



31 NORTH STREET

ABERGAVENNY | MONMOUTHSHIRE | NP7 7EA

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Ahead of the curve

WELCOME TO 31 NORTH STREET

31 North Street is an exceptional four bedroom stone built period home, complemented by a substantial detached barn, mature gardens and private parking, all within walking distance of Abergavenny town centre. Situated on the sought after western side of the town, this handsome double fronted Grade II listed Victorian house has been thoughtfully refurbished by the present owners, preserving its wealth of period features while providing the comforts expected for modern living.

The well proportioned accommodation includes two characterful reception rooms, a fabulous kitchen/breakfast room, utility/boot room, shower room and useful store. On the first floor are four bedrooms and a modern family bathroom.

A particular feature of the property is the detached two storey barn, positioned at the rear of the garden and offering highly versatile space for home working, creative pursuits or leisure use. The delightful landscaped gardens include courtyard seating areas, raised beds, lawns and mature trees, with an attractive herringbone brick path leading to the barn. Properties offering this combination of character, space and privacy within such a convenient town location are seldom available.

KEY FEATURES

- Handsome double-fronted Grade II listed Victorian house
- Thoughtfully refurbished to a high standard with careful attention to detail
- A wealth of period features including ornate fireplaces, coved ceilings and picture rails
- Two reception rooms with much character and a traditional style kitchen/dining room
- Four bedrooms and a modern bathroom with period style fittings
- Impressive detached two storey barn, ideal for home working or studio use
- Delightful landscaped cottage gardens offering a good degree of privacy
- Driveway providing valuable off road parking
- Situated on the sought after western side of Abergavenny



THE PROPERTY

A welcoming reception hall immediately introduces the character of the house, with its original tessellated floor and doors leading to the two principal reception rooms, positioned on either side of the entrance hall. Period fireplaces form attractive focal points in both rooms, while large sash windows allow plenty of natural light. One reception room also has a rear window, creating a particularly bright and appealing space. Both rooms have been tastefully decorated to complement the age and features of the property.

At the rear of the house is the fabulous kitchen/dining room, thoughtfully fitted with a comprehensive range of painted timber cupboards, slate work surfaces and matching upstands. The fittings have been carefully chosen to reflect the Victorian character of the house, while providing a practical space for everyday living. There is ample room for a large dining table and chairs, making this an inviting setting for family meals and entertaining.

A door opens into the rear porch, which has space for a freestanding fridge/freezer and access outside. Steps lead down to a useful cellar. Beyond the kitchen is a generous utility/boot room with further storage and a door to the garden. A shower room and store room complete the ground-floor accommodation.











