



# HOSTRY HALL

LLANTILIO CROSSENNY | MONMOUTHSHIRE

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LLANTILIO CROSSENNY | ABERGAVENNY |  
MONMOUTHSHIRE | NP7 8SU

THIS SYMPATHETICALLY CONVERTED PROPERTY HAS BEEN RENOVATED TO A HIGH STANDARD BY THE PRESENT OWNERS TO PROVIDE A 4 BEDROOM DETACHED FAMILY HOME IN THE SOUGHT AFTER VILLAGE OF LLANTILIO CROSSENNY JUST 7 MILES FROM THE HISTORIC TOWN OF ABERGAVENNY. WITH OFF ROAD PARKING FOR SEVERAL VEHICLES, ENCLOSED GARDENS AND POTENTIAL GROUND FLOOR ANNEXE.

- Former hall / skittle alley with off road parking and enclosed gardens •
  - Converted into a detached family home with much charm and character •
  - Located in the sought after village of Llantilio Crossenny •
- Spacious open plan living accommodation and four bedrooms which includes a potential annexe •
  - Nearby Offas Dyke path and within 2 miles of well regarded restaurants •
- Just 10 minutes away from links to the A449, A465 and A40 which link with the M4 / M5 and M50 motorway networks •

- Raglan 6 miles • Abergavenny 7 miles • Monmouth 9.5 miles •
    - Crickhowell 12.5 miles • Cwmbran 17.2 miles •
  - Chepstow 20.9 miles • Newport 21.3 miles • Hereford 23.1 miles •
    - Brecon 26.7 miles • Cardiff 34.2 miles • Bristol 37.5 miles •
    - London 140.4 miles • Abergavenny Train Station 6.9 miles •
  - Cwmbran Train Station 16 miles • Chepstow Train Station 20.9 miles •
    - Hereford Train Station 23.3 miles •
  - Bristol Parkway Train Station 32.7 miles • Cardiff Airport 46.8 miles •
    - Bristol Airport 51.6 miles • Birmingham Airport 86 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

Hostry Hall is located in the sought after village community of Llantilio Crossenny just seven miles from the historic town of Abergavenny. The property is also within 2 miles of the popular restaurants, The Warwick and The Red Hart and just a 1.1 mile walk to The Hogs Head. The village is situated in beautiful surroundings with nearby countryside walks and yet just 10 minutes away are excellent links to the A449, A465 and A40 which in turn link with the M4 / M5 and M50 motorway networks and a main line railway station can be found in Abergavenny just 7 miles distant. The cities of Cardiff, Bristol and Hereford are all within an hour's drive and connections to main line trains, reaching London Paddington in under 3 hours.

The well regarded primary schools can be found in the nearby villages of Cross Ash and Llantilio Pertholey with the well known Comprehensive schools in Abergavenny and Monmouth.

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, 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 Hardwick and The Walnut Tree are also located on the outskirts of Abergavenny. Surrounding the town is stunning countryside and there are beautiful walks of the Brecon Beacons National Park and the nearby Monmouthshire and Brecon Canal.

Just 6 miles from the property is Raglan which offers excellent amenities, including a primary school, village shop, butchers, doctor's surgery, petrol station, fish and chip shop, pharmacy, Post Office, public houses and the highly regarded Beaufort Hotel & Brasserie.

Monmouth and the surrounding areas boast excellent schools including Haberdashers independent boys and girls schools, Llangatock School Monmouth with Montessori nursery, a variety of primary schools and the recently rebuilt 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. An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away and the Brecon Beacons National Park located to the north of Abergavenny.





## THE PROPERTY

Hostry Hall is a former hall / skittle alley which was used for the pub next door, which is also now a private dwelling. The current owners have sympathetically converted this old hall into a beautiful family home offering spacious accommodation over two floors.

There is a wealth of history that comes with this property and we have been advised that when it was used as a music venue, Madness and Robert Plant are just some of the famous musicians who have played there. The owners have also up-cycled the skittle alley floor boards and made them in to internal doors which still show signs of high heel marks from many years ago. More period features include exposed beams and stone walls, old style radiators, stone window sills and oak floors.

