



HENDRE CWRT

LLANELLEN | ABERGAVENNY | MONMOUTHSHIRE | NP7 9LE

 parrys
Ahead of the curve

WELCOME TO HENDRE CWRT

Hendre Cwrt occupies an elevated semi-rural position above the Monmouthshire and Brecon Canal, on the edge of the Brecon Beacons/Bannau Brycheiniog National Park. Set on the lower slopes of the Bloreng Mountain, the property enjoys a picturesque and peaceful setting within the beautiful, unspoiled countryside for which the area is renowned.

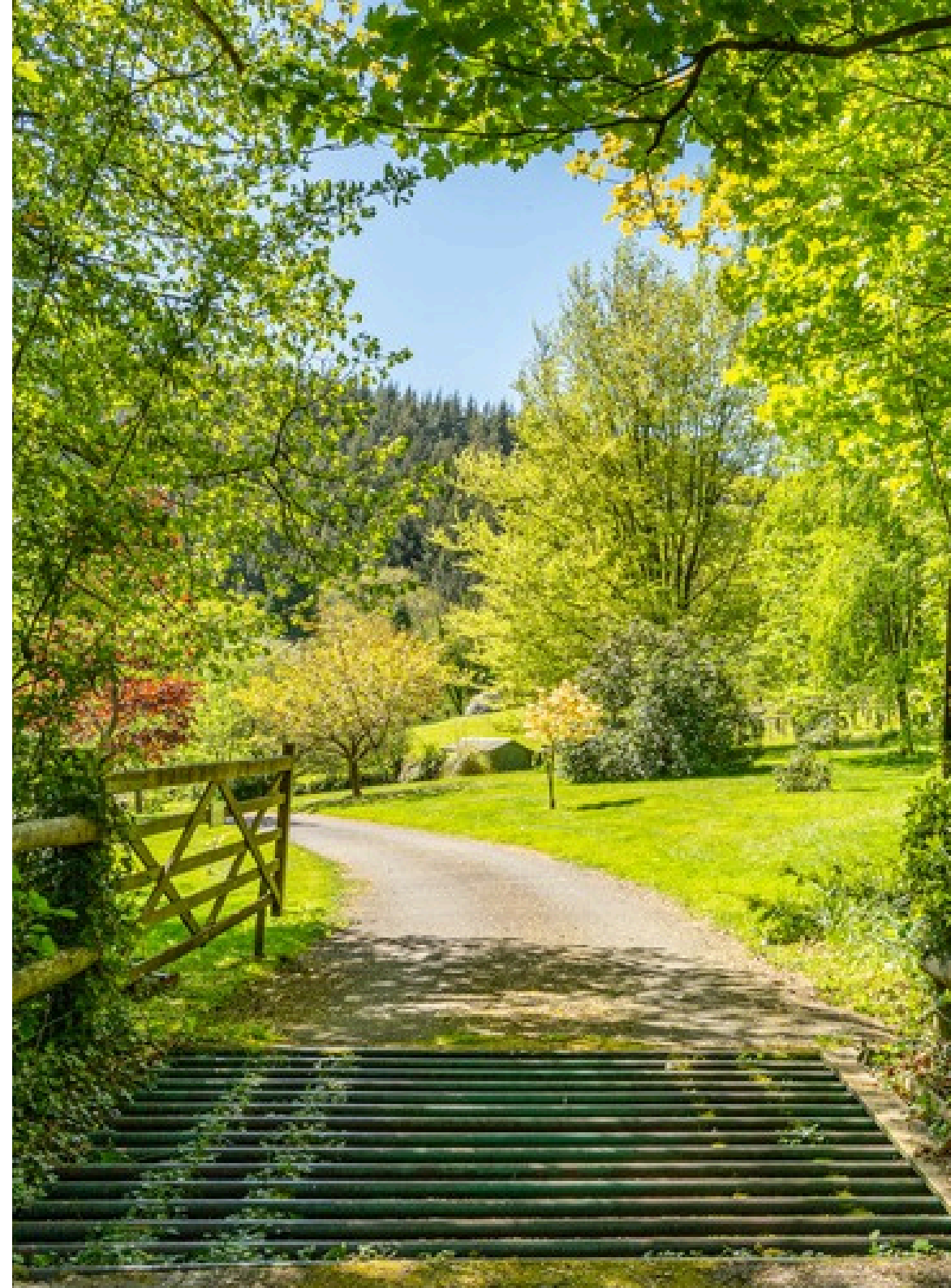
Hendre Cwrt is a beautiful home created from former stone cattle barn, converted in the early 1990s to create a spacious and versatile home full of character. Originally part of the Coldbrook Estate, Hendre Cwrt is set amongst a small cluster of three dwellings including the original farmhouse and two homes converted from the agricultural buildings. Hendre Cwrt has its own private driveway and the house is oriented so the principal elevations overlook the gardens and grounds, the other two dwellings are located to the rear allowing for Hendre Cwrt to have the comfort of neighbours whilst retaining maximum privacy. The initial conversion was sympathetically completed, retaining a wealth of interesting features and, unusually for a barn, high ceilings and generous double and triple aspect rooms. The present owners have further enhanced and improved the house which now offers a welcoming and inviting home with modern kitchen and bathrooms complementing the original period features, the house offers either one spacious home or could be configured to sub divide a ground floor annexe with its own entrance door. The house is complemented by the gardens and grounds which include a landscaped garden, an enclosed, level paddock, gently sloping paddock and a small vineyard which has produced an award winning wine.

SELLER INSIGHT

"Hendre Cwrt is a noteworthy home in a truly advantageous location, and we have felt like fortunate custodians during our time here. The property is situated in a 'Goldilocks zone' on the side of the Bloreng, offering wonderful views of the Skirrid and the Usk Valley while sharing historical links with the neighboring listed farmhouse.

Life here fully embraces the outdoors. We are just a short stroll from the Monmouthshire and Brecon Canal, surrounded by the diverse flora and fauna of the National Park; the natural beauty of the Brecon Beacons is quite literally on your doorstep. Despite this rural tranquility, the varied restaurants, shops, theatre, and transport links of Abergavenny are only a five-minute drive away.

We have loved the balance this property provides. The interior offers ample space for family life—a true retreat—while the land enjoys a unique microclimate. This allows for wonderful moments, such as enjoying a glass of home-grown wine on a summer's evening as the sun sets, or watching from the garden room as the seasons unfold across the Bloreng."



KEY FEATURES

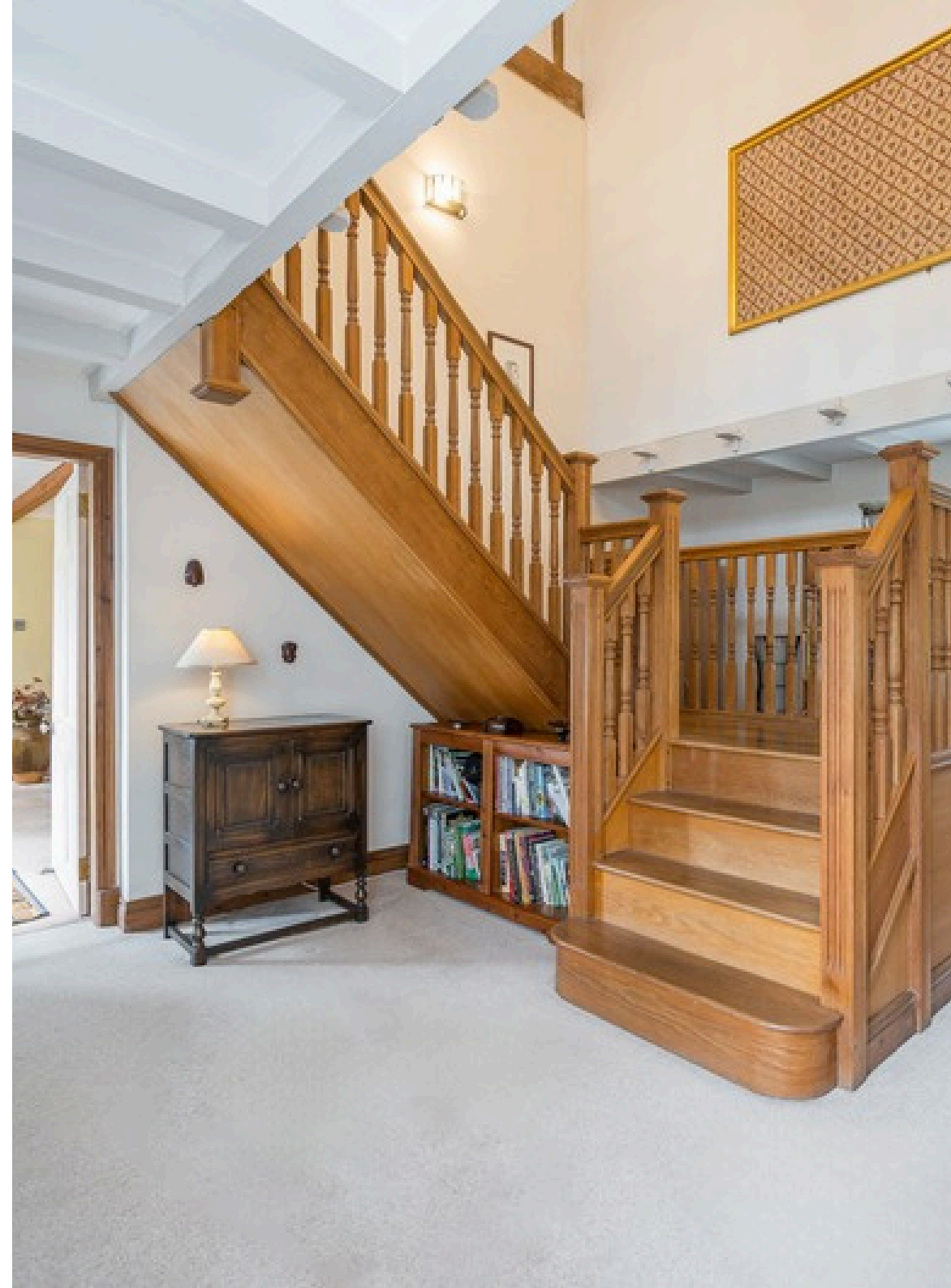
- A superb example of a converted former agricultural barn with much character
- Located within the Brecon Beacons / Bannau Brycheiniog National Park
- Semi rural, hillside location with beautiful, far reaching views
- Spacious and versatile accommodation with potential for ground floor annexe
- Outbuildings to include garage, barn, stables and open fronted summer house
- Set in just under 3.5 acres comprising gardens, paddocks and a small vineyard
- Within 2 miles of Abergavenny town and excellent road and rail links



GROUND FLOOR

The ground floor accommodation flows from the central reception hall featuring an impressive solid oak staircase and an oak floor and vaulted ceiling. From here, there is access to the dining room and sitting room. The sitting room is a striking room with double aspect windows and a double sided multi fuel burner stove set in a brick surround open to both the sitting room and the adjoining garden room. The garden room has double French doors opening to the garden.

The dining room enjoys views across the garden and accessed through a glazed door is a stone terrace perfect for enjoying dining outdoors. The farmhouse style kitchen/breakfast room provides a warm and welcoming heart to the home, the modern design combines a functional and aesthetically pleasing room combined with a rustic charm. A useful boot room with an external door is located adjacent to the kitchen and a separate utility room leads through to the rear inner hall.











