



CUPIDS HILL INN

GROSMONT | ABERGAVENNY | MONMOUTHSHIRE



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CUPIDS HILL INN IS A MAGNIFICENT 17TH CENTURY, GRADE II LISTED COUNTRY RESIDENCE ON THE EDGE OF THE POPULAR VILLAGE OF GROSMONT. THE PROPERTY, WHICH HAS BEEN SYMPATHETICALLY CONVERTED FROM AN OLD INN TO A BEAUTIFUL FAMILY HOME, RETAINS MUCH CHARM AND CHARACTER THROUGHOUT. SET IN ITS OWN GROUNDS OF CIRCA 0.77 OF AN ACRE IT HAS FANTASTIC COUNTRYSIDE VIEWS AND AN IMPRESSIVE OAK FRAMED WORKSHOP / OFFICE, IDEAL FOR SOMEONE WISHING TO RUN A SMALL BUSINESS FROM HOME OR COULD EQUALLY BE CONVERTED INTO AN ANNEXE / HOLIDAY LET SUBJECT TO THE NECESSARY CONSENTS.

- Impressive Grade II Listed country residence with 6 bedrooms, 4 reception rooms and 4 bathrooms •
 - Flexible, versatile accommodation over three floors with potential for multi-generational family living or Airbnb •
 - Period features include flagstone floors, exposed beams and stonework, 8 fireplaces, 3 log burners, bread oven, lime plaster walls, two staircases and latch doors •
- Impressive oak timber framed workshop / office, wood store, and stone outbuilding, measuring overall, circa 964 sq ft •
 - Gardens and grounds of circa 0.77 of an acre with beautiful countryside views •
- Superb location within walking distance of a well renowned pub and lovely countryside / river walks •
- Surrounded by open countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

DISTANCES FROM CUPIDS HILL INN

Abergavenny 11.2 miles • Monmouth 13.2 miles • Hereford 14.2 miles
Hay-on-Wye 25.5 miles • Ross-on-Wye 25.5 miles • Chepstow 28 miles
Cardiff 42.7 miles • Bristol 44.5 miles • London 134.4 miles
Abergavenny Train Station 12.8 miles • Cwmbran Train Station 24.3 miles
Chepstow Train Station 28.1 miles • Gloucester Train Station 31.8 miles
Bristol Parkway Station 39.9 miles
Cardiff Airport 55.3 miles • Bristol Airport 64.4 miles
Birmingham Airport 80.4 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Cupids Hill Inn is situated in an enviable rural position, approximately one mile from the centre of the historic village of Grosmont. This picturesque and well-preserved village lies within the beautiful Monnow Valley, close to the English-Welsh border and is renowned for its rich heritage and strong sense of community. Grosmont offers a village shop with post office, a traditional public house and a thriving calendar of local events.

At the heart of the village stands the impressive Grosmont Castle, one of the celebrated "Three Castles" of the Welsh Marches, alongside the remarkable medieval nave of St Nicholas' Church, which now serves as a unique venue for concerts, exhibitions, weddings, and regular community markets showcasing local food and artisan produce.

Despite its tranquil countryside setting, the property benefits from excellent connectivity. The historic market town of Abergavenny, known as the "Gateway to Wales" and famed for its food culture and annual food festival, is just over 11 miles away and provides a mainline railway station, supermarkets, independent shops, and a wide range of leisure facilities. The towns of Monmouth (approximately 13 miles) and Hereford (approximately 14 miles) further extend the range of amenities, schooling and transport links available.

The property itself occupies a slightly elevated position on the edge of the historic Kentchurch Estate, enjoying far-reaching views across unspoilt countryside and the River Monnow as it winds through the valley below. The surrounding area offers a wealth of scenic walking routes and outdoor pursuits, from gentle riverside strolls to more challenging hikes in the nearby Black Mountains and Brecon Beacons National Park, making it ideal for those seeking both tranquillity and an active rural lifestyle.

THE PROPERTY

A rare opportunity to acquire an impressive rural residence located on the edge of the popular village of Grosmont on the Monmouthshire / Herefordshire border and conveniently located between Abergavenny, Monmouth and Hereford. The property further benefits from underfloor heating, enhancing comfort throughout. Enter the property through the open fronted entrance porch into the reception hall / snug where you are welcomed with a period feature fireplace and bread oven, window seat and a flagstone floor. A door from this room gives you access to the one staircase which leads to the first floor of one side of the house.

A door leads from the reception hall to a pantry / snug with feature fireplace, flagstone floor and window seat overlooking the gardens to the front. A rear hall / utility area has space and plumbing for a washing machine and a door to the cloakroom with low level W.C and a wash hand basin. Door to the outside which gives access to the store room from the courtyard.

