

# The Old Vicarage, Penallt, Monmouth

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A beautifully constructed and presented Grade II Listed, five bedroom, family home with glorious views and set in the heart of one of the most sought after villages in the Wye Valley, just a stone's throw from Monmouth.

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### Accommodation

5 double bedrooms | 3 bathrooms, additional upstairs cloakroom | Entrance hall  
Drawing room | Dining room | Kitchen/breakfast/day room | Study | Utility room  
Larder | Guest cloakroom

Detached double car port | Workshop | Office/gym/hobby room above | Garden shed

### Distances

Monmouth 4 miles, Ross on Wye 9 miles, Gloucester 19 miles, Cheltenham 27 miles  
Cribbs Causeway, Bristol 28 miles (All distances are approximate).

### Situation

For the benefits of those outside the region, Penallt is regarded by many of us that live in the area as a true gem of the Wye Valley. It is surrounded by stunning scenery and served by exceptional facilities for all ages. Pelham Hall, Penallt's sizeable Village Hall, has 3 floodlit tennis courts, a cricket club, bowls and table tennis clubs and serves as a hub for many village activities. There are 2 pubs, a burger restaurant at the 'Humble by Nature' farm, Michelin star dining at The Whitebrook and an annual beer festival. Babington Meadow in the middle of the village hosts open air theatre productions, art exhibitions and offers sport and timber playground facilities for all ages.





## The Property

Located at the heart of the village, construction started on The Old Vicarage in 1888 to a design of great presence and purpose by prominent architect, F W Waller, who served as Architect for the Gloucester Diocese. Whilst traditionally Victorian in many ways, the entrance porch being unmistakable, there is a nod to the Arts and Crafts movement which indicates that The Old Vicarage aesthetic was not only beautifully constructed but also somewhat ahead of its time.

One could easily argue that The Old Vicarage is the ideal family home. Five double bedrooms, flexible reception space and a large, well-equipped kitchen/breakfast/day room accessing a substantial terrace with far reaching views across glorious Wye Valley countryside should be enough.

Add to this the wealth of period features, the vicar's old study, marble fireplaces, the recent addition of a detached double car port with store room and large office/gym above, well-tended gardens to explore and a short walk to the village pub and the case for that title grows ever stronger.

There is even the much envied service of ultrafast, full fibre broadband thanks to a 'Fibre Community Partnership' that arranged for the installation across the village, an EV charging point in the car port and a regular bus service for the four miles into Monmouth.







## Directions (Postcode NP25 4SE)

From Monmouth: From the southbound side of the A40 in Monmouth, take the exit on to the B4233 to Monmouth, Trelleck and Rockfield. At the end turn left on to the B4293 to Mitchel Troy and Trelleck. After approximately ½ a mile take a slight left turn to Penallt, Trelleck and Chepstow. Follow the winding road for approx. 2 miles until the first slight left turn signposted Penallt and preceded by a brown sign for 'The Inn at Penallt'. Follow this lane all the way to the end and take a left. The Old Vicarage is approx. 150 yards on the right hand side adjacent to the Memorial.

From Chepstow: Follow the A466 towards the racecourse. At the roundabout adjacent to the main gates to the racecourse take the first left (B4293/Itton Road) to Itton, Devauden and Trelleck. Follow this all the way to ½ mile through Trelleck. Turn right to The Narth and, Whitebrook. Take first left to Penallt. As you enter the village you will cross a junction and the Memorial will appear in front of you. The Old Vicarage is on the right hand side adjacent to the Memorial.'