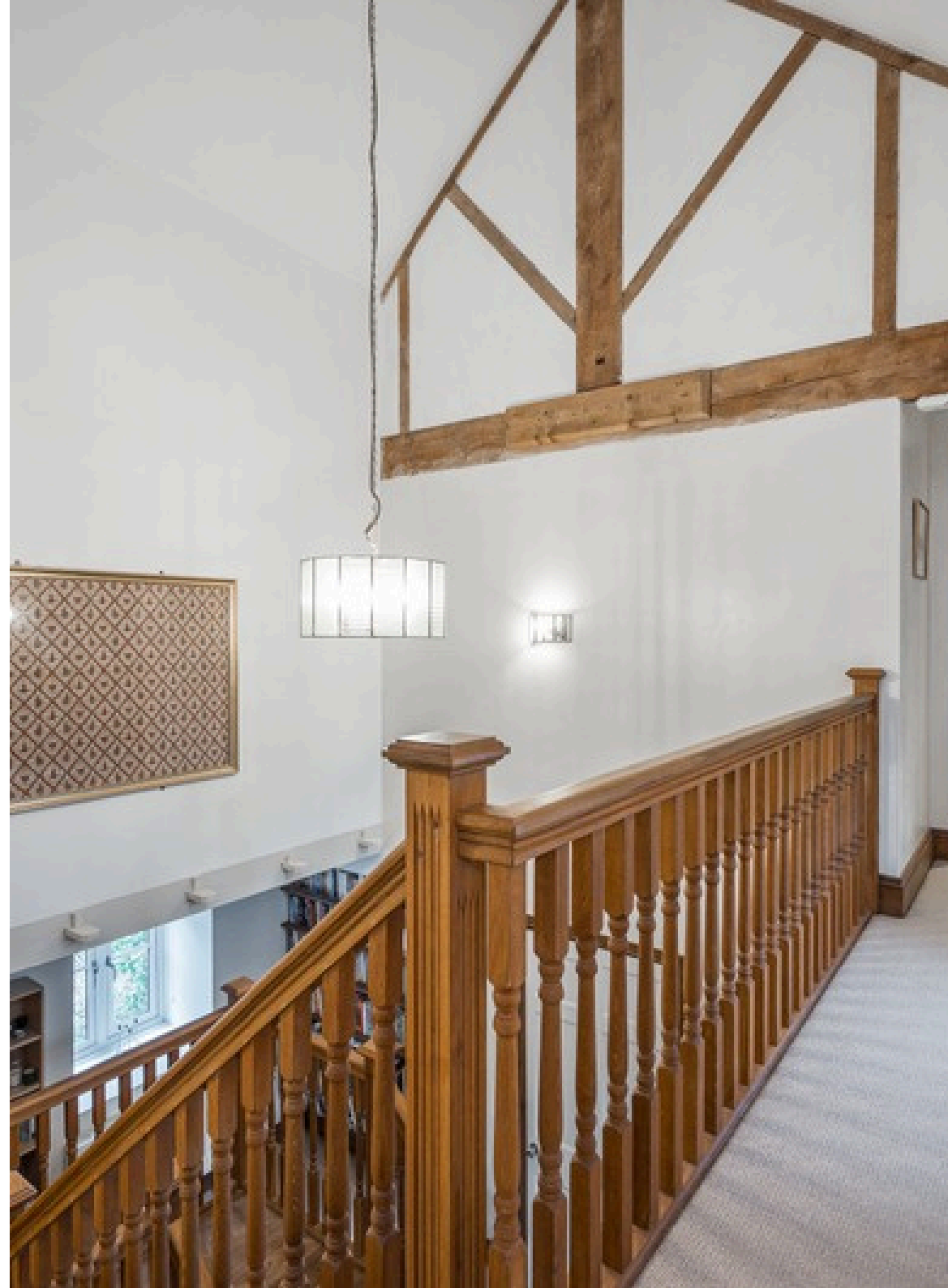
POTENTIAL ANNEXE

From the inner hall, a door opens into the entrance hall/lobby of the potential self contained annexe, which benefits from its own front door. This area includes a sitting room, bedroom (presently used as a study) and a kitchen/winery, offering excellent scope for guest accommodation, multigenerational living, income potential or an area to enjoy hobbies and leisure time.



FIRST FLOOR

Located beneath the main oak staircase is a useful storage area, the wide staircase with turned balustrade continues to the generous first floor landing. On the first floor is the fabulous principal bedroom suite with a vaulted ceiling, ensuite bathroom and large walk in wardrobe. There are three further bedrooms, all well proportioned and a contemporary shower/bathroom.













