



CUPIDS HILL INN

GROSMONT | MONMOUTHSHIRE







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CUPIDS HILL INN IS A MAGNIFICENT 17TH CENTURY, GRADE II LISTED COUNTRY RESIDENCE ON THE EDGE OF THE POPULAR VILLAGE OF GROSMONT. THE PROPERTY, WHICH HAS BEEN SYMPATHETICALLY CONVERTED FROM AN OLD INN IN TO A BEAUTIFUL FAMILY HOME, RETAINS MUCH CHARM AND CHARACTER THROUGHOUT. SET IN ITS OWN GROUNDS OF CIRCA 0.77 OF AN ACRE IT HAS FANTASTIC COUNTRYSIDE VIEWS AND AN IMPRESSIVE OAK FRAMED WORKSHOP/OFFICE FOR SOMEONE WISHING TO RUN A SMALL BUSINESS FROM HOME.

- Impressive Grade II Listed country residence with 6 bedrooms, 4 reception rooms and 4 bathrooms •
- Flexible accommodation over three floors with potential for dual living or Air B&B •
 - Reception hall/snug, pantry/snug, cider/beer barrel vault, inner hall/utility, cloakroom, store room, kitchen/dining room, sitting room (previously the old bar) •
- Flagstone floors, exposed beams and stonework, window seats, 8 fireplaces, three log burners, bread oven, lime plaster walls, two staircases, latch doors •
- Impressive, recently built, oak timber framed workshop/office, wood store, and stone outbuilding, measuring overall, circa 964 sq ft •
- Gardens and grounds of circa 0.77 of an acre with beautiful countryside views •
- Superb location within walking distance of a well renowned pub and lovely countryside/river walks •



- Abergavenny 11.2 miles • Monmouth 13.2 miles • Hereford 14.2 miles •
- Hay-on-Wye 25.5 miles • Ross-on-Wye 25.5 miles • Chepstow 28 miles •
 - Cardiff 42.7 miles • Bristol 44.5 miles • London 134.4 miles •
- Abergavenny Train Station 12.8 miles • Cwmbran Train Station 24.3 •
 - Chepstow Train Station 28.1 miles •
- Gloucester Train Station 31.8 miles • Bristol Parkway Station 39.9 miles •
 - Cardiff Airport 55.3 miles • Bristol Airport 64.4 miles •
 - Birmingham Airport 80.4 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

Cupids Hill Inn is approximately 1 mile from the centre of the historic village of Grosmont with a shop/post office and public house and approximately ½ mile away is the popular Bridge Inn at Kentchurch. In the centre of the village is the Norman Castle and the Medieval Nave which hosts functions and events and regular community markets where you can purchase local food and produce.

Grosmont is located not far from the main road network with the historic town and train station of Abergavenny being just over 11 miles away, Monmouth approximately 13 miles and Hereford approximately 14 miles. However, more locally there are excellent amenities in the village of Ewyas Harold just 3 miles distant where you can find a doctors surgery, primary school, post office, butchers, dentist, two public houses, fish and chip shop, vets and petrol station.

The well renowned primary schools in this area can be found in Cross Ash, Garway, Ewyas Harold, Wormbridge and Much Dewchurch and the secondary schools in Abergavenny, Monmouth and Hereford.

The property is situated on the edge of the Kentchurch Estate on a slightly elevated position where views of the surrounding countryside and the River Monnow meandering in the valley below can be enjoyed and where there are fantastic walks to suit all abilities.

THE PROPERTY

A rare opportunity to acquire an impressive rural residence located on the edge of the popular village of Grosmont on the Monmouthshire/Herefordshire border and conveniently located betwixt Abergavenny, Monmouth and Hereford.

Cupids Hill Inn offers spacious and flexible accommodation over three floors and is complimented by its vast gardens and grounds and a useful oak timber framed workshop/office (which the current owners run their small business from) or would suit someone wishing to convert in to a 'granny annexe' subject to the necessary planning consents.

Set in its own grounds of circa 0.77 of an acre this spectacular Grade II Listed property has an abundance of charm and character with a wealth of history. We believe the property dates back to circa 1650 and previous to it being a public house, was a Cider House and Coaching Inn.





