



PENYCLAWDD COURT

LLANVIHANGEL CRUCORNEY | ABERGAVENNY | MONMOUTHSHIRE

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PENYCLAWDD COURT IS AN EXCEPTIONALLY FINE GRADE I LISTED TUDOR AND STUART MANOR HOUSE BELIEVED TO DATE BACK IN PART TO THE 16TH CENTURY. IT IS SITUATED IN A SUPERB RURAL LOCATION ON THE SITE OF THE FORMER PENYCLAWDD CASTLE AT THE FOOT OF BRYN ARW. THIS HISTORICAL RESIDENCE HAS AN ATTACHED STONE BARN, CARTSHED AND APPROXIMATELY 6 ACRES OF LAND AND HAS BEEN SYMPATHETICALLY UPDATED TO AN EXTREMELY HIGH STANDARD BY THE CURRENT OWNERS.

- Grade I listed Tudor manor house with motte and bailey •
- Stone barn and cart shed offering excellent scope for conversion (STPP) •
- Kitchen with flagstone floor, underfloor heating and an Everhot electric cooker •
- Features to include oak and stone mullion windows, compartmented ceilings, underfloor heating and fireplaces •
- Six bedrooms, two attic rooms and four bathrooms •
- Extending in total to 6 acres including a 2 acre field and gardens •
 - Long driveway and electric gated entrance •
- Surrounded by open countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

DISTANCES FROM PENYCLAWDD COURT

Abergavenny 3.7 miles • Crickhowell 9.4 miles • Hereford 19.9 miles
Monmouth 20.7 miles • Cardiff 36.2 miles • Bristol 53.2 miles
London 159.8 miles

Abergavenny Train Station 6.4 miles
Hereford Train Station 20.4 miles • Bristol Parkway Station 48.5 miles
Cardiff Airport 49.4 miles • Bristol Airport 58.6 miles
Birmingham Airport 89.1 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

Penyclawdd Court enjoys an excellent location surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport / Bristol / Cardiff via the M4. The property is accessed via a private lane leading to an electric gated access. Just two miles away is a 16th century gastro pub called the Crown Inn at Pantygelli which is very popular with locals. Monmouthshire is known to have a good choice of excellent restaurants and pubs with many of these being within just a few miles of the property.

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 town offers easy access to both the Brecon Beacons and Black Mountains. With that, you get endless opportunities for incredible walks amongst peaks such as Sugar Loaf, Skirrid, and Bloreng. The town is also home to the Abergavenny Food Market, providing local produce and artisanal goods on the 4th Thursday of every month. Abergavenny plays host to several events throughout the year, including the world-famous Abergavenny Food Festival, alongside other attractions such as the Vintage Steam Rally. Additionally, the town boasts popular establishments including the Angel Hotel, Michelin star The Walnut Tree and the Art Shop & Chapel, as well as a convenient leisure centre, theatre, cinema and several well known supermarkets including a large Waitrose. Education within the town includes a number of well-respected primary schools and a local King Henry VIII 3-19 school, which has been redeveloped to provide a state-of-the-art education establishment.

Rougemont School is an independent co-educational school located in the manor house Llantarnam Hall in Newport. The school offers education for three to eighteen year-olds. Monmouth has 2 independent schools, Llangattock School Monmouth with Montessori Nursery and Haberdashers Monmouth School.

An abundance of tourism and recreational activities exist within the region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

Penyclawdd Court is a Grade I listed property dating back to approximately the 16th century. It was named Penyclawdd Court because the Menorial court would have been held here during Medieval times. The property was extensively remodelled in the early 17th century when the taller wing and kitchen was added creating accommodation on different levels. It was upgraded again in the 1980's by the previous owners when stonework repairs were carried out and some of the oak mullioned windows were replaced. The current vendors have sympathetically updated the property to an extremely high standard and really brought it back to life.

This is a fine example of a property of the era and offers a new owner the opportunity to live in a magnificent, historical residence whilst still offering the opportunity to enhance the package with the ability to convert one of the outbuildings if desired to create an annexe or additional dwelling. (Subject to any necessary permissions).

Step inside through a striking nailed plank and strap hinged door and into the Cross Passage. Here, original post and panel screens remain which were once a practical feature to shield visitors from the smoke drifting from the Great Hall during medieval times.

The Great Hall, originally open to the full height of the house with a central floor fire now acts as the formal sitting room with an impressive fireplace with a chamfered stone lintel and Vermont Castings wood burning stove. Oak mullioned windows bring in generous natural light, while stairs from this space lead down to the cellar.

The dining room features its own beautiful, chamfered stone lintel fireplace with a Villager woodburning stove and a stone spiral staircase to the first floor. Flagstone floors run throughout the ground level, with underfloor heating to the dining room, Great Hall and kitchen. Stone steps connect the dining room to the kitchen and breakfast room which is a superb space fitted with a Goose Grey Everhot, fitