



# CAP HOUSE

LLANGUA | ABERGAVENNY | MONMOUTHSHIRE | NP7 8HD

# WELCOME TO CAP HOUSE

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A delightful inviting period home which offers substantial living space together with the benefit of a separate detached two bedroom cottage and outbuildings. Cap House is a fine example of a double fronted stone built house evident from the moment you enter through the solid entrance door with ornate fan light over. Many period features remain providing an insight into the history of this beautiful home, these include traditional fireplaces, coved high ceilings with plaster ceiling roses and exposed timbers. To complement the house and cottage are magnificent, level gardens amounting to just over an acre and incorporate a stone terrace, expansive lawns, vegetable garden, orchard and so much more. A gated driveway leads to the main house, separate cottage, ample parking, garage and a stone barn. In addition to the stone barn are other useful outbuildings for storage.

# SELLER INSIGHT

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“We have found Cap House to be the perfect family home, the amount of space is accentuated by the high ceilings and large windows, and the multiple living rooms for different generational needs has been a joy. It’s perfect for entertaining friends and family, and being able to have them to stay. The house on a sunny day has the most beautiful light flooding into most rooms, I love an early morning coffee watching the sun rise from the front-room bay windows. It was key when we were looking for a property to find space for our son to play football - well that has been the case here, and yet the garden is still very manageable despite its size. It produces the most delicious fruit each year from the orchard, established fruit bushes and an asparagus bed (if you like your food you will know what a treasure that is).

There are wonderful local walks along the river just across the road, and of course one can access all the best of the Brecon Beacons National Park, a very short drive away. The local village of Ewyas Harold also has nearly everything you could ever need. All the merits of this house, also makes Peak Cottage run as a very successful business, people have left glowing reports, enjoying the cottage and its location.”



# KEY FEATURES

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- Substantial period house with much character
- Spacious and light rooms with high ceilings
- 3 reception rooms, 2 with bay windows
- 7 bedrooms with 2 bathrooms served by 2 staircases
- Cellar and workshop on the lower ground floor
- Separate detached 2 bedroom cottage
- Beautiful, mature level gardens of just over an acre
- Garages, stone barn, outbuildings and ample parking
- Excellent access to A roads



