town of Abergavenny. The village has a Church and a village hall which hosts a number of community events throughout the year. Abergavenny is an historic town located on the banks of the River Usk and is known as 'the Gateway to the Brecon Beacons National Park'. The town is nestled between the Blorenge, Sugar Loaf and Skirrid Mountains and recreational walks through the beautiful countryside and along the Brecon and Monmouth Canal, can be enjoyed within half a mile of the town. Abergavenny provides a wide range of amenities including shops, doctors, dentists, high quality restaurants and public houses, places of worship, cinema, leisure centre and theatre, as well as the remains of a Norman castle. The town is well served with transport links, from the main Hardwick roundabout there is access to the A465 Heads of the Valley and Hereford Roads, the A40 and the A4042. These roads link to the A449 and the M4/M5 and M50 motorway networks. A main line railway station and bus station can be found within the town.

DIRECTIONS

From Abergavenny Town take the B4223 Old Monmouth Road (Rockfield) for approximately 3 ½ miles. The property will be found on the right hand side a few hundred yards before the right hand turn for Llanddewi Rhydderch and Coed Morgan. To access the property you can either park at the front, alternatively the driveway which leads to the rear is on the right hand side just before the property.

FINE & COUNTRY

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*

THE FINE & COUNTRY
FOUNDATION



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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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