Enter the property via the front door into a large porch / boot room with a small step down to the impressive open plan sitting room / kitchen / dining room. This fantastic room is ideal for entertaining. There is a seating area and a fireplace with exposed stone chimney breast, wood burning stove and oak lintel over. To either side of the chimney breast is an arched window and door that lead on to the enclosed, brick paved courtyard garden.

The kitchen is fitted with a range of cupboards with granite work tops and a central island unit. Integral items include a dishwasher, stainless steel sink with granite draining board and mixer tap, a fitted bespoke oak dresser and built in storage cupboards. There is space for a gas range cooker.

From the kitchen, the room flows through to the dining room which could either be left as open plan or bi-fold doors could be fitted to separate the area if required. From this room there are double doors on to the patio and garden.

The utility room has fitted base and wall cupboards with a stainless steel sink and space and plumbing for a washing machine and tumble drier. A stable style door leads to the outside. From the utility room a door leads to the W.C., and boiler room.

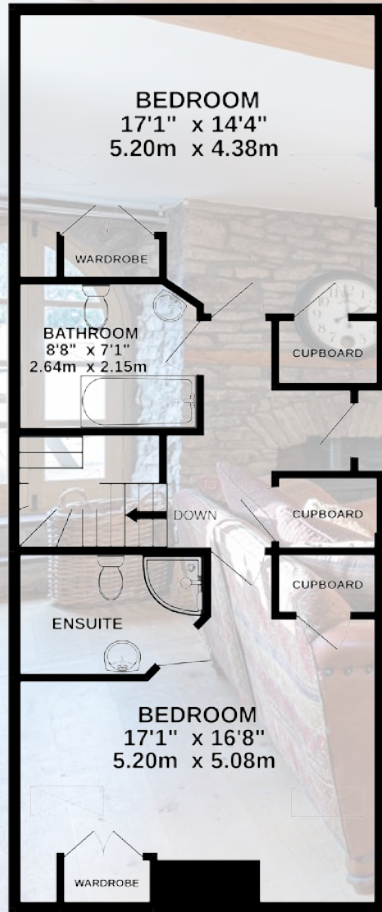
From the kitchen, a further door leads to an inner hallway which gives access to the potential annexe. This could also be used as a spacious home office and currently comprises of a ground floor fourth bedroom / sitting room that has built in wardrobes and double doors on to an enclosed, brick paved small, private patio area. The fully fitted bathroom has an integral wet room shower area as well as a claw foot roll top bath, low level W.C., bidet and wash hand basin with tiled floor and chrome heated towel rail.

A bespoke oak and wrought iron staircase leads from the kitchen to the first floor landing which has a built in storage cupboard. The principle bedroom has built in storage cupboards and an en-suite shower room with shower cubicle, low level W.C., pedestal wash hand basin and chrome heated towel rail. There are two further bedrooms one with built in wardrobes and one with a vanity alcove area which has a wash hand basin. The bedrooms have some restricted head height with cosy vaulted ceilings, resembling a ski chalet.

The family bathroom has a bath with shower over with shower screen, low level W.C., pedestal wash hand basin, and a chrome heated towel rail.

# FLOORPLAN

**1ST FLOOR**  
898 sq.ft. (83.4 sq.m.) approx.



**GROUND FLOOR**  
1278 sq.ft. (118.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2176 sq.ft. (202.2 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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## OUTSIDE

The property has gravelled off road parking for several vehicles with double gates that open on to a further parking area. The parking area has space for a car port or garage (subject to the necessary planning consents). To one side of the property there is a brick paved courtyard garden which can be accessed from the sitting room or the main garden. The garden is mainly laid to lawn with steps that lead down to brick paved patio areas. A pedestrian gate leads to the enclosed brick paved courtyard which could be used for the potential annexe. There are useful wooden storage sheds and a wood store.

## KEY INFORMATION

**Services:** Mains water, electricity 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.

**Local Authority:** Monmouthshire County Council.

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

**Directions:** From Abergavenny take the Old Monmouth Road (B4233) passing through the village of Llanvapley. Continue along this road and take the right hand fork signposted Llantilio Crossenny. Proceed along this road and just before the right turn for Raglan and Penrhos the property will be found on the right hand side.

**Postcode:** NP7 8SU

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B		
69-80	C	69   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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## IMPORTANT NOTICE

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