# GROUND FLOOR

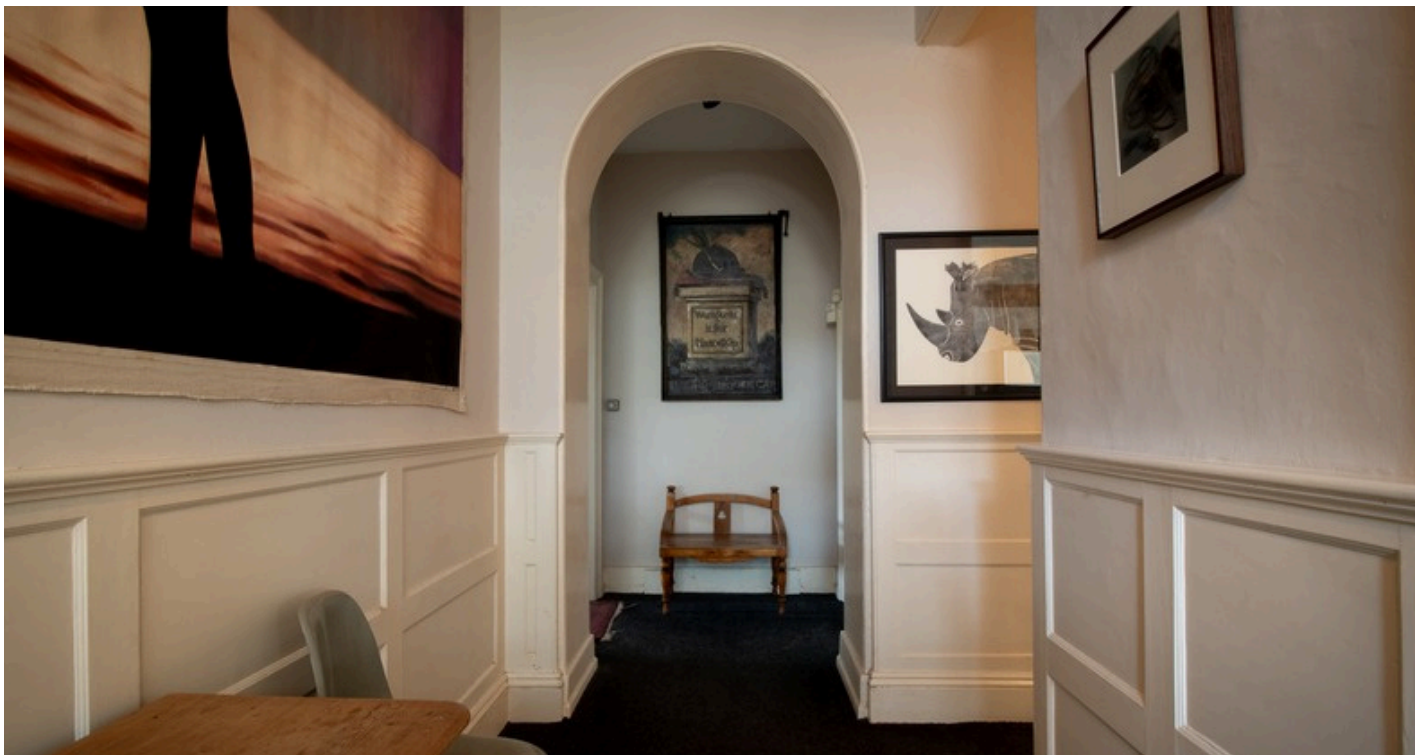
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The welcoming entrance hall provides access to the principal living rooms and the main staircases rises from the hall to the first floor. Either side of the entrance hall are two bay fronted reception rooms located either side of the hallway. The sitting room has a period fireplace, the library/study fitted cupboards, both rooms are filled with light and benefit from high ceilings. Beyond the entrance hall is an inner hall connecting the front and rear of this substantial house and providing access to the utility room and conservatory. The dining room is positioned next to the kitchen/breakfast room and boasts an impressive and ornate wooden fireplace with copper fire surround. The kitchen/breakfast room is fitted with a range of cupboards with worksurfaces over, a feature of the room is an alcove, ideal for a range cooker with a stone lintel over. There is ample space for a family breakfast table and a walk in pantry provides ample storage space for food, crockery and kitchen equipment. The ground floor accommodation is completed by a cloakroom, on the lower ground floor is a cellar and useful workshop. Throughout the house are period features which enhance the character of this interesting home.











# FIRST FLOOR

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The first floor is served by the primary staircase rising from the entrance hall and a secondary staircase from the kitchen. To the first floor are 7 generously sized and light bedrooms and two bathrooms.







