



# FFYNNON BACH

GROSMONT | MONMOUTHSHIRE



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A WELL PRESENTED AND SPACIOUS FOUR BEDROOM FAMILY HOME IN THE POPULAR VILLAGE OF GROSMONT. BUILT CIRCA 7 YEARS AGO BY THE CURRENT OWNERS WITH ENERGY EFFICIENCY IN MIND. LOCATED IN A SLIGHTLY ELEVATED POSITION WITH BEAUTIFUL VIEWS OF THE MONMOUTHSHIRE COUNTRYSIDE. WITHIN WALKING DISTANCE OF THE VILLAGE PUB, POST OFFICE AND A NORMAN CASTLE.

- 4 bedroom detached house within walking distance of a popular historic village •
    - Nearby village pub, post office and a Norman Castle •
  - Sitting room with wood burning stove, kitchen / dining room, utility and walk in pantry •
    - 4 bedrooms (one with en-suite) and a family bathroom •
  - Off road parking for several vehicles, garden shed and ventilated wood store •
    - Gravel and lawned seating areas ideal for Al fresco dining •
      - Beautiful Monmouthshire countryside views •
    - Abergavenny 10.9 miles • Monmouth 12.7 miles •
      - Hereford 14.7 miles • Hay-on-Wye 20.0 miles •
    - Ross-on-Wye 26.1 miles • Chepstow 27.5 miles • Cardiff 42.5 miles •
      - Bristol 44.1 miles • London 135.8 miles •
    - Abergavenny Train Station 12.5 miles • Chepstow Train Station 27.5 miles •
    - Gloucester Train Station 33.3 miles • Bristol Parkway Station 39.3 miles •
      - Bristol Airport 52.4 miles • Cardiff Airport 55.1 miles •
        - Birmingham Airport 81.9 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

Ffynnon Bach is located in the popular, historic village of Grosmont with a shop / post office and public house. 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 under 11 miles away, Monmouth approximately 12.7 miles and Hereford approximately 14.7 miles. However, more locally there are excellent amenities in the village of Ewyas Harold just over 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.

Abergavenny, a town known as the gateway to Wales, is located within easy access of the main road links to the A40, A449 and on to the M4/M5 and M50 motorway networks. The cities of Cardiff, Bristol and Hereford are all within an hour's drive from Abergavenny and connections to main line trains, reaching London Paddington in under 3 hours, can be found at the railway station in Abergavenny just 10.9 miles from the property. Abergavenny being just circa 6 miles from the border with England, 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, supermarkets, excellent primary and secondary schools, Nevill Hall Hospital and many high street and boutique shops.

## THE PROPERTY

This lovely family home was built by the current owners circa 7 years ago and is located on the Monmouthshire / Herefordshire border and conveniently located betwixt Abergavenny, Monmouth and Hereford. This well maintained property is in a slightly elevated position and benefits from beautiful countryside views that lie alongside the village. When building this property, the vendors had energy efficiency in mind and as well as oil fired central heating, they have installed a heat recovery system, solar panels, under floor heating to most rooms and a wood burning stove with back boiler.

The accommodation to the ground floor comprises of a spacious entrance hall with tiled floor and a useful under stairs cupboard. Door to a cloakroom with low level W.C., wash hand basin and storage cupboard.

The sitting room has windows to three aspects making this room very light. An attractive brick fireplace with wooden lintel over, which houses the wood burning stove. Wooden floorboards and double doors to the paved outside seating area to the front where you can sit and appreciate the beautiful views.





The kitchen / dining room is another light room with double doors that open on to the covered seating area with the beautiful countryside views. The dining area has a wooden floor and space for a large table and chairs.

The kitchen area has a tiled floor and fitted base and wall cupboards including an island unit. Wooden work surfaces, larder cupboard, integral dishwasher, double Belfast style sink with mixer tap, plate rack, fridge, freezer and space for a range cooker with extractor over.

A door to a walk in pantry / cloaks cupboard and a door to a utility room with fitted cupboards, stainless steel sink and space and plumbing for a washing machine.

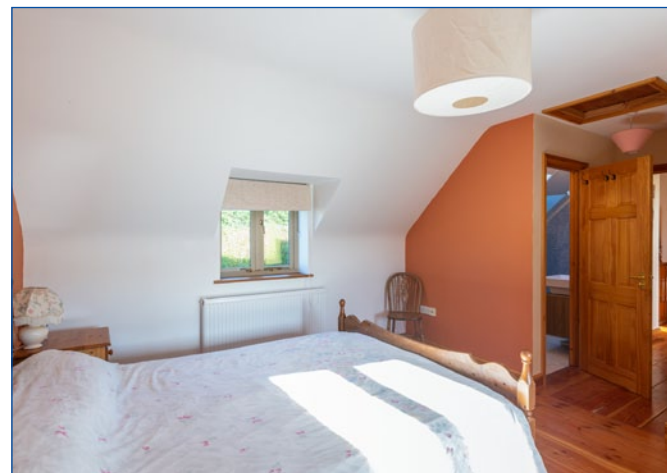
The first floor has a master bedroom with airing cupboard and built in wardrobe. Door to the en-suite shower room with built in storage cupboard, low level W.C., shower enclosure and wash hand basin with vanity unit under. There are three further bedrooms (one currently being used as an office). Family bathroom comprising a bath with shower over and shower screen, low level W.C. and wash hand basin with vanity unit under.

