

Brynmawr House Grosmont, Abergavenny



ROSCOE ROGERS KNIGHT
Town and country properties



Brynmawr House

Grosmont, Abergavenny

Set in approximately 2.13 acres of ground and occupying an elevated position on the outside of the village is this charming detached four bedroom family home. Originally built in the 18th century and sympathetically extended over time, the property enjoys a wealth of original and character features throughout. Beautifully landscaped gardens, surrounding countryside views and cellar/workshop.

Brynmawr House started life as the Cross Hands Inn, where local vendors would change horses on the stage coaches between Hereford and Abergavenny. Traditionally constructed with a painted rendered and stone faced exterior with inset mainly wooden framed windows with lintels and doors set under pitched tiled roofs. Internal features include oak ledged and braced, wooden panelled and part glazed doors, feature fireplaces, exposed beams and a combination of hardwood and quarry tiled flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

The entrance to the property is via the front gravelled driveway and through a part glazed front door into:

ENTRANCE PORCH: 1.80m x 3.40m (5'11" x 11'2")

Dual aspect windows to the front and side elevation.

INNER HALLWAY:

"L-shaped." Hardwood staircase with wooden balustrading and square newels up to split first floor landing. Doors into the following:

STUDY: 3.24m x 3.80m (10'8" x 12'6")

Window to the front. Full height fitted shelving to three walls.

LIVING ROOM: 3.84m x 8.84m (12'7" x 29'0")

An impressively sized principal reception room. Two windows to the back elevation with views of the garden and countryside beyond and part glazed door to the back accessing patio. Fireplace with inset wood burner on a slate hearth with marble tiled surround and mantle.





DINING ROOM: 3.70m x 3.86m (12'2" x 12'8")

Window to front elevation and window opening to side into kitchen. Secondary door down to cellar/workshop. Granite fireplace with inset decorative electric stove set on a matching hearth with oak mantel above. Opening with steps down to:



KITCHEN: 3.05m x 3.25m (10'0" x 10'8")

Windows to side and front elevation with attractive views of the garden. Granite work surfaces and uprights along three walls with inset Belfast style sink and mixer tap. Wooden cupboards set under and two matching tall units, one with integrated fridge. Display shelving at high level along one wall. Low voltage downlighters. Roof access trap. step down to:



GARDEN ROOM: 4.03m x 2.10m (13'3" x 6'11")

Glazed to two sides with French doors accessing sun terrace. Airing cupboard with water tank and space/plumbing for washing machine. Door into:



SHOWER ROOM:

Frosted window to back. White suite comprising a low-level W.C, pedestal wash basin with mixer taps, tiled splashback and tiled shower enclosure with head on adjustable chrome rail.

FIRST FLOOR LANDING:

Doors into the following:

BEDROOM ONE: 4.00m x 3.29m (13'1" x 10'10")

Vaulted ceiling. Window to front elevation with countryside views. Roof access trap.



FAMILY BATHROOM: 2.79m x 2.87m (9'2" x 9'5")

Window to front elevation. White suite comprising a low-level W.C, panelled bath with tiled surround, pedestal wash basin and fully tiled shower enclosure with mixer valve and head on chrome rail. Tiling to dado height.



BEDROOM TWO: 2.64m x 3.85m (8'8" x 12'8")

Vaulted ceiling with window to front elevation. Vanity unit with inset wash basin and mixer taps.

BEDROOM THREE: 4.76m x 3.96m reducing to 3.43m (15'7" x 12'12" reducing to 11'3")

Reduced head height. Dual aspect windows to front and side elevation with far reaching countryside views.



BEDROOM FOUR: 4.85m (max) x 3.89m (15'11" x 12'9") reducing to 3.33m (10'11")
Reduced head height. Dual aspect windows to the front and side elevation with garden and countryside views.



OUTSIDE:

The front entrance is approached via a five-bar wooden gate leading to a gravelled parking area with a central hedged and planted turning circle. Enclosed by a low-level stone wall and well stocked herbaceous borders with an abundance of flowers, shrubs and trees. To the side, a stone/wooden constructed single garage with wooden doors and parking bay with a metal corrugated roof. Oil tank set behind. The gravelled pathway wraps around two sides of the property leading to a paved sun terrace and extensive landscaped lawned garden with further planted borders and interspaced matured trees.