Situated off the rear hall a door leads to the unique cider / beer barrel vault which has the original exposed stone walls and curved ceiling. This vault was formerly used to store the cider and ale and is now currently used for storage.

Double doors lead from the rear hall to the open plan kitchen / dining room. The kitchen area is fitted with bespoke kitchen cupboards, Belfast style sink, woodburning stove, and space for a range cooker.



A step leads down to the dining area where there is room for a large table and chairs. A door from this area gives you access to the outside. Steps from the dining area lead down to the sitting room which was previously the bar for the Inn and it has a fireplace housing a woodburning stove two windows with window seats overlooking the front garden and a stable style door which opens on to the front garden area.

From the sitting room there is a second staircase that leads to the first floor where there are three bedrooms (two with feature fireplaces). The one bedroom has an en-suite shower room with low level W.C., wash hand basin and shower cubicle. Family bathroom with low level W.C., wash hand basin and bath with shower over and shower screen. Airing cupboard housing the hot water cylinder.

As previously mentioned, there is a further staircase from the reception hall / snug that leads to the first floor (which is the 2nd part of the house). There is a large double bedroom with wood burning stove and door to a staircase that leads to the second floor.

From this bedroom you can access the potential Airbnb part of the property which has a small room that could be utilised as a kitchen with its own entrance door to the outside, a shower room with shower cubicle, low level W.C. and wash hand basin and a bedroom with feature fireplace.

The staircase from the large bedroom leads to the second floor landing where there is an airing cupboard and doors to the bedroom and bathroom with a roll top, claw foot bath with shower over, a bidet, wash hand basin and low level W.C., and an ornamental fireplace.

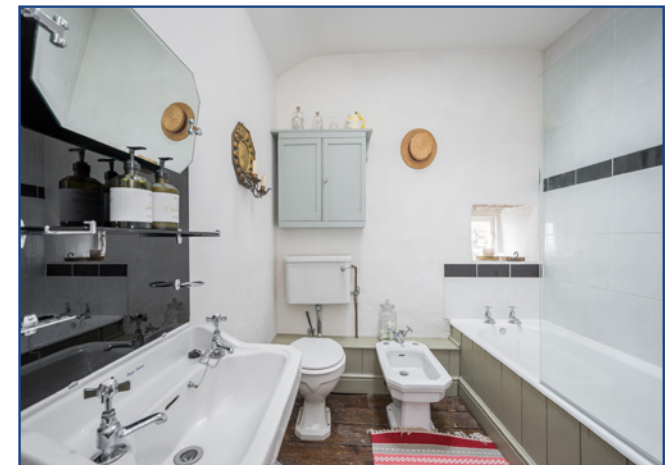
OUTSIDE

Cupids Hill Inn is approached via a gravelled driveway through a gated entrance. The driveway sweeps up to the large turning and parking area. Either side of the driveway are lawns with mature trees and shrubs. In front of the house is a sheltered and private gravelled seating area where you can sit and enjoy al fresco dining whilst admiring the view over the adjoining countryside and the River Monnow below. To one side of this area is a stone outbuilding with flagstone floor and tiled roof, which is currently used for storage.

To the rear of the property there is an elevated terraced lawn area which would be ideal for someone wishing to grow vegetables, have chickens or to just sit and appreciate the fantastic views. The gardens and grounds are enclosed by hedging, fencing and stone walling.