## OUTSIDE

The property is approached via a brick paved driveway leading to a gravelled turning area which provides parking for several vehicles. There are several seating areas which are perfect for Al Fresco dining.

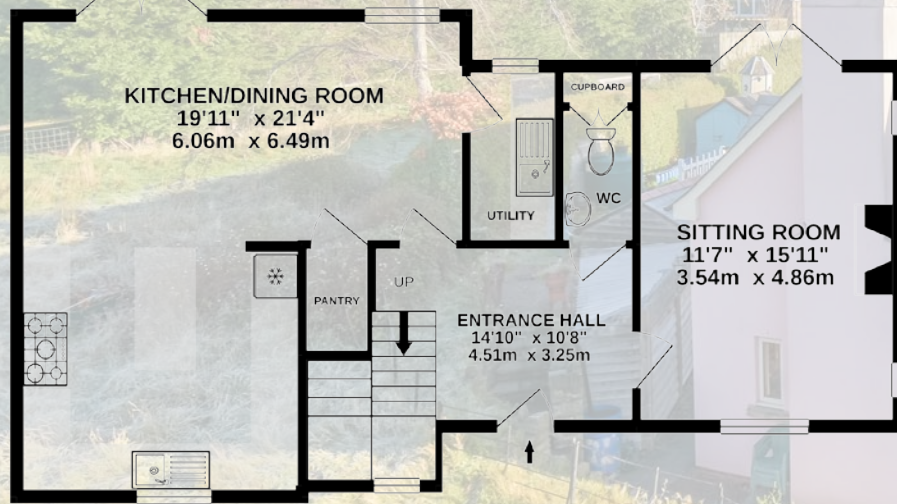
A useful ventilated wood store, workshop with power and light and a further wooden shed provide useful storage.

To the rear of the property, steps lead up to a further elevated area which is laid to lawn and bordered by a picket fence. A perfect place to sit and enjoy the views.

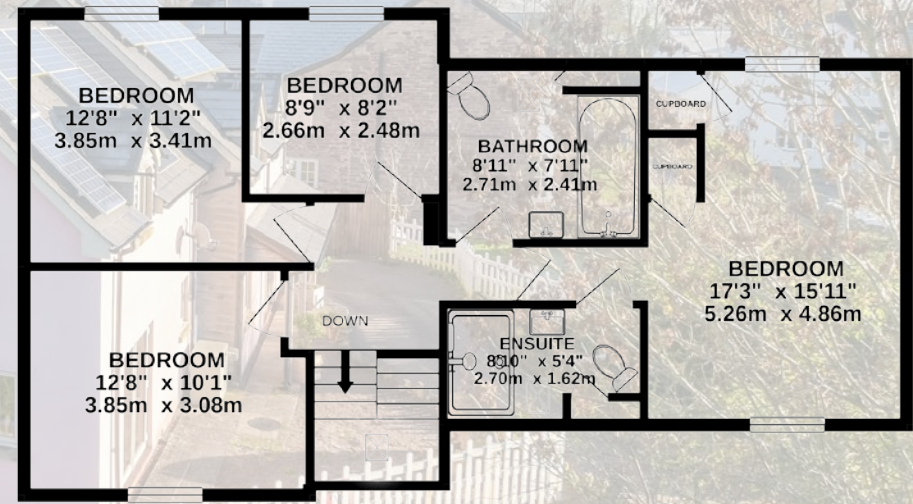


# FLOORPLAN

**GROUND FLOOR**  
714 sq.ft. (66.3 sq.m.) approx.



**1ST FLOOR**  
717 sq.ft. (66.6 sq.m.) approx.



**TOTAL FLOOR AREA : 1431 sq.ft. (132.9 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, water and drainage. Oil fired central heating.

**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:** F

**Local Authority:** Monmouthshire County Council.

**Viewings:** Strictly by appointment with the selling agents

**Directions:** From Abergavenny follow the A465 towards Hereford and after approximately 4 miles turn 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 right, continue down the hill towards the village and take the right turn in to Bevan Court. Follow this road to the end, where the property will be found on the right hand side.

**Postcode:** NP7 8EP



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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>	89	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## IMPORTANT NOTICE

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Powells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Powells nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that a l information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars prepared XXXXXX 2019.