In the centre a well-established feature pond surrounded by raised and stocked wildflower beds. Adjoining the main garden is a large paddock which is enclosed on all sides by matured trees and hedge row. From the main garden, steps up to an elevated decking area which is enclosed on all sides by a wooden fence and capitalises on the property's enviable position. Steps down to a gravelled area with a gate to the side which can be accessed from the road via a five-bar wooden gate. Wooden panelled door into:

CELLAR/WORKSHOP: 8.95m x 3.27m (29'4" x 10'9")

Matching construction with exposed beams and a combination of stone and wooden flooring. Windows to back elevation and door to side. Turning wooden tread staircase providing secondary access to dining room. Original bread oven to side and stone fireplace with wooden surround and mantel. Full height shelving to most walls. Opening into a further workshop (9.50m x 3.67m) with door to side. Floor mounted oil boiler. Power and light.

SERVICES:

Mains electric and water. Oil central heating system and private drainage. EPC Rating D. Council Tax Band H.

DIRECTIONS:

From Monmouth proceed out on the B4347 Rockfield/Abergavenny Road. On reaching Rockfield turn right and continue through the village. Travel on through the village of Newcastle. Bearing right towards Skenfrith, travel down the pitch hill and turn right at the T junction on the Skenfrith road and immediately left towards Grosmont 4 miles. On reaching the village continue straight through, passing the shop and Angel Inn and take the third left by the red post box signposted Abergavenny. Travel to the top of the hill where Brynmawr House will be found on your left at the T-Junction.

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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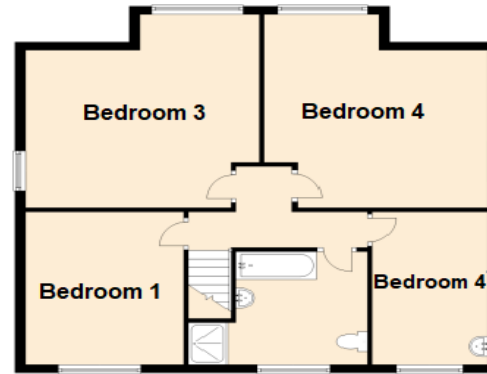
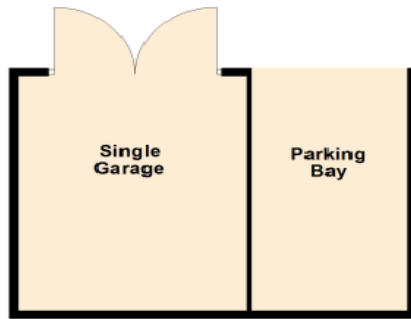
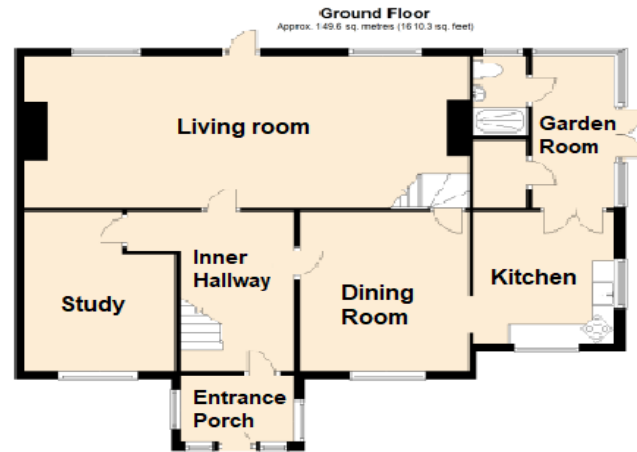
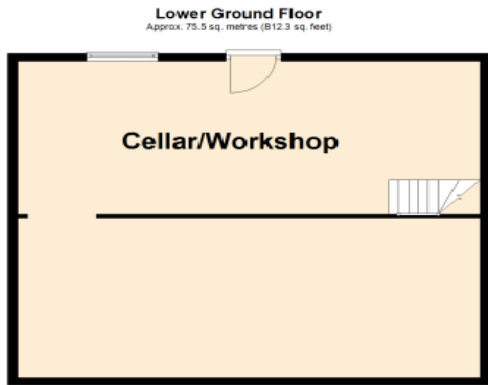
Offers in the region of £750,000



Francline Properties Ltd t/a Roscoe, Rogers & Knight
Company Reg. No 3124596







Total area: approx. 304.6 sq. metres (3278.2 sq. feet)

FOR IDENTIFICATION ONLY

Bryn Mawr House

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