SECOND FLOOR

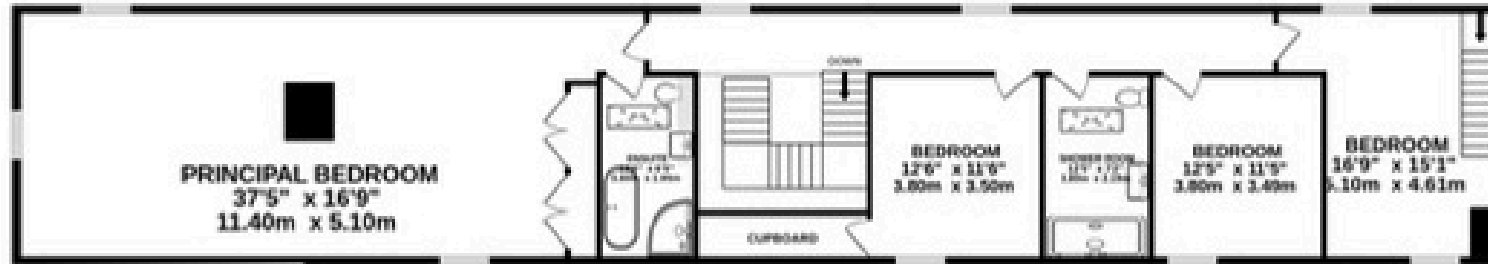
Rising from the fourth bedroom, at the far end of the house, is a staircase to the second floor where there is a substantial fitted dressing room and study/studio. This flexible space is perfect for an office/studio or a 'teenager's den' or an occasional guest bedroom.



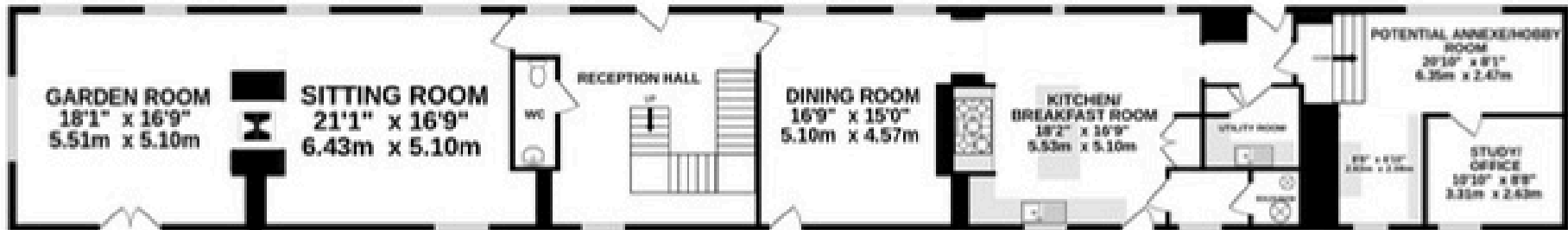


2ND FLOOR
284 sq.ft. (26.4 sq.m.) approx.

1ST FLOOR
1632 sq.ft. (151.6 sq.m.) approx.



GROUND FLOOR
1930 sq.ft. (179.3 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 or efficiency can be given.
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HENDRE CWRT, LLANELLEN, ABERGAVENNY, NP7 9LE
TOTAL FLOOR AREA : 3845 sq.ft. (357.2 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
(91+)	A		
(81-91)	B		88
(71-81)	C	81	
(61-71)	D		
(51-61)	E		
(41-51)	F		
(31-41)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



OUTSIDE

The house is approached via its own private driveway, flanked by mature trees, lawns, a paddock and a small vineyard. There is a generous parking area with access to a substantial stone garage/workshop/studio. Spanning the width of the house is a stone terrace, a private and secluded place to enjoy the views across the grounds. The gardens and grounds are quite spectacular and include lawns, mature shrubs and trees, a vineyard, a vegetable garden, vine covered pergolas and an open fronted summer house with a decked area and water feature.

To the far side of the property, and accessed via a gate from the property and also by the rear, shared driveway, lies an enclosed, level, paddock with stables/barn, perfect for a pony or other livestock.

In total, the gardens and grounds extend to just under 3.5 acres, all of which are completely private.



