

AGINCOURT HOUSE

LLANDDEWI RHYDDERCH | ABERGAVENNY | MONMOUTHSHIRE

Powells

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MONMOUTHSHIRE | NP7 9TS

AGINCOURT HOUSE IS A FOUR / FIVE BEDROOM DETACHED FAMILY HOME SITUATED IN THE HEART OF THE SOUGHT-AFTER VILLAGE OF LLANDDEWI RHYDDERCH, BENEFITTING FROM A DOUBLE GARAGE, WORKSHOP AND VERSATILE STUDIO/OFFICE.

- Four/five bedroom detached family home
- Sought after village location
- Landscaped gardens
- Two reception rooms and three bathrooms
- Well presented throughout
- Electric gated driveway with double garage, workshop and substantial home office annex
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4

DISTANCES FROM AGINCOURT HOUSE

Abergavenny 3.5 miles • Raglan 7 miles • Usk 8.7 miles
Crickhowell 9.9 miles • Monmouth 12.7 miles • Newport 19.5 miles
Chepstow 20.4 miles • Hereford 25.3 miles • Cardiff 30.6 miles
Bristol 46.5 miles • London 153 miles

Abergavenny Train Station 4.1 miles
Pontypool & New Inn Station 9.9 miles
Cwmbran Train Station 13.7 miles
Newport Train Station 19.2 miles
Chepstow Train Station 20.7 miles
Bristol Parkway Station 32.6 miles

Cardiff Airport 45.1 miles • Bristol Airport 51.2 miles
Birmingham Airport 91.7 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.







LOCATION & SITUATION

Agincourt House is situated in the heart of the sought after village of Llanddewi Rhydderch. Llanddewi Rhydderch is a thriving community which benefits from an active village hall which regularly hosts a range of activities. The village also benefits from being within the catchment area for the highly regarded Cross Ash Primary School.

Nearby, Abergavenny is just a short drive away, this area is renowned for its beautiful, timeless appeal, characterised by undulating countryside, offering a rural idyll combined with excellent transport links to the rest of the country. Abergavenny is a thriving historic town which hosts the Annual Food Festival which attracts thousands of visitors every year as well as an indoor weekly market in the town centre. The town also offers a wide range of amenities such as doctors and dental surgeries, King Henry VIII 3-19 School, supermarkets and many high street and boutique shops. The Angel Hotel in the centre of Abergavenny, is just a stone's throw from Abergavenny Castle and offers award winning afternoon teas. The well renowned Michelin-starred restaurant, The Walnut Tree is also located on the outskirts of Abergavenny. Surrounding the town is stunning countryside and there are beautiful walks of the Brecon Beacons National Park.

The historic border town of Monmouth is just shy of 13 miles away. The town boasts excellent schools including Haberdashers' Monmouth School, Llangattock School Monmouth with Montessori Nursery and state of the art Monmouth Comprehensive School. Monmouth also offers an up market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.















THE PROPERTY

Built in 1985 and subsequently extended and reconfigured, Agincourt House is a detached family home in the heart of Llanddewi Rhydderch, overlooking the village green.

As you enter the property, you are greeted by an entrance hallway giving access to the ground floor accommodation and stairs to the first floor. The sitting room is a generous size with double doors leading to the south facing side garden and summer kitchen and vine canopy. The sitting room also seamlessly opens to the conservatory/dining room that is also located off the kitchen, making it a great space for entertaining. The kitchen is a generous size and is fitted with a range of wooden base and wall units, double oven, integrated dishwasher and wine rack. An adjoining utility room provides external access. A ground floor double bedroom with an en suite shower room offers flexibility for guests, multigenerational living or use as a home office.

To the first floor, a spacious landing leads to four double bedrooms and the family shower room. The principal bedroom benefits from a walk-in wardrobe and an en suite bathroom. The three remaining bedrooms are all generously sized, with bedroom four enjoying access to a balcony.

The loft is easily accessible via a wall mounted bespoke designed spiral ladder.

OUTSIDE

Agincourt House has a generous front garden with mature trees and shrubs. Electric gates open onto a private driveway leading to the double garage, workshop and substantial home office annexe.

The double garage features a wide vehicle entrance and fitted storage, while the workshop provides useful space for projects and hobbies. The substantial home office annex offers ample room for desks and a separate seating area, with parquet flooring, a high pitched ceiling and extensive glazing overlooking the garden. This versatile space is well suited to working from home, use as a studio or a hobbies room.

The landscaped rear garden includes lawned areas, established planting and a covered patio for outdoor dining. A raised deck with a timber gazebo provides further seating space overlooking the pond.



