



# Little Llanthomas Pen-y-clawdd, Monmouth



# Little Llanthomas

## Pen-y-clawdd, Monmouth

Enjoying an idyllic rural position amid rolling countryside, this stunning Grade II listed, four-bedroom "chocolate box" home is set within just under three acres of beautifully maintained grounds, gardens and pasture. Dating back to the late 1500s and thoughtfully enhanced during the Georgian period, the property combines historic charm with exceptional bespoke craftsmanship across three well-appointed floors. A driveway leads to a generous gravelled parking area and a substantial stone outbuilding, offering conversion potential subject to necessary planning permissions.

The property is traditionally built of stone, with inset wooden-framed windows and doors beneath a pitched slate roof. Internally, features include an original inglenook fireplace, exposed beams, trusses and stonework, solid wood ledged-and-braced doors, open cast-iron grate fireplaces, low-voltage downlighters, and a mix of quarry tile, wooden boarded, flagstone and carpeted flooring. A gas-fired boiler supplies domestic hot water and heating via sectional radiators throughout.

**The main entrance to the property is from the front, under the porch and through a vertically boarded hardwood door with viewing panel into:**

### ENTRANCE HALLWAY:

Staircase with wooden balustrading and square newel posts up to first floor landing. Doors and openings into:



### LIVING ROOM: 5.60m x 4.37m (18'4" x 14'4")

Windows to front elevation enjoying views across surrounding pastureland. Feature stone inglenook fireplace housing a multi-fuel burner set on a complementary hearth with oak mantel over. Bespoke fitted book shelving along one wall. Door into:



### UTILITY ROOM: 3.64m x 1.35m (11'11" x 4'5")

Window to back. Original stone wall with inset ceramic sink and wall mounted mixer taps. Space and plumbing for washing machine/tumble dryer.

**BREAKFAST ROOM: 3.54m x 1.75m (11'7" x 5'9")**

Window to the front with views of adjoining pastureland. Decorative original open grate fireplace with wooden surround set on a stone hearth. Space for fridge/freezer. Larder cupboard with full height shelving. Opening into:

**KITCHEN: 2.39m x 5.68m (7'10" x 18'8")**

An "L-shaped" bespoke built kitchen with windows to the back and side elevations. Wooden kitchen units along two walls with a range of cupboards and drawers set under. Traditional AGA range cooker powered by gas with electric controls. Granite worktop with upstands and inset Belfast sink with cupboards and drawers set under and space and plumbing for dishwasher. Door into:

**DINING ROOM: 4.97m x 3.11m (16'4" x 10'2")**

An impressive galleried reception room with a high ceiling and exposed beams. Window to side and stable door with viewing panel out to the sun terrace. Feature original stone fireplace housing wood burner set on a matching hearth. Ladder providing secondary access to first floor study.

**BACK PORCH: 1.17m x 2.37m (3'10" x 7'9")**

External hardwood door with viewing panel out to the back garden. Consumer unit at high level. Door into:

**CLOAK ROOM:**

Suite comprising a high cistern WC and wall mounted wash basin with a tiled splashback.

From entrance hallway upstairs to:

**FIRST FLOOR LANDING: 8.10m x 2.47m (26'7" x 8'1")**

A spacious landing area with windows to back and side elevations. Original turning staircase up to principal bedroom suite. Doors into the following:

**STUDY: 4.99m x 3.26m (16'4" x 10'8")**

A beautifully designed mezzanine reception room with a high vaulted ceiling, exposed beams and trusses. Windows to back and side. Turned balustrading and square newel posts. Ladder down to dining room.

**BEDROOM TWO: 3.62m x 4.36m (11'11" x 14'4")**

Window to front overlooking adjoining countryside. Decorative cast iron open grate fire. Free-standing pedestal wash basin with tiled splashback.

**BEDROOM FOUR: 3.78m x 3.49m (12'5" x 11'5")**

An "L-shaped" double bedroom with window to front.



**BEDROOM THREE: 3.76m x 3.72m (12'4" x 12'2")**

Dual aspect windows to front and side enjoying countryside views. Exposed stonework along one wall with original open grate fireplace.

**INNER HALLWAY:**

Under stairs storage cupboard. Part glazed wooden doors into:

**SHOWER ROOM:**

Fully tiled shower enclosure with mixer valve and rain shower head on copper rail. Extraction fan at high level. Sectional towel radiator.

**FAMILY BATHROOM:**

Window to side with stone cut sill. A white suite comprising a low-level WC, pedestal wash basin and bath with mixer taps and shower over. Sectional towel radiator. Extraction fan at high level.

From first floor landing, through door and up turning staircase to:

**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.

- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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**Asking price of £899,000**

## PRINCIPAL BEDROOM SUITE:



### BEDROOM: 6.91m x 3.77m (22'8" x 12'4")

A generously proportioned principal bedroom with a vaulted ceiling, exposed beams and trusses and skylights to front and back. Free-standing roll top copper bath with stand-alone mixer tap. Ladder style radiator. Under-eaves storage cupboards. Door into:

### CLOAK ROOM:

A white suite featuring a low-level WC and a vanity unit with an inset wash basin and tiled splashback. A door provides access to the loft, offering ample storage and housing the gas-fired boiler along with the UV water filtration system serving all domestic water.



### DRESSING AREA: 3.55m x 3.77m (11'8" x 12'4")

Window to side and skylight to front.



### OUTSIDE:

The property is approached via a shared driveway that winds through open pastureland, leading to a generous gravelled parking area providing ample space for several vehicles and an attached garage. To one side, an expansive sun terrace with steps accessing the dining room, complete with seating and bordered by a gently flowing stream, creating a peaceful setting for alfresco dining and outdoor entertaining. Positioned beyond the terrace is a substantial stone outbuilding, currently arranged as an outdoor seating and barbecue area where the current owners have hosted many enjoyable evenings. This structure also offers exciting potential for conversion, subject to the necessary planning consents. The enclosed grounds extend to just under three acres and include a mix of mature woodland, grazing land and well-maintained lawns. Offering both privacy and versatility, the grounds present an excellent opportunity for a buyer to create a bespoke outdoor environment, whether for livestock, equestrian use or the creation of formal gardens.

### SERVICES:

Mains electric. Gas fired central heating, private drainage and spring water supply. Council Tax Band F. EPC Rating F.

### DIRECTIONS:

From Monmouth, take the B4293 towards Raglan and Mitchel Troy, go past the turning to Common Road on the left and continue for 0.5 miles turning left on the slip road towards Dingestow. Follow the road for 1 mile passing the turning on the right for Dingestow and take the next left sign posted "Pen-Y-Clawdd." Follow the road for approximately 1.2 miles going past St Martins church on your right and then turn a half left. Follow the road to the left for approximately half a mile then take the first turning on the left over the cattle grid where Little Llanthomas can be found at the end of the track.

