

# The Chapel

2 Chapel Orchard, Abergavenny, Monmouthshire





With what are believed to be Monastic origins dating back to the fifteenth century, The Chapel on Chapel Orchard is arguably one of the finest residences in one of the most desirable locations in Abergavenny.

  
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Summary of accommodation

Main House

**Ground Floor:** Entrance hall | Kitchen/Breakfast room | Pantry | Utility room | Dining room  
Study | Drawing room | Games room

**First Floor:** Principal bedroom with dressing room and en suite | 4 further bedrooms  
Family bathroom | Shower room with WC

**Second Floor:** Potential for further bedrooms

Garden and Grounds

Barn | Outbuildings | Landscaped gardens | Kitchen garden | Wildflower garden  
Chicken coop | Lake | Pond | Terrace | Garage/workshop | Generous Parking

In all approximately 2.61 acres



Situation

The Chapel feels a world away from the hustle and bustle of this vibrant town, yet everything is within walking distance, including the new Henry VIII secondary school, local primary school and the cricket, bowls, tennis, rugby and football clubs. Abergavenny town centre has also become famous for the wealth of independent retailers and eateries or alternatively, wander briefly in the other direction for the rural splendour of Sugarloaf.





## The Property

This beautifully presented, wonderful home is Grade II listed and comprises a reception hall, 5 bedrooms, dressing room, 3 bathrooms, 4 reception rooms, kitchen/dining room, pantry, utility room, 2 guest cloakrooms, a significant, open plan second floor primed for further bedrooms, easily accessible cellars, a barn and outbuildings and over 2.5 acres of beautifully landscaped gardens including a lake, pond, stream and even an air raid shelter.

Set behind large hedges and through electronic gates, The Chapel is a home of enormous charm, presence and flexibility. Multiple reception rooms will meet any specific needs with the largest, currently used as a snooker room, adding an unexpected grandeur.

The kitchen is beautifully presented and enjoys direct access to the kitchen garden and terrace. When combined with the large pantry, utility room and easily accessible cellars accessed directly from the kitchen there is no shortage of storage and flexibility. The first floor, principal bedroom suite is worthy of specific note as it comprises a bedroom and a large dressing room with views across the gardens and an en suite bathroom. The easily accessible second floor has potential to convert relatively simply to three further bedrooms and a bathroom, whilst the barn could deliver additional detached accommodation subject to necessary consents.





## Outside

The grounds are a joyous adventure enhanced by an aquatic network including a pond, streams and a lake. There are stunning borders, lawns, a tree lined avenue to an alternative access, wildflower garden, chicken coop, vegetable beds, kitchen gardens and a garage/workshop with a gardeners room attached which houses a WC. There is even a strategically placed south facing terrace exploiting a stunning view of Little Skirrid.

## Property Information

**Tenure:** Freehold

**Services:** Mains gas, water, electricity

**Local Authority:** Monmouthshire County Council

**Council Tax:** Band I

**EPC:** D

**Guide Price:** £1,800,000

**Directions (NP7 7BQ):** Entering Abergavenny on the A40, follow the A40 through and around to the northern side of town. Turn right on to Pen-y-Pound next to the church. Take the first left on to Avenue Road. The Cricket Club will appear on the right. Take the second right on to Chapel Orchard. The gates to the house are on the left hand side between the high hedges.

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Main House - 617 sq.m / 6,641 sq.ft

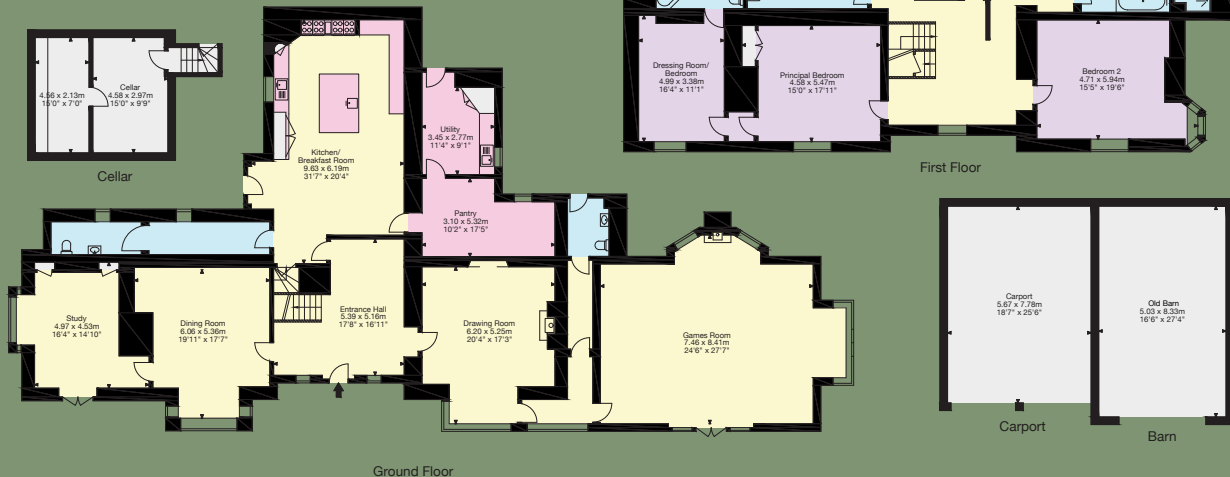
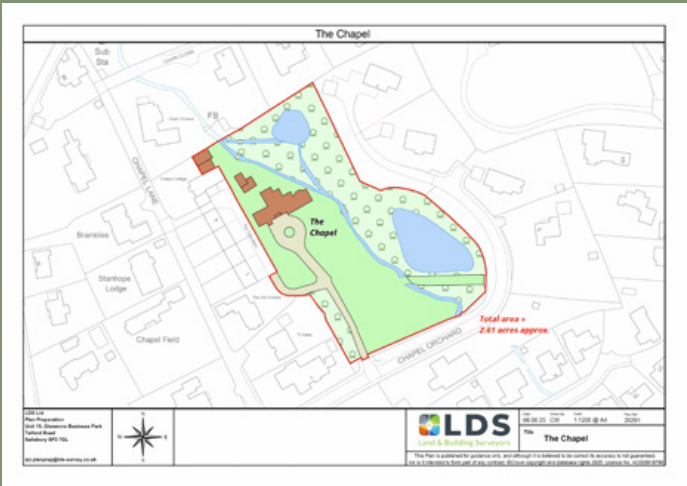
Carport- 44 sq.m / 473 sq.ft

Barn - 42 sq.m / 452 sq.ft

Outbuilding - 54 sq.m / 581 sq.ft

Total - 757 sq.m / 8,147 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.



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Particulars dated June 2025. Photographs and videos dated June 2025.

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