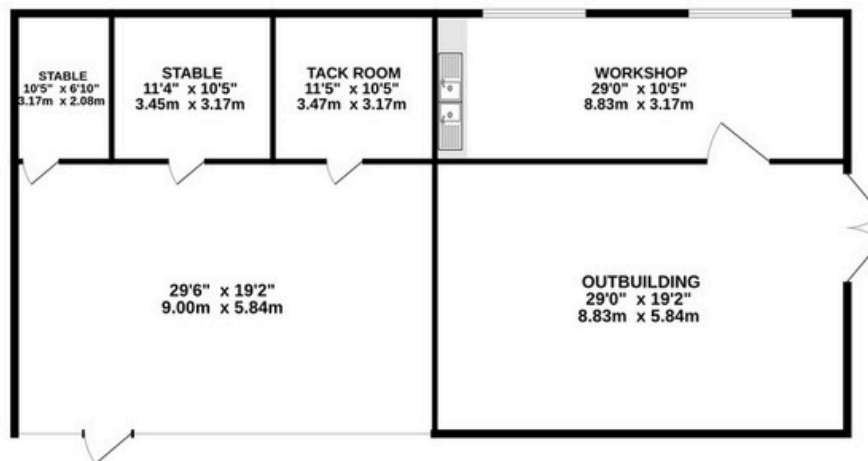












HENDRE CWRT OUTBUILDING
 TOTAL FLOOR AREA: 1729 sq ft (160.6 sq m.) approx.
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LOCAL AREA

The setting, on the lower slopes of the Bloreng Mountain, is a picturesque and peaceful location set above the village of Llanellen. Llanellen is a popular village community situated in the heart of the Usk Valley just two miles south of the ancient market town of Abergavenny. The location offers an idyllic, rural setting, perfect for mountain walks, horse riding and generally enjoying the outdoors. The village of Llanellen, although rural, it is within 1.5 miles of the A4042 which links to the A40/A449 which in turn link to the M4/M5 and M50 Motorways and has a delicatessen, coffee shop, pilates studio and a village hall where local events take place. The nearby historic town of Abergavenny offers a wider range of shops, primary and secondary schools, banks, doctors, dentists, a library and a general hospital. There is also a leisure centre with swimming pool, theatre and the area is renowned for its many high quality restaurants and food produce.

DIRECTIONS

From Abergavenny follow the Merthyr Road out of town passing over the Llanfoist Bridge towards Waitrose. At the roundabout, keep Waitrose on your right hand side, go straight over towards Llanfoist. Continue straight on going under the Heads of the Valley Road. Just after entering the village of Llanfoist, at the mini roundabout take the left hand turning into Gypsy Lane signposted 'Llanellen'. Continue past the new housing development on your left hand side and continue for 0.4 miles, just after the derestriction speed sign take the small lane on the right hand side leading up hill (the is turning is just after Grove Farm on the left hand side and before the Monmouthshire Golf Club also on the left hand side). Follow the lane steeply uphill for 0.5 miles (crossing the canal) and the drive to Hendre Cwrt will be found on the left hand side accessed via a wooden gate over a green cattle grid (House name is at the entrance to the driveway).

What 3 Words: ///jammy.relishes.distanced



INFORMATION

Asking Price: £1,350,000

Local Authority: Monmouthshire County Council.

Council Tax Band: H. Please note that the Council Tax banding was correct as at date property listed. All buyers should make their own enquiries.

EPC Rating: B. To view the full EPC please visit www.gov.uk

Tenure: Freehold.

Services: We are advised that mains electricity and gas are connected to the property. Private drainage via septic tank and private water supply (spring adjacent to land shared with two neighbours).

Broadband: Superfast fibre is available to order subject to providers terms and conditions. Full fibre is currently being built in the area. Please make your own enquiries via Openreach.

Mobile: EE, Three, Vodafone and EE are good outdoors. Please make your own enquiries via Ofcom.

Title: The property is registered under Title Number WA725516, WA827590 and WA928047 – copies of which are available from Parrys.

Agent's Notes: The house has its own private driveway and a shared access of a second driveway to the rear.

The Dutch barn outbuilding has an asbestos cement sheet roof.

EV charger (type 2) has been installed at the property.

Please note all information will need to be verified by the buyers' solicitor and is given in good faith from information both obtained from HMRC Land Registry and provided by our sellers.



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