In its latter years the property has been sympathetically restored and made in to one family home but retaining both staircases. Subject to the necessary planning consents the property could be split back in to two dwellings or part of the house being utilised as Air B&B if required.

Providing modern day comforts, including under floor heating to the majority of the ground floor, Cupids Hill Inn still retains many of its period features such as flagstone floors, window seats, exposed beams, a bread oven, lime and plaster walls, cider/beer barrel vault and impressively, eight fireplaces.

Enter the property through the open fronted entrance porch into the reception hall/snug where you are welcomed with a period feature fireplace and bread oven, window seat and a flagstone floor. A door from this room gives you access to the one staircase which leads to the first floor of one side of the house.

A door leads from the reception hall to a pantry/snug with feature fireplace, flagstone floor and window seat overlooking the gardens to the front. A rear hall/utility area has space and plumbing for a washing machine and a door to the cloakroom with low level W.C and a wash hand basin. Door to the outside which gives access to the store room from the courtyard.

Situated off the rear hall a door leads to the unique cider/beer barrel vault which has the original exposed stone walls and curved ceiling. This vault was formerly used to store the cider and ale and is now currently used for storage.

Double doors lead from the rear hall to the open plan kitchen/dining room. The kitchen area is fitted with bespoke kitchen cupboards, Belfast style sink, woodburning stove, and space for a range cooker. A step leads down to the dining area where there is room for a large table and chairs. A door from this area gives you access to the outside. Steps from the dining area lead down to the sitting room which was previously the bar for the Inn and it has a fireplace housing a woodburning stove two windows with window seats overlooking the front garden and a stable style door which opens on to the front garden area.

From the sitting room there is a second staircase that leads to the first floor where there are three bedrooms (two with feature fireplaces). The one bedroom has an en-suite shower room with low level W.C., wash hand basin and shower cubicle. Family bathroom with low level W.C., wash hand basin and bath with shower over and shower screen. Airing cupboard housing the hot water cylinder.

As previously mentioned, there is a further staircase from the reception hall/snug that leads to the first floor (which is the 2nd part of the house). There is a large double bedroom with wood burning stove and door to a staircase that leads to the second floor.

From this bedroom you can access the potential Air B&B part of the property which has a small room that could be utilised as a kitchen with its own entrance door to the outside, a shower room with shower cubicle, low level W.C. and wash hand basin and a bedroom with feature fireplace.

The staircase from the large bedroom leads to the second floor landing where there is an airing cupboard and doors to the bedroom and bathroom with a roll top, claw foot bath with shower over, a bidet, wash hand basin and low level W.C., and an ornamental fireplace.

OUTSIDE

Cupids Hill Inn is approached via a gravelled driveway through a gated entrance. The driveway sweeps up to the large turning and parking area. Either side of the driveway are lawns with mature trees and bushes. In front of the house is a sheltered and private gravelled seating area where you can sit and enjoy Al Fresco dining whilst admiring the view over the adjoining countryside and the River Monnow below. To one side of this area is a stone outbuilding with flagstone floor and tiled roof, which is currently used for storage.

To the rear of the property there is an elevated terraced lawn area which would be ideal for someone wishing to grow vegetables, have chickens or to just sit and appreciate the fantastic views. The gardens and grounds are enclosed by hedging, fencing and stone walling.

