



GOVILON HOUSE

MERTHYR ROAD | GOVILON | ABERGAVENNY | MONMOUTHSHIRE

GOVILON HOUSE

MERTHYR ROAD | GOVILON | ABERGAVENNY | NP7 9PT

AN EXCEPTIONAL GRADE II LISTED GEORGIAN RESIDENCE WITH 17TH-CENTURY ORIGINS, OFFERING FIVE BEDROOMS, ELEGANT RECEPTION ROOMS AND A STUNNING KITCHEN/FAMILY ROOM. SET IN THE HEART OF GOVILON, JUST THREE MILES FROM ABERGAVENNY, THIS HISTORIC HOME ALSO FEATURES A CELLAR, LARGE ATTIC, FORMER STABLES, WORKSHOP, GENEROUS GARDENS AND OUTSTANDING MOUNTAIN VIEWS.

- Georgian Grade II listed property with 17th-century origins •
- Substantial detached family home rich in period character and original features •
 - Five generous bedrooms and two bathrooms •
- Impressive dual-aspect kitchen, breakfast and family room spanning the width of the house •
- Laundry room, cloakroom, boot room and useful cellar •
- Ample off-road parking with garage and useful outbuildings •
 - Short walk to the Monmouthshire & Brecon Canal, village shop and local amenities •
 - Attractive south-facing gardens with views towards the surrounding mountains •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4 •

DISTANCES FROM GOVILON HOUSE

Abergavenny 3.1 miles • Crickhowell 4.8 miles • Usk 13.6 miles
Monmouth 19.1 miles • Newport 21.4 miles • Hereford 27.9 miles
Cardiff 32.3 miles • Bristol 51.5 miles • London 159 miles

Abergavenny Train Station 4.3 miles • Bristol Parkway Station 47 miles

Cardiff Airport 47 miles • Bristol Airport 56.3 miles
Birmingham Airport 95 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

The property occupies a central position within the popular village of Govilon, on the edge of the Bannau Brycheiniog National Park, surrounded by some of the finest countryside in South Wales. The village enjoys a strong community spirit and offers a public house, café, village hall and direct access to the scenic Monmouthshire and Brecon Canal, with excellent walking and cycling routes on the doorstep.

Just three miles away lies the historic market town of Abergavenny, widely regarded as one of the finest towns in the Welsh Borders. Renowned for its vibrant food culture, independent shops, cafés, restaurants and regular markets, the town also hosts the internationally acclaimed Abergavenny Food Festival. Abergavenny provides an excellent range of everyday amenities, supermarkets, healthcare facilities and schools.

The area is exceptionally well connected, with Abergavenny railway station offering direct services to Cardiff, Newport, Hereford and Manchester. Road links via the A465 Heads of the Valleys Road and the nearby M4 motorway provide convenient access to South Wales, the Midlands and the South West.

THE PROPERTY

This distinguished Georgian Grade II Listed residence, with origins dating back to the 17th century, seamlessly blends an abundance of original period features with thoughtfully introduced modern enhancements. While some finishing works remain, the property offers an exceptional opportunity to complete and personalise a home of remarkable scale, history and character.

Arranged over three principal floors, with the addition of a cellar and an expansive attic, the accommodation is both generous and versatile. The house provides five bedrooms, two bathrooms, two elegant reception rooms, and an impressive dual-aspect kitchen, breakfast and family room extending across the full width of the property. A range of practical ancillary rooms further enhances the home's functionality for modern family living.

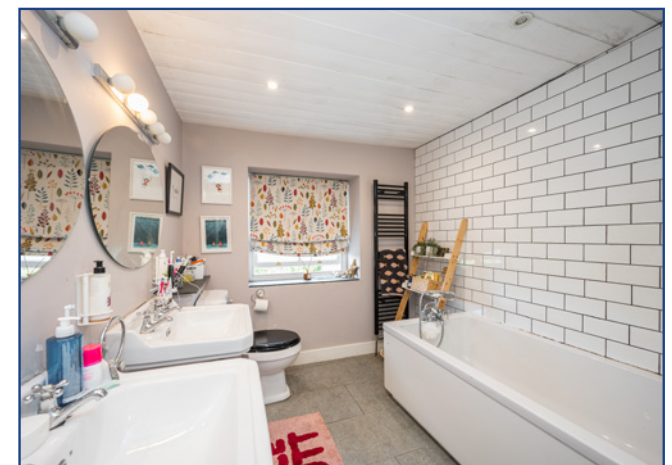
Occupying a central position within this sought-after village, the detached residence enjoys a delightful southerly aspect over its gardens towards the surrounding mountains, with the thriving market town of Abergavenny just three miles away.

Believed to have been the home of John Harries, proprietor of Govilon Forge, the property is recognised by Cadw for its historic association with the local iron industry. Behind its handsome double-fronted façade, a welcoming central entrance hall showcases an original staircase with broad oak treads and an impressive stone-flagged floor. On either side, two beautifully proportioned reception rooms retain classic period features, including shuttered sash windows, fireplaces and bespoke fitted cabinetry within the chimney breast recesses.

To the rear, the spacious dual-aspect kitchen, breakfast and family room forms the heart of the home, providing an inviting space for everyday living, entertaining and family gatherings. Designed with practicality in mind, it connects directly to the home's service areas, including a laundry room, cloakroom and boot room.

The first floor offers five well-proportioned bedrooms, with three enjoying far-reaching views towards the Sugar Loaf Mountain. Four bedrooms are served by a contemporary family bathroom featuring twin wash basins, while a further bedroom benefits from its own shower room. The principal bedroom also has an adjoining room with the potential to create an en-suite bathroom, subject to the necessary approvals.