FIRST FLOOR

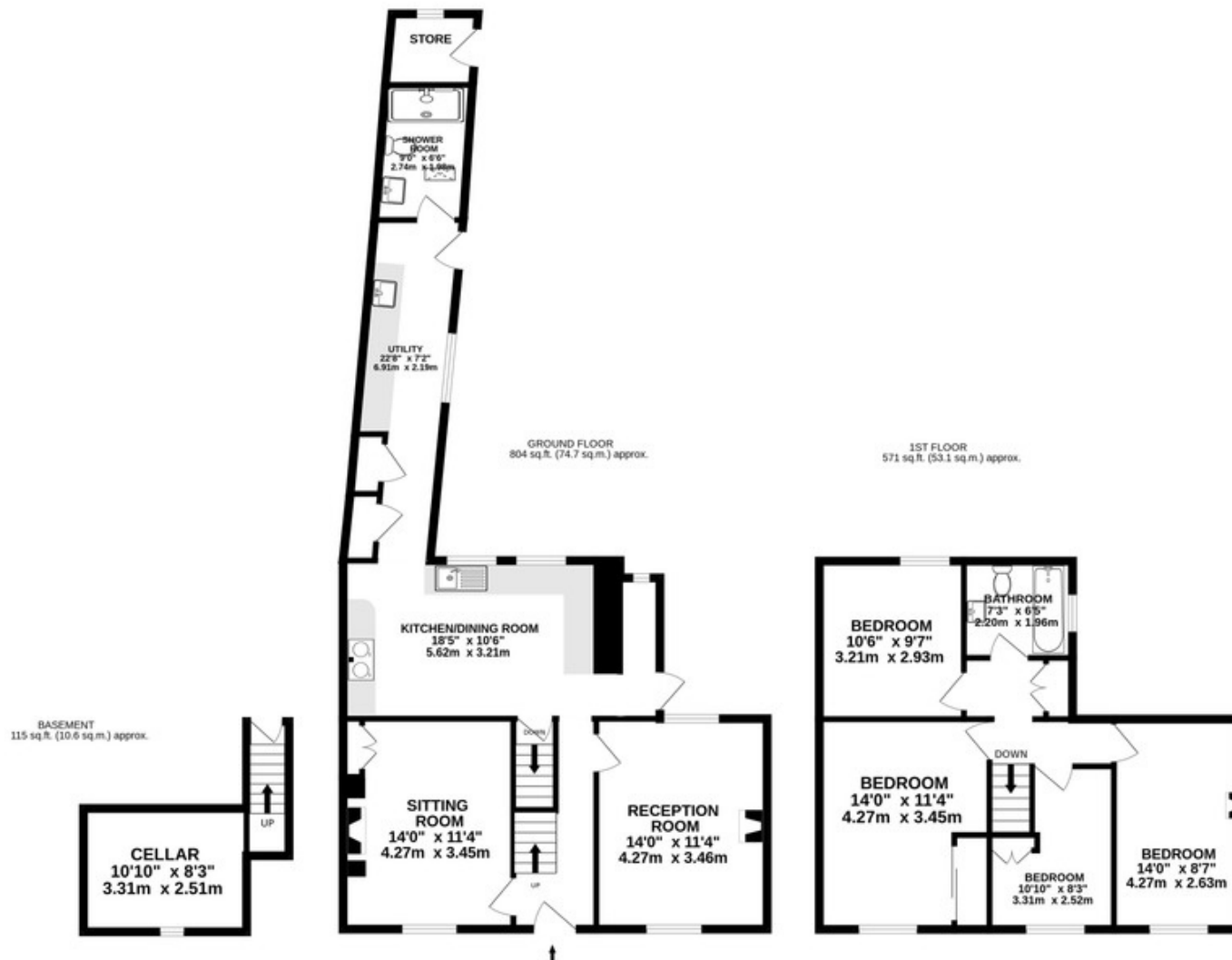
A period staircase with its original newel post and handrail rises from the entrance hall to the first floor. Arranged around a central landing are four bedrooms and a family bathroom, with the decoration and period detailing continuing the character found throughout the ground floor. The principal bedroom is generously proportioned and enjoys excellent natural light. Two further bedrooms are comfortable doubles, while the fourth is well suited as a child's bedroom, nursery, guest room or home office. The well-appointed family bathroom is fitted with a bath with shower over, wash hand basin and WC.









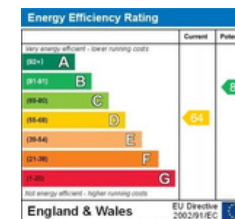


31 NORTH STREET, ABERGAVENNY, NP7 7EA

TOTAL FLOOR AREA : 1490 sq.ft. (138.4 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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OUTSIDE

The property is approached from North Street via a gravelled parking area providing valuable off road parking. To the rear is a delightful and surprisingly extensive enclosed landscaped garden, offering a wonderful sense of privacy within the town. Mature planting, fruit trees, established borders and winding paths create interest throughout the seasons. A greenhouse and productive growing areas will appeal to keen gardeners, while the pretty courtyard terrace adjoining the house provides a private and inviting setting for outdoor dining and relaxation. Together, the house, garden and annexe create a rare sense of space, character and privacy in such a convenient Abergavenny location.





DETACHED BARN

One of the property's most impressive features is the substantial detached annexe positioned within the rear garden. Beautifully converted from an original barn, it offers an exceptional degree of flexibility for home working, hobbies, relaxation or guest accommodation. The ground floor also includes a large store/workshop area, with French doors opening directly onto the garden.

