



# THE GRANARY

WERNGOUNSEL FARM | PENBIDWAL LANE | PANDY | MONMOUTHSHIRE | NP7 8ED

**P** parrys  
Ahead of the curve

# WELCOME TO THE GRANARY

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The Granary is a delightful character cottage, full of warmth and charm with its oak beams and wood burner. Outside, the beautifully landscaped garden provides a choice of peaceful spots to unwind, complemented by a separate annexe with its own terrace for quiet mornings or evening sunsets. Its beautiful setting offers breathtaking, far-reaching views across to the Black Mountains, creating a wonderful sense of tranquillity.

# KEY FEATURES

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- Delightful, stone cottage with superb views
- Oak beams and many original features
- South-west facing garden room with superb views
- Garden annexe
- Just over 1 acre of garden, orchard and woodland adjoining open countryside



# GROUND FLOOR

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A part-glazed entrance opens into a spacious hallway with cloakroom and leads through to a large, welcoming kitchen/dining room. Fitted with painted wooden cupboards and oak worksurfaces, the bright and airy kitchen offers generous space for a familysized dining table, ample storage, an integrated dishwasher, range cooker and Belfast-style sink, in keeping with the character of the property. A door leads to the comfortable sitting room with a stone inglenook housing a woodburning stove flanked with built-in shelves and original oak beams. Double doors open into a lightfilled garden room with French doors to a south-westfacing terrace, an ideal spot for entertaining or simply enjoying the beautiful garden. From the kitchen, a further door leads to the stairwell rising to a central landing.







# FIRST FLOOR

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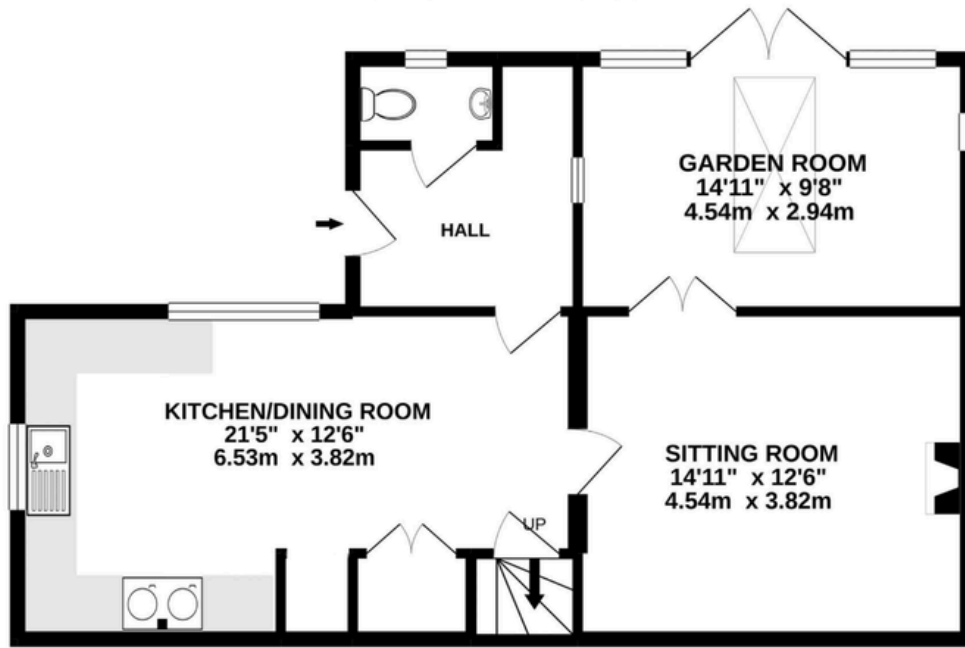
From the landing, doors lead to three bedrooms, each featuring delightfully exposed timbers and A-frames. The family bathroom includes a mosaic-tiled wall and a bath with shower.