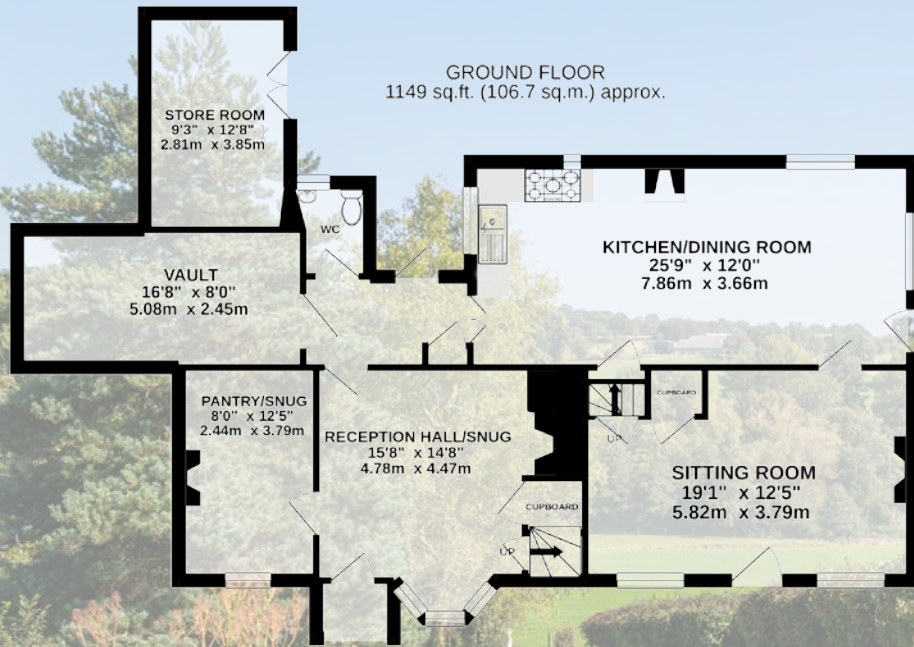
WORKSHOP/OFFICE

This impressive recently built building is oak framed, using Scandinavian wood cladding with a slate roof and has been built with insulation and a damp course and has power, light and water. The first room has a sink and fitted cupboards, there is a cloakroom with low level W.C., and wash hand basin. A further room has a mezzanine floor and double garage doors to the outside. To one side of this building is a useful log store. This building is currently used by the vendors to run their business but could be utilised as ancillary accommodation/granny annexe/holiday let, subject to the necessary planning consents.

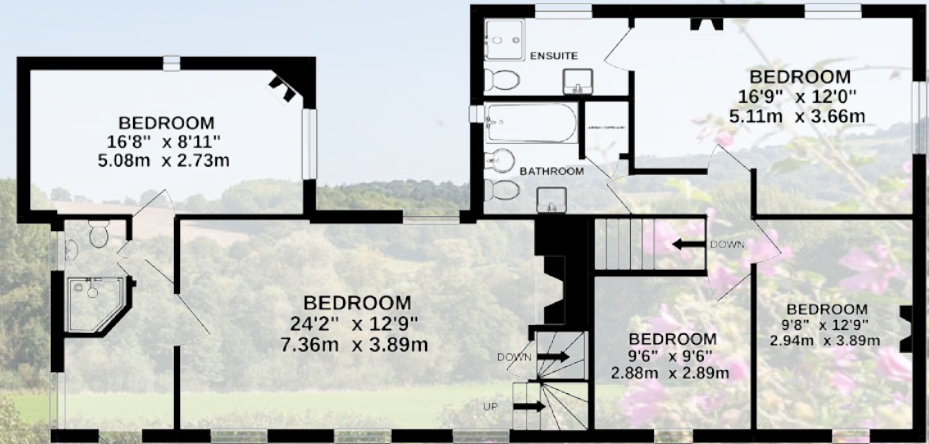


FLOORPLAN

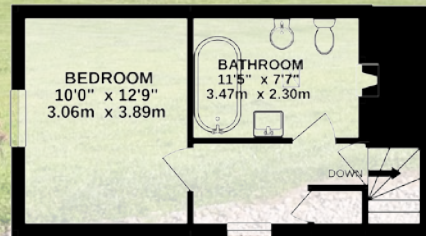
GROUND FLOOR
1149 sq.ft. (106.7 sq.m.) approx.



1ST FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



2ND FLOOR
276 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 2497 sq.ft. (231.9 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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KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and private drainage.

Agents Note: The workshop/office is eligible for business rates, however the current owners are exempt via the Welsh Small Business Relief Scheme.

The first part of the driveway is owned by a neighbour and the vendors of Cupids Hill Inn have a right of way across this part, to access their drive.

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: E

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Abergavenny follow the A465 towards Hereford and after approximately 4 miles turn right onto the country road signposted Grosmont. Follow this road for approximately 6 miles taking the junction signposted Grosmont. At the T junction next to the old school, turn left and follow the road down down the hill. The property will be found on the right hand side before the river bridge.

Postcode: NP7 8ES



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IMPORTANT NOTICE

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	43	88
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	36	81
England & Wales	EU Directive 2002/91/EC	