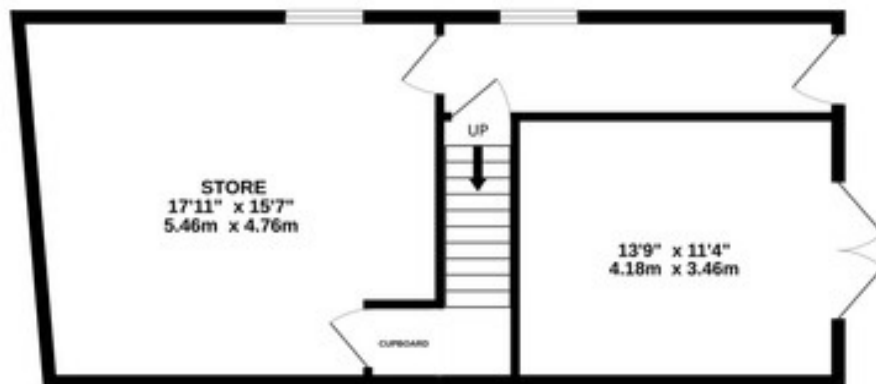
A staircase rises to an impressive open plan first floor, where exposed timber beams, a vaulted ceiling, skylights and a wood-burning stove create a warm and characterful space filled with natural light.



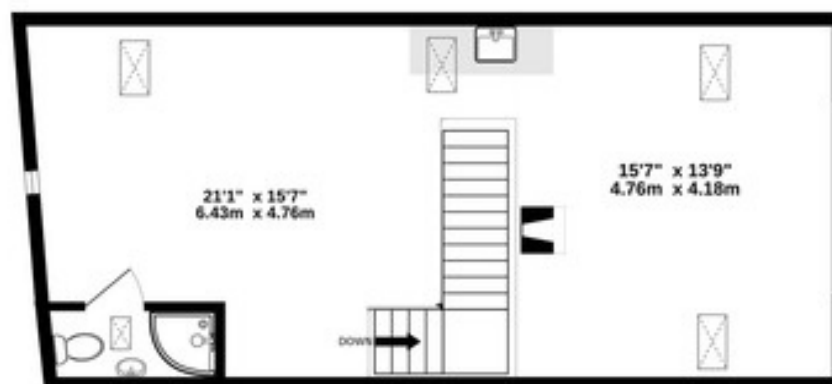




GROUND FLOOR
533 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



ANNEXE, 31 NORTH STREET, ABERGAVENNY

TOTAL FLOOR AREA : 1063 sq.ft. (98.8 sq.m.) approx.

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LOCAL AREA

The property is located in a prime residential location, situated in the desirable western side of Abergavenny. North Street is a quiet residential street within walking distance of a well regarded Primary School, Belgrave Park, Abergavenny Cricket Club and the town centre. Abergavenny offers a wide range of amenities including primary and secondary schools, independent shops alongside high street stores, several supermarkets, doctors', dentists' and a general hospital. There are good leisure facilities plus a cinema, theatre, library, numerous public houses and many highly regarded restaurants both within the town and the surrounding villages. The area is well known for being the 'Gateway to Wales' and is on the doorstep of the breath-taking Brecon Beacons with the Monmouthshire & Brecon Canal a short distance away for beautiful walks. Abergavenny offers a bus station, mainline railway and excellent transport links via the A465, A40, A449 and onto the M4/M5 and M50 motorway networks.

DIRECTIONS

From Abergavenny town centre, take the A40 west towards Crickhowell and Brecon. Continue over the Cantref roundabout, with Y Cantreff Inn on the right, then take the next turning on the right, opposite Bailey's Garage, into North Street. The property will be found on the left, opposite the turning into Orchard Street.

What 3 Words: ///pushed.shortcuts.open



INFORMATION

Price: Offers in Excess of £625,000

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

Tenure: Freehold.

Services: The house is connected to mains electricity, gas, water and drainage

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

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

Title: The house is registered under Title Number WA909415 a copy of which is available from Parrys.

Agent's Notes: Please note that the property is Grade II listed. A copy of the listing entry is available from Parrys. Planning consent would be required if the detached barn were to be occupied permanently as a separate dwelling. Full details of the planning consent for the barn are available from Parrys.

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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