



Castle House  
Grosmont | Abergavenny | Monmouthshire | NP7 8EP





# KEY FEATURES

---

- Interesting historic Grade II Listed village house
- Spacious rooms with much character
- Separate annexe which has been used as a holiday cottage
- Extensive and well kept mature rear gardens
- Car port. Brick workshop/garden room
- EPC Rating - F



# OVERVIEW

---

An attractive stone village Grade II Listed house located in a central position within walking distance of a local village pub, post office and convenience store. The village of Grosmont is known for its pretty outlook, thriving community and historic castle and church. The views from the village are quite breathtaking and walks through open countryside are a short distance from the house. Castle House offers a spacious home with a separate self contained annexe and workshop, all with much character and a wealth of features including exposed timbers, sash windows and ornate fireplaces.





# GROUND FLOOR

---

Believed to date from the 17th/18th century and extensively remodelled in the 19th century, the house offers well proportioned rooms, the accommodation briefly comprising : Central hallway which provides access to the principal ground floor rooms, which include sitting room with large square bay window, dining room, kitchen which is fitted with a comprehensive range of country style base and wall cupboards. There is a useful large utility room adjoining the kitchen which has access to the rear courtyard. A W.C, cloakroom and study complete the ground floor accommodation of the main house.







# FIRST FLOOR

---

To the first floor are four bedrooms and family bathroom. In addition, there is further shower room and separate W.C which serves the annexe, which comprises a sitting and bedroom on the first floor, with steps that descend to the ground floor kitchen and dining area, which has its own external door. The flexible layout of the house would suit a buyer looking for a spacious home with additional space for guests and/or extended family or the potential of ancillary income, subject to any necessary consents.













# OUTSIDE

---

The front gravelled courtyard is enclosed by ornate wrought iron railings with pedestrian gate and path to the front door. To the rear is an enclosed courtyard with steps up to a pretty, mature garden with well tended lawns interspersed with flower beds and enclosed by hedges. There are several seating areas with space for outdoor furniture and a brick built pergola. From the rear are superb views towards open countryside, the village church spire and historic castle turret can be seen from the garden, a reminder of the village's history. To the far corner of the garden is a large workshop which has been used as an artist's studio and offers the potential of a work from home or hobby space. A rear carport provides parking for the house, further on road parking can be found in the village centre, a few steps away. Although located in the centre of the village, the courtyard and gardens are very private.











## LOCAL AREA

---

Grosmont village has a regular market, local shop/post office, tearoom and public house which partakes as a regular venue of live music. In the centre of the village are the remains of the Norman castle. The property is located approximately 12 miles from Abergavenny, 14 miles from the city of Hereford and 12 miles from Monmouth, all of which have a wide range of amenities including shops, banks, schools, library, supermarkets, doctors, dentists, cafes and restaurants. Abergavenny has a theatre, cinema and leisure centre with swimming pool. There are mainline railway stations in Abergavenny and Hereford and access to main roads and motorways for commuting via the A40/A449 from both Abergavenny and Monmouth and via Hereford and the A465.

Directions: From Abergavenny take the A465 towards Hereford. Upon reaching the village of Llanvihangel Crucorney, take the right-hand turning signposted 'Grosmont'. Continue along this country road for a few miles and take another right-hand turning signposted 'Grosmont'. Continue down this lane to the T junction. Turn right and follow the road down into the village where the property can be found on the left hand side just past the Angel Inn which is on the right hand side.