## Property information

**Tenure:** Freehold

**Local Authority:** Monmouthshire County Council

**Council Tax Band:** H

**EPC:** E

**Guide Price:** £1,500,000



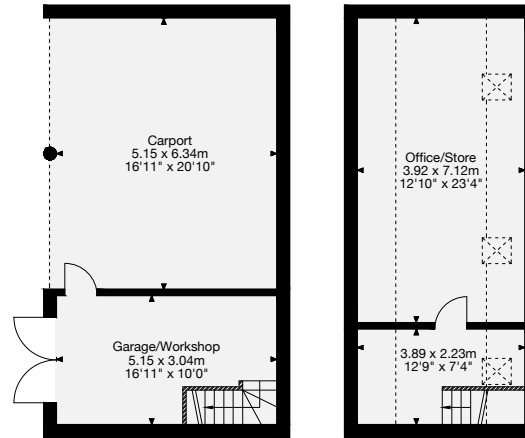
**Approximate Gross Internal Floor Area**

**Main House = 308 sq m / 3,315 sq ft**

**Garage = 86 sq m / 925 sq ft**

**Total Area = 394 sq m / 4,240 sq ft**

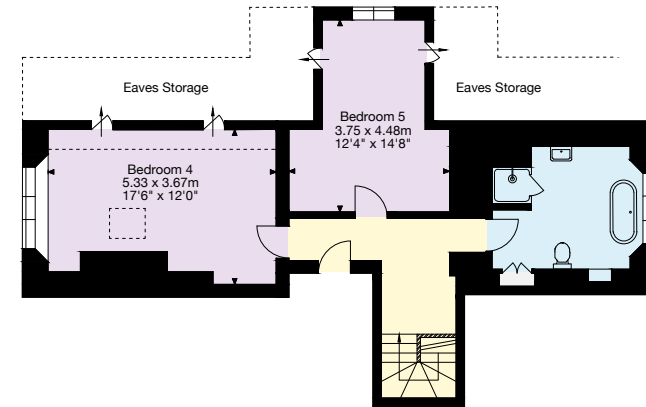
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



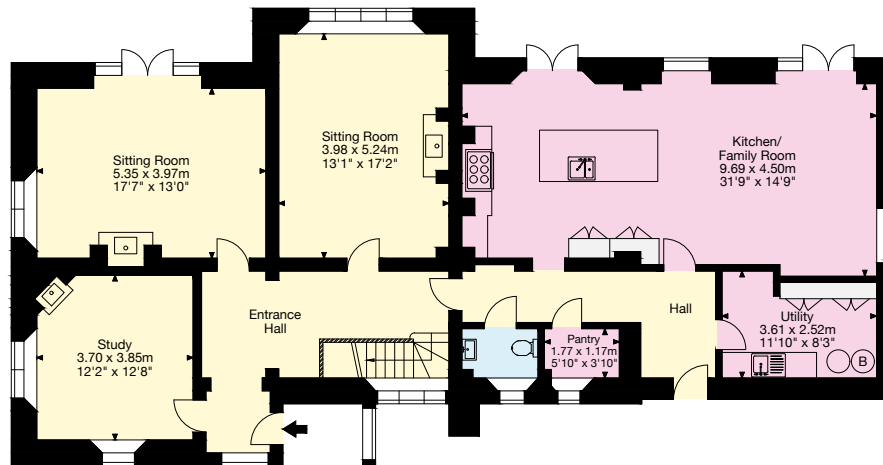
Ground Floor

Garage

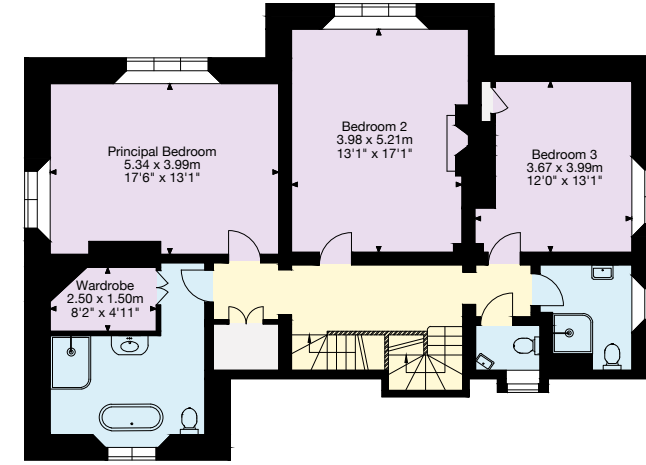
First Floor



Second Floor



Ground Floor



First Floor

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**I would be delighted to tell you more**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [April 2024]. Photographs and videos dated [April 2024].

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