# OUTSIDE

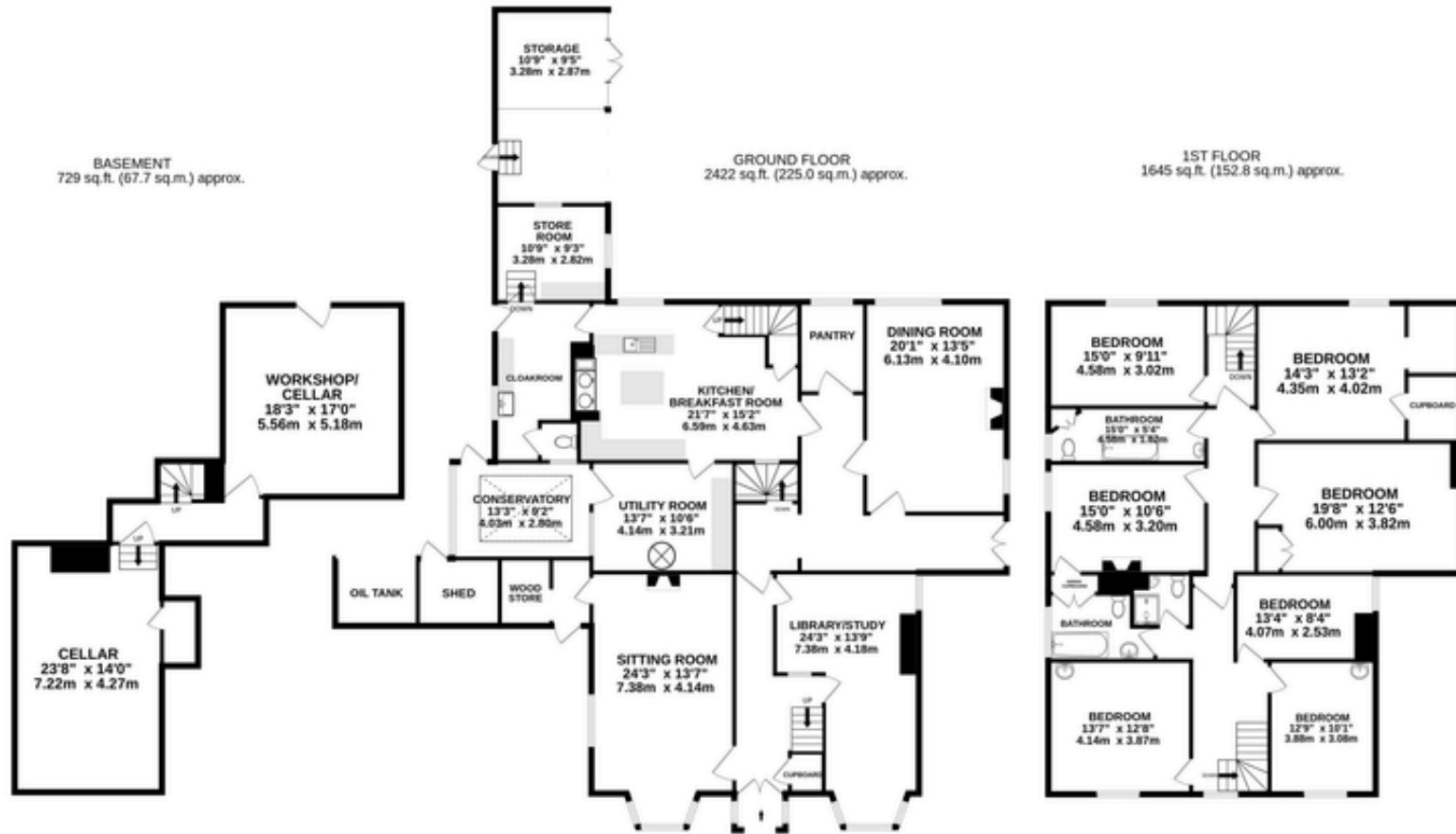
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Cap House is approached from the road via a gated driveway leading to the side and rear of the house and continues to Peak Cottage, there is ample parking. To the right hand side of the driveway is the useful stone barn with potential, subject to any necessary planning consents. The house and cottage sit in just over an acre of mature gardens with expansive lawns, mature plants and hedges, specimen trees and vegetable garden. A stone patio, ideal for enjoying outdoor entertaining is accessed from the conservatory. The beautiful and generous gardens complement the house perfectly. Garage and driveway with ample space for several vehicles. Electric vehicle charging point.









CAP HOUSE, LLANGUA, ABERGAVENNY, NP7 8HD

TOTAL FLOOR AREA : 4796 sq.ft. (445.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>81</b>
	<b>48</b>	
England & Wales		EU Directive 2002/91/EC

Watch the video tour here



All measurements, floorplans and land plans are for illustrative purposes only and are approximate. Measurements are quoted in imperial with metric equivalents and are for general guidance only. Whilst every effort has been made to ensure to accuracy, these sales particulars must not be relied upon and all information is to be verified by the solicitor acting for the buyer(s). Please note Paryys have not tested any apparatus or services and, therefore, no guarantee can be given that they are in working order. Photographs are shown for marketing purposes and it must not be assumed that any of the fixtures and fittings shown are included with the property, unless specifically mentioned within the sales particulars, some fixtures and fittings may be available by separate negotiation.  
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# SEPARATE COTTAGE

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The separate cottage, Peak Cottage, offers an opportunity to earn ancillary income or as a dwelling for extended family. With two reception rooms, fitted kitchen, two bedrooms, bathroom and its own garden, the cottage is self contained and does not encroach on the privacy of Cap House.