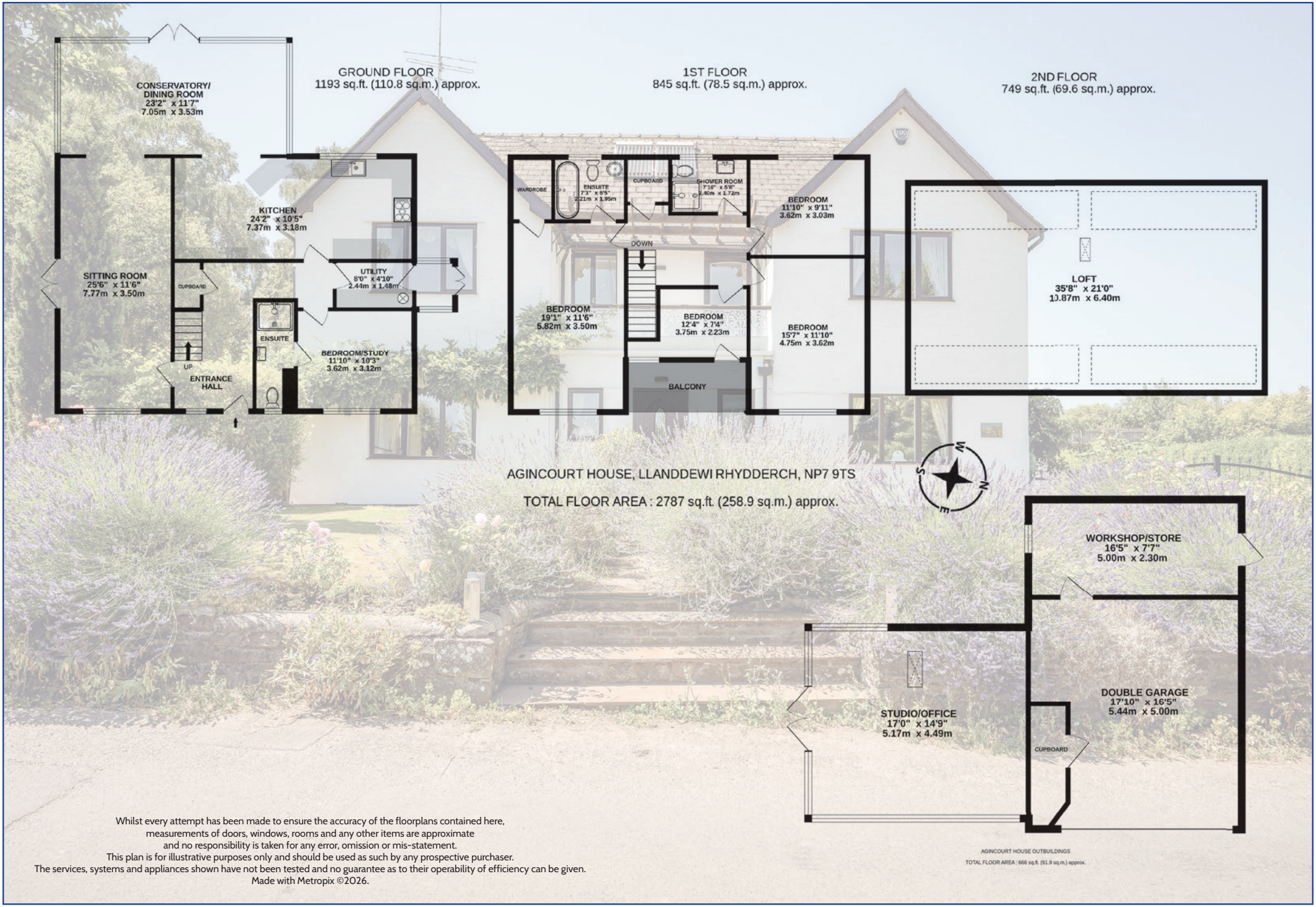












Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability of efficiency can be given. Made with Metropix ©2026.

KEY INFORMATION

Services: Mains electricity, water, private drainage and LPG gas.

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

Local Authority: Monmouthshire County Council. Telephone: 01633 644 644

Viewings: Strictly by appointment with the selling agents

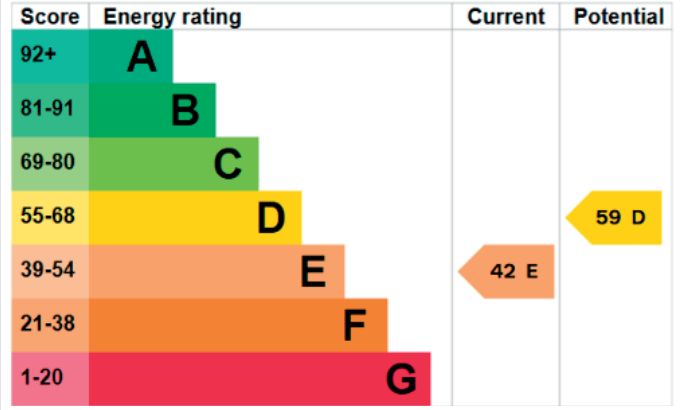
Directions: Head out of Abergavenny on the B4233, follow this road for approximately 2.5 miles until you reach a signpost on your right which directs you to Llanddewi Rhydderch, turn right at this point and follow this lane for approximately 0.5 mile. Once you enter the village, Agincourt House will be located on your right.

Postcode: NP7 9TS.

WHAT3WORDS

///dimes.splints.useful

ENERGY PERFORMANCE CERTIFICATE





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