



5 WELLFIELD

GROSMONT | ABERGAVENNY | MONMOUTHSHIRE | NP7 8EQ

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Ahead of the curve

WELCOME TO 5 WELLFIELD

An immaculately presented, family home, which flows exceptionally well for family living and offers the comforts of modern day living requirements with spacious rooms and a private rear garden. Located in the heart of Grosmont, a pretty and thriving village located equidistant between Abergavenny, Hereford and Monmouth. Grosmont is situated on the English/Welsh border between the Brecon Beacon National Park (Bannau Brycheiniog) and the picturesque Wye Valley.

KEY FEATURES

- A beautifully presented, spacious family home
- Open plan contemporary kitchen/dining room
- Two further reception rooms
- 4 bedrooms, principal with en-suite
- South facing rear garden
- Spectacular views of the surrounding countryside
- Sought after village location
- Off road parking and garage



GROUND FLOOR

From the moment you step into the entrance hall, you are greeted with the feeling of space which sets the tone for the rest of the home. From the central hallway, doors lead off to all the main reception rooms. The kitchen is the heart of the home, a contemporary space which has been thoughtfully designed and balances both practicality and design with a central island ideal for cooking and entertaining. Located off from the kitchen is the useful utility room. Flowing through to the L shaped dining area, the expansive windows frame the view of the garden and allow natural light to flow through the space, a door to the rear gives access straight to the rear patio. To the other side of the hallway is the spacious sitting room, with window to the rear and an inset electric fireplace creating a focal point. A further reception room lends itself to either a snug or playroom offering space for all the family. A WC completes the ground floor accommodation.











FIRST FLOOR

Stairs rise from the hallway to the landing where there are four bedrooms and a family bathroom. Three of the bedrooms are very generous in size, with the principal bedroom benefiting from a modern en-suite shower room and the most spectacular views of the surrounding countryside. The fourth bedroom would be an ideal nursery or office space. Completing the first floor is the main family bathroom, fitted with both a bath and separate shower.







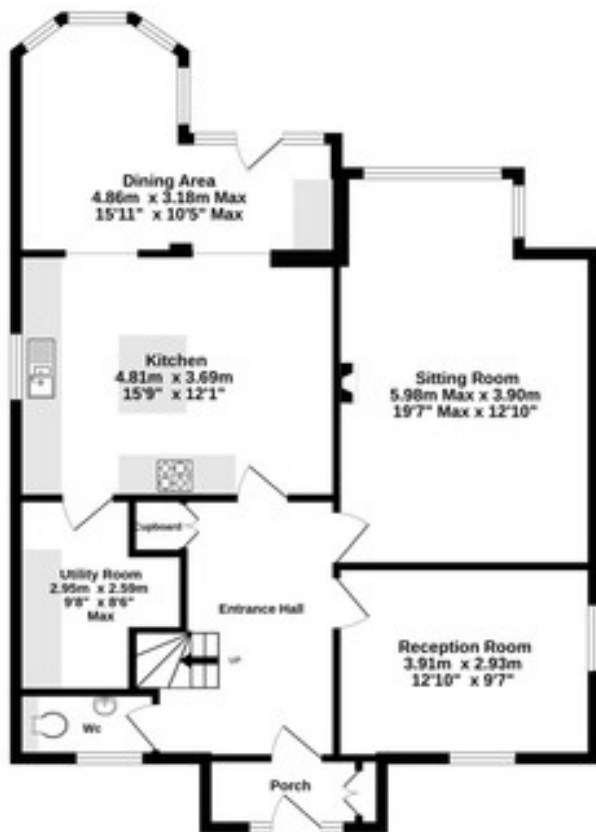


OUTSIDE

To the front of the property is a generous garden laid to gravel with a low wall to one side and a central pathway leading to the front door. To the side, a driveway provides access to the single garage, which is set behind wooden gates. There is additional parking positioned both in front of the garage and to the side. A side gate leads through to the rear garden, where an extensive patio adjoins the house and creates the perfect space for outdoor entertaining. Steps descend to the south facing garden, mainly laid to lawn and bordered by mature hedging. From the garden, there is direct access to the garage.



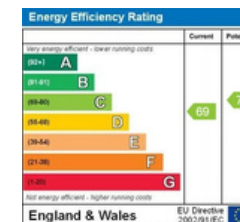




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TOTAL FLOOR AREA : 178.4 sq.m. (1921 sq.ft.) approx.

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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LOCAL AREA

Grosmont village has a regular market, local shop/post office, tearoom and public house which partakes as a regular venue of live music. In the centre of the village are the remains of the Norman castle. The property is located approximately 12 miles from Abergavenny, 14 miles from the city of Hereford and 12 miles from Monmouth, all of which have a wide range of amenities including shops, banks, schools, library, supermarkets, doctors, dentists, cafes and restaurants. Abergavenny has a theatre, cinema and leisure centre with swimming pool. There are mainline railway stations in Abergavenny and Hereford and access to main roads and motorways for commuting via the A40/A449 from both Abergavenny and Monmouth and via Hereford and the A465.

DIRECTIONS

From Abergavenny take the A465 towards Hereford. Upon reaching the village of Llanvihangel Crucorney, take the right-hand turning signposted 'Grosmont'. Continue along this country road for a few miles and take another right-hand turning signposted 'Grosmont'. Continue down this lane to the T junction. Turn right and follow the road down into the village where the turning for Wellfield can be found on the right hand side.

What 3 Words: ///cherub.notch.maker



INFORMATION

Offers in Excess of: £550,000

Local Authority: Monmouthshire County Council.

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

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

Tenure: Freehold.

Services: We are advised that the property is connected to mains electricity, water and drainage. Oil fired central heating. Underfloor heating to the ground floor.

Broadband: Superfast broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

Mobile: 02 and Vodafone are all good outdoors and variable indoors. Three and EE are variable indoors. Please make your own enquiries via Ofcom.

Title: The house is registered under Title Number WA903656 – a copy of which is available from Parrys.

Agent's Notes: Not to use the property for anything other than a private dwelling.

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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