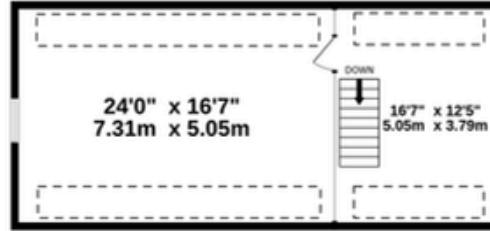
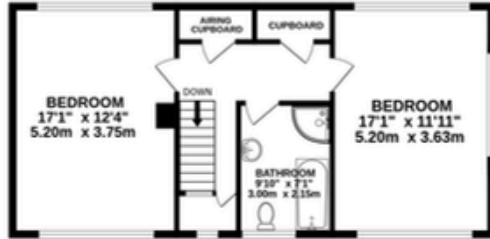




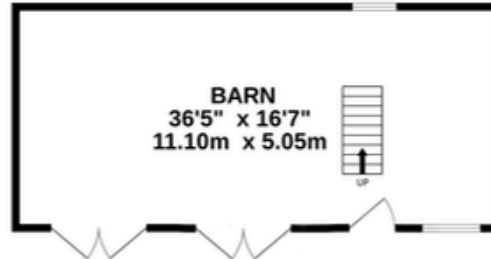




**1ST FLOOR**  
1214 sq.ft. (112.8 sq.m.) approx.



**GROUND FLOOR**  
1410 sq.ft. (131.0 sq.m.) approx.



**CAP HOUSE OUTBUILDINGS**

TOTAL FLOOR AREA : 2624 sq.ft. (243.8 sq.m.) approx.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## LOCAL AREA

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The property is located between Abergavenny and Hereford, approximately 5 miles to Pandy, 2 miles from Ewyas Harold and 5.5 miles to Cross Ash, in the tiny hamlet of Llangua, once a stop on the old coaching road from Abergavenny to Hereford. The popular village of Ewyas Harold offers a range of amenities including post office, butchers, doctors, dentist, fish and chip shop, petrol station, veterinary surgery, churches, public houses and primary school. The property is convenient to major road and rail links including the A465 link road to Abergavenny, Hereford leading to the M4/M5 motorway networks. There are railway stations in Abergavenny and Hereford.

## DIRECTIONS

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From Abergavenny take the A465 towards Hereford for approximately 11 miles. After entering the village of Llangua, turn right onto Grosmont Road, Cap House can be found on the right hand side.

**What 3 Words:** ///groom.parked.amends



# INFORMATION

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**Asking Price:** £850,000

**Local Authority:** Monmouthshire County Council

**Council Tax Band:**

Cap House - H.

Peak Cottage - F.

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

**EPC Rating:**

Cap House - E.

Peak Cottage - F.

To view the full EPC please visit [www.gov.uk](http://www.gov.uk)

**Tenure:** Freehold.

**Services:** Both properties are connected to mains electricity and mains water. Oil fired central heating. Septic tank drainage. Spring water supply for garden use. Solar panels.

**Broadband:** Standard, superfast and ultrafast fibre broadband available subject to providers terms and conditions. Please make your own enquiries via Openreach.

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

**Title:** The properties are registered under Title Number WA347681 and WA347682 – copies of which are available from Parrys.

**Agent's Notes:** The septic tank is located outside the boundary. The cellar has flooded previously from groundwater, the house does not flood. Lapsed Planning permission for the construction of an access point in the garden wall on the South East boundary and construction of a garage in the garden. Please visit [www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk) - reference number DM/2019/01128 for further information.

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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