# INFORMATION

---

**Asking Price:** £625,000

**Local Authority:** Monmouthshire County Council

**Council Tax Band:** H

**EPC Rating:** F

**Tenure:** Freehold

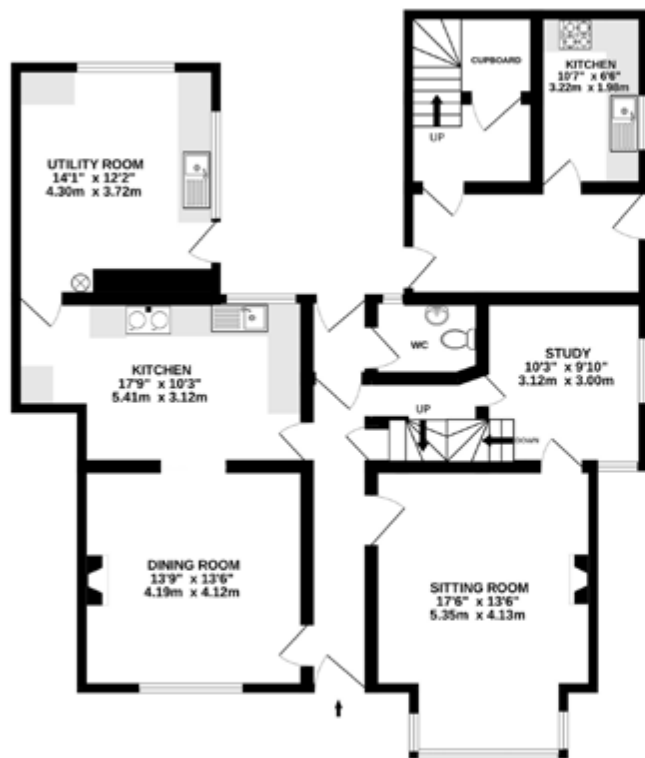
**Services:** The property benefits from an oil fired central heating system, electric, water and drainage.

**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.

**Agent's Note:** Potential purchasers should be aware of the existence of a flying freehold connected to this property. Please enquire with the agent for further details.

---

GROUND FLOOR  
1239 sq.ft. (115.1 sq.m.) approx.

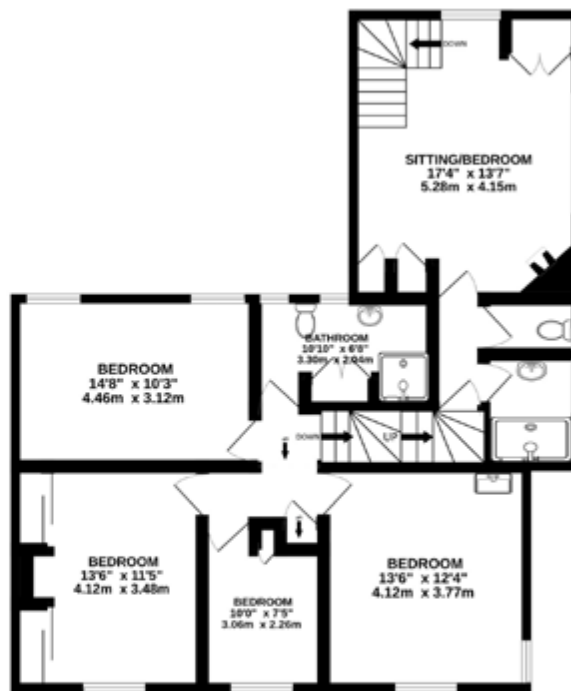


CASTLE HOUSE, GROSMONT, NP7 8EP

TOTAL FLOOR AREA : 2238 sq.ft. (207.9 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.  
Made with Metropix G2023

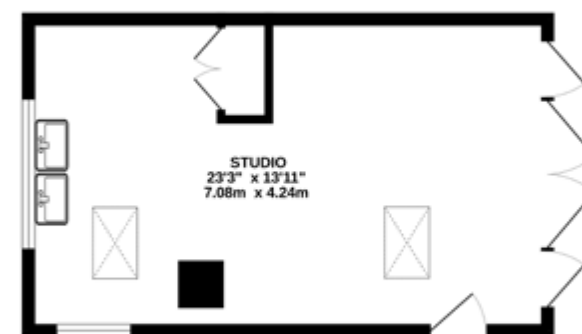
1ST FLOOR  
999 sq.ft. (92.8 sq.m.) approx.



Scan to view video  
of the house



GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



CASTLE HOUSE STUDIO

TOTAL FLOOR AREA : 319 sq.ft. (29.6 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.  
Made with Metropix G2023



# 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



## BEN WATKINS

PARTNER MNAEA MARLA

Fine & Country Abergavenny & Crickhowell  
Office: +44(0)1873 736 515  
Mobile: +44(0)7718 491568  
E-mail: [ben.watkins@fineandcountry.com](mailto:ben.watkins@fineandcountry.com)

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

PARTNER MNAEA AssocRICS

Fine & Country Abergavenny & Crickhowell  
Office: +44(0)1873 736 515  
Mobile: +44(0)7809 832 528  
E-mail: [heather.cook@fineandcountry.com](mailto:heather.cook@fineandcountry.com)

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.





follow Fine & Country Abergavenny & Crickhowell on



Fine & Country Abergavenny & Crickhowell  
21 Nevill Street, Abergavenny, Monmouthshire NP7 5AA  
+44(0)1873 736 515 | [abergavenny@fineandcountry.com](mailto:abergavenny@fineandcountry.com)

