

Town Farm
Grosmont, Abergavenny



ROSCOE ROGERS KNIGHT
Town and country properties



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Grosmont, Abergavenny

This is arguably one of the finest period restorations in Monmouthshire. Listed Grade II* and built in 1673, Town Farm is set in the centre of this historic and very sought-after village with excellent pub, church and castle. It capitalises on lovely countryside views and boasts fascinating and unique features over four floors with five bedrooms, three receptions, cellar rooms and a delightful walled garden bordering St Nicholas Church.

The sympathetic design provides for modern needs and offers true versatility as a family home, 'lock up and leave' or bed and breakfast/Airbnb business.

Constructed in local stone and painted in Breconshire limewash, the property retains many original oak mullioned windows with drip mould lintels, all under a slate roof with cast iron gutters and downpipes.

Exceptional attention has been paid to preserve and restore the great wealth of period features such as exposed beams and trusses, open fireplaces with 17th century herringbone brickwork, inglenook beams, unique and previously undiscovered plaster reliefs paying homage to the monarch, exposed stonework (rumoured to be looted from the nearby castle), linen crease doors (many original), wide elm and oak floorboards, flagstone floors and two wonderful spiral staircases. An oil-fired boiler provides hot water and central heating to heritage style cast iron radiators.

Enter through the huge wooden studded doorway with '1673' inscription above into:

ENTRANCE HALLWAY:

Window to front. Original stone steps with wrought iron balusters and handrail leads down to;

LOWER GROUND FLOOR:

PLAYROOM: 3.64m average x 4.88m (11'11" x 16'0")

Window at high level to rear. Two recessed storage areas. Original open stud timber frame divider wall opening into:

UTILITY/BOOT ROOM: 3.02m average x 2.28m (9'11" x 7'6")

Window to rear at high level. Hard wood worktop along one wall with inset sink and mixer tap. A range of cupboards set under with space and plumbing for integrated washing machine/tumble dryer.



From Entrance Hallway, doors into;

LIVING ROOM: 5.07m x 4.29m (16'8" x 14'1")

Dual aspect original mullioned windows to front and rear elevations with pretty views of the garden. Feature inglenook fireplace with sandstone pillars and oak mantel over. Door to tall storage area. Linen crease door to original stone and timber spiral staircase with wrought iron handrail up to:



BEDROOM THREE/'KING CHARLES SUITE': 4.37m x 5.20m (14'4" x 17'1")

Mullioned windows to front and rear with attractive views of the church and open countryside. Stone open fireplace with oak mantel over. Freestanding roll top bath with cabriole feet and central mixer tap with separate handheld attachment. Feature plaster reliefs as Master Chamber depicting 'CR', Carolus Rex. **Panelled section with door into:**



EN-SUITE SHOWER ROOM:

Window to side. Suite comprising a low-level WC, vanity unit with floating oval wash basin, fully tiled double shower enclosure with mixer valve and rain shower head. Extraction fan at high level.



From Living Room door into;

FORMAL DINING ROOM: 4.37m x 4.92m (14'4" x 16'2")

Windows to front and back with pretty garden and village views. Original feature "Bolection" moulded limestone fire surround housing a wood burner set on slate hearth. Door into:



INNER HALLWAY:

Window to rear garden. Integrated linen cupboard with full height wooden shelving. Consumer unit at high level. Door into:

CLOAK ROOM:

White suite comprising a low-level WC and a wall mounted wash basin. Bespoke fitted book shelving. Extraction fan at high level.

KITCHEN/DINING AREA: 3.84m x 5.32m (12'7" x 17'5") extending to 11.60m x 2.80 (38'1" x 9'2")

Triple aspect windows to front, back and side. An incredibly bright and spacious open plan kitchen/dining room. "L-shaped" composite quartz worktops with inset Belfast sink and four ring LPG gas hob. A range of cupboards and drawers set under. Two oven electric AGA with a feature marble cut splashback. A range of cupboards and drawers set under with integrated dishwasher. Complementary central island with inset "Prestige" stainless steel sink. Integrated dishwasher and oven/grill. Space for American style fridge/freezer. Original bread oven. Wide opening and steps down to Dining Area with windows to back and side and bi-fold doors out to the terrace and garden.





From Formal Dining Room up original spiral stone staircase to three upper levels with door into:

BEDROOM FOUR/ 'SPIRE SUITE': 4.13m x 4.09m (13'7" x 13'5")

A vaulted ceiling with skylights and windows to back elevation enjoying views of Saint Nicholas church. Airing cupboard housing water cylinder and full height wooden slatted shelving. Panelled wall and door into the cleverly hidden:



EN-SUITE BATHROOM:

Skylight to front. White suite comprising; low-level WC, vanity with marble top and inset wash basin. Panelled bath with Nickel mixer valve and rain shower set head over. Ladder style radiator and extraction fan at high level.



Up spiral staircase up to:

BEDROOM TWO 'NELL GWYN FOUR POSTER': 4.22m x 5.20m (13'10" x 17'1")

Window to front with pretty village views. Linen crease doors into integrated wardrobe with hanging rails, shelving and ample storage. Secondary door into bedroom three/single room "Prayer Room."



STUDY/ 'PRAYER ROOM': 2.81m x 2.65m (9'3" x 8'8")

Mullion window to front with village views. Feature plaster reliefs as Master Chamber depicting 'CR', Carolus Rex.

EN-SUITE BATHROOM:

Window to rear. Suite comprising a Victorian style WC, bespoke fitted scalloped marble vanity area with inset wash basin and panelled bath with mixer valve and rain shower head over.

Up spiral staircase to:**BEDROOM ONE: 'LOFT SUITE': 10.30m x 4.88m (33'10" x 16'0")**

An impressively proportioned principal bedroom with a vaulted ceiling, window to side and skylights at eye level to the rear enjoying far reaching rolling countryside views. Door into:

**EN-SUITE BATHROOM:**

Skylight to rear. White suite comprising a Victorian style WC, vanity drawer unit with sit-on wash basin, spacious double width shower enclosure with wall mounted mixer valve and rain shower head and separate handheld attachment on an adjustable rail. Roll top copper 'Bateau' Jacuzzi bath with polished nickel interior and central mixer tap. 'Tongue and groove' painted wooden panelling to one wall and bespoke fitted shelving housing water tank.

OUTSIDE:

Accessed via a quiet lane, the property includes a private cobbled parking space for one vehicle. To the rear is a beautifully designed and landscaped walled garden offering a high degree of privacy. A raised flagstone sun terrace adjoins the open-plan kitchen and dining area, providing an ideal setting for alfresco dining and entertaining while enjoying picturesque views of St Nicholas Church and the rolling Welsh countryside. There are attractive well-stocked borders and steps lead down to an immaculately maintained, shaped lawn bordered by vibrant herbaceous beds filled with a variety of flowers, plants and interspaced trees including olive. A wooden gate opens onto a pathway that leads to a gravelled area owned by the property, into which oil tank and storage areas are built. Set in the corner is a small "secret garden" shrouded by trees with the original brick built 17th century privy, complete with Jacobean toilet seat!

SERVICES:

Mains electric, water and drainage. Oil fired central heating system. Council Tax Band tbc. EPC Rating E.

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. Upon entering the village, take the first left after The Angel Inn pub; the property will be directly ahead after a short distance. What three words;///chemistry.classics.airship

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

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 - 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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