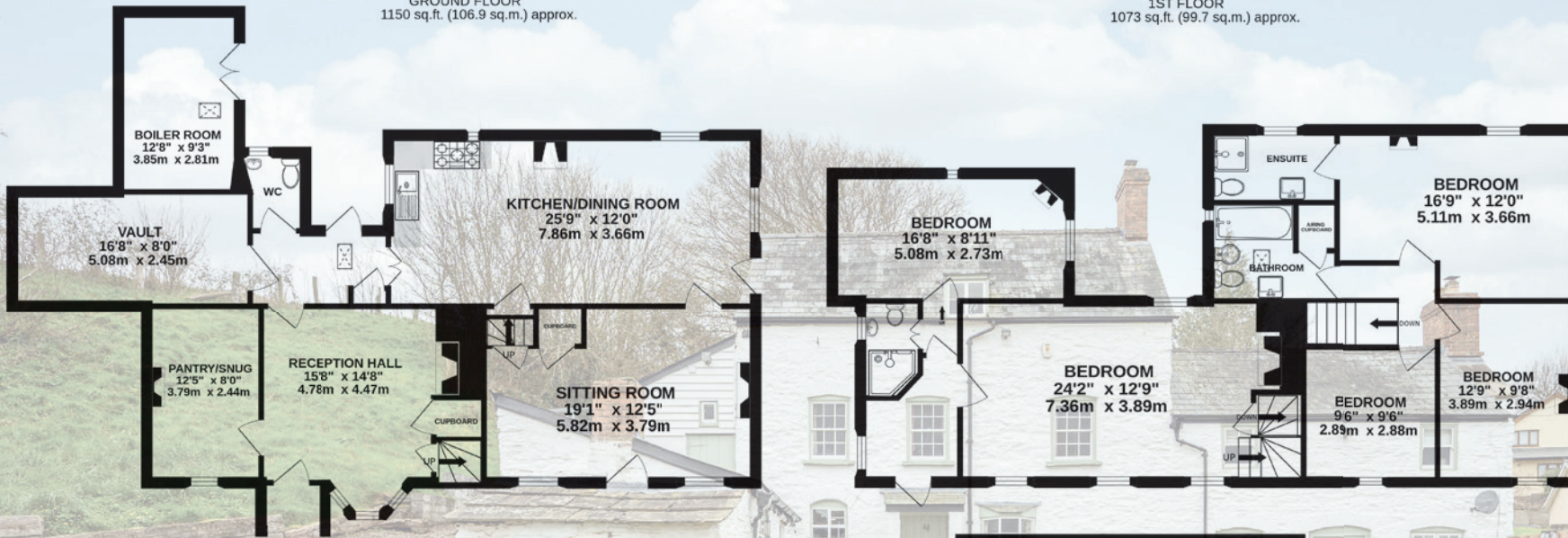
WORKSHOP/OFFICE

This impressive building is oak framed, using Scandinavian wood cladding with a slate roof and has insulation and a damp course and has power, light and water. The first room has a sink and fitted cupboards, there is a cloakroom with low level W.C., and wash hand basin. A further room has a mezzanine floor and double garage doors to the outside. To one side of this building is a useful log store. This building is currently used by the vendors to run their business but could be utilised as ancillary accommodation / granny annexe / holiday let, subject to the necessary planning consents.



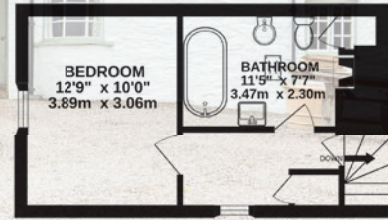
GROUND FLOOR
1150 sq.ft. (106.9 sq.m.) approx.

1ST FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



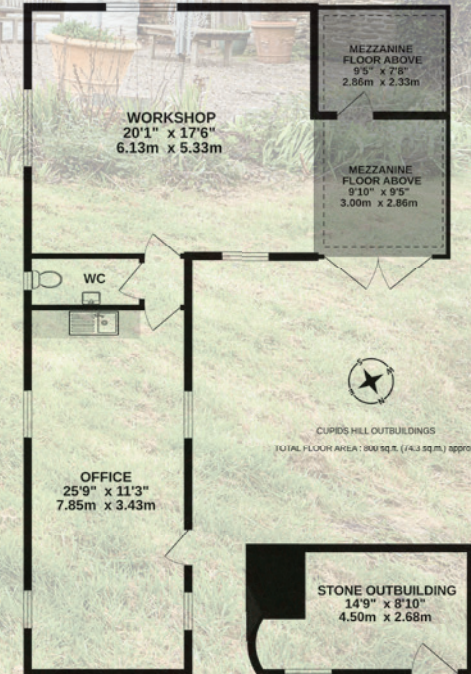
CUPIDS HILL INN, GROSOMT, NP7 8EP

TOTAL FLOOR AREA : 2507 sq.ft. (232.9 sq.m.) approx.



2ND FLOOR
284 sq.ft. (26.4 sq.m.) approx.

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



CUPIDS HILL OUTBUILDINGS
TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 of efficiency can be given.
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KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and private drainage.

Agents Note: The workshop/office is eligible for business rates, however the current owners are exempt via the Welsh Small Business Relief Scheme.

The first part of the driveway is owned by a neighbour and the vendors of Cupids Hill Inn have a right of way across this part, to access their drive.

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: E

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Abergavenny follow the A465 towards Hereford and after approximately 4 miles turn right onto the country road signposted Grosmont. Follow this road for approximately 6 miles taking the junction signposted Grosmont. At the T junction next to the old school, turn left and follow the road down the hill. The property will be found on the right hand side before the river bridge.

Postcode: NP7 8ES

WHAT3WORDS

/// exactly.irony.ringside

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



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