A staircase rises to the substantial attic, which mirrors the generous footprint of the house and presents exciting potential for conversion into additional accommodation, subject to the appropriate consents.



OUTSIDE

Outside, a driveway to the rear of the house provides ample off-road parking and leads to an attached garage, understood to have originally formed part of the property's former stables. Further outbuildings include a substantial detached workshop and a characterful two-storey open-fronted hayloft, offering excellent potential for conversion to ancillary accommodation, a home office or studio, subject to the necessary consents.

KEY INFORMATION

Services: Mains electricity, water, gas and drainage.

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: H.

Local Authority: Monmouthshire County Council. Telephone: 01633 644 644

Viewings: Strictly by appointment with the selling agents

Directions: From the Hardwick roundabout in Abergavenny take the A465 (Heads of the Valleys Rd). Go past the exit for Abergavenny and take the next exit and at the roundabout take the first exit onto the B4246. Head into the village of Govilon and shortly after the property Govilon House will be seen on the right hand side.

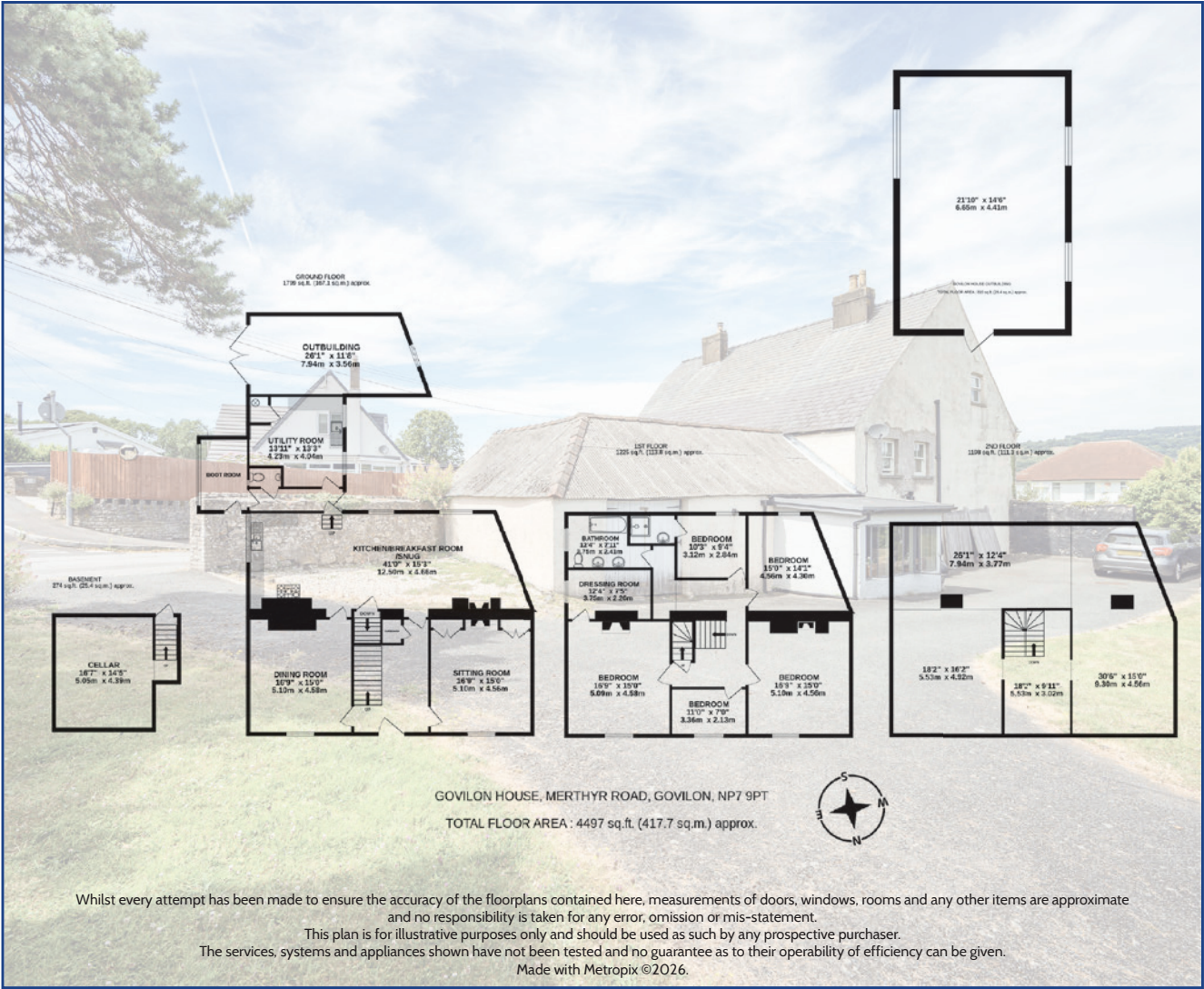
Postcode: NP7 9PT

WHAT3WORDS

homeward.direction.woodstove

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Powells

Singleton Court Business Park
Wonastow Road
Monmouth NP25 5JA

T 01600 714140
E enquiries@powellsrural.co.uk
W www.powellsrural.co.uk

IMPORTANT NOTICE

Powells, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property, and accordingly any information given is entirely without responsibility on the part of agents or vendor(s). Powells assume no responsibility for any statement made about the property, its condition or value either in these particulars or by word of mouth or in other writing communication. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements and distances are approximate only. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Powells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection and their own enquiries that all information is correct. The VAT position relating to the property may change without notice. Particulars prepared July 2026.