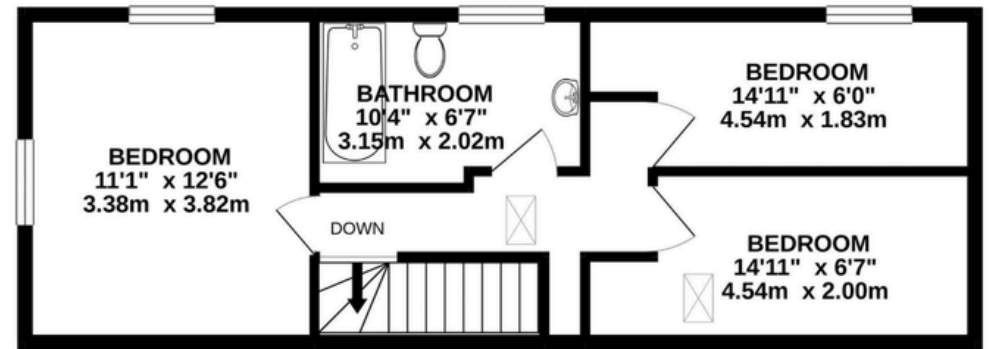




**GROUND FLOOR**  
679 sq.ft. (63.1 sq.m.) approx.



**1ST FLOOR**  
455 sq.ft. (42.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		90
	B		
	C		
	D	55	
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

# OUTSIDE

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Situated at the end of a long tarmac drive, the house is approached through wooden gates opening to a driveway with parking for several vehicles enclosed by a chestnut picket fence. A wide stone terrace leads to the entrance and continues along the front of the house to the garden room. Steps lead down to an enchanting, multi-level garden which comprises lawns, flower borders and vegetable beds, all enclosed by hedges and mature trees. Attractively clad with feather-edged timber, the substantial wooden garden shed provides ample storage for outdoor equipment. The garden and grounds extend to just over an acre and provide the most magnificent views.



# ANNEXE

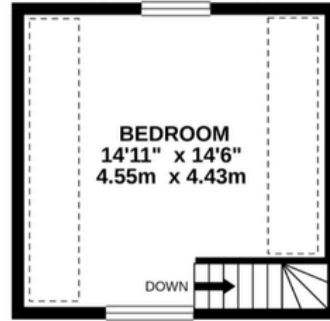
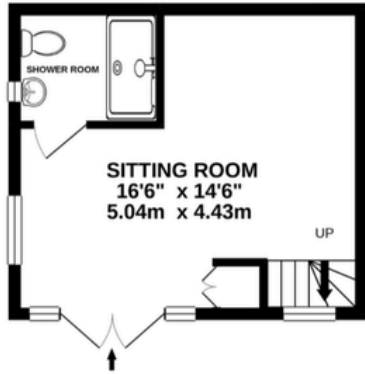
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Within the grounds is a charming annexe with its own stone terrace offering views across the garden to open countryside and beyond. French doors open from the terrace into an inviting sitting room with wood floor and an understairs cupboard. There is a bathroom with modern suite and walk-in shower. Above is a cosy eaves bedroom with dual aspect windows overlooking the garden.



GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR  
217 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.5 sq.m.) approx.

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## LOCAL AREA

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The property is situated in a rural location above the village of Pandy, approximately 6 miles north of Abergavenny which offers a range of amenities including high street and independent shops, primary and secondary schools, doctors, dentists, a library, theatre and cinema. There are excellent road links for commuting with easy access to the A40/A449 for links to the M4 and M50/M5 motorways and the A465 for the Heads of the Valleys and Hereford to the north. Abergavenny has a mainline railway station for access to local and national routes.

## DIRECTIONS

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From Abergavenny take the Hereford Road and arrive in Pandy. Turn right signposted to Grosmont, drive up the hill for 2 miles, turn left at the blue signpost, then immediately right into a long driveway. Go over a cattle grid and keep left at the fork and left again after the speed bump and arrive at the property (not the white farmhouse).

What 3 Words: [///meal.paddlers.gamer](http://meal.paddlers.gamer)



# INFORMATION

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**Asking Price: £650,000**

**Local Authority:** Monmouthshire County Council.

**Council Tax Band:** F. 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](http://www.gov.uk)

**Tenure:** Freehold.

**Services:** Mains electricity, oil fired central heating, private water supply from a spring and septic tank drainage.

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

**Mobile:** Mobile phone reception is good both inside and outside. Please make your own enquiries via Ofcom.

**Title:** The property is registered under Title Number WA454049 – copies of which are available from Parrys.

**Agent's Notes:** Please note that the photographs were taken in 2021. The spring water is shared with two neighbouring properties and is located next to the shared driveway. There is an external pump and filter system on the grounds of The Granary and two 700 litre storage tanks which are fed from the spring. The driveway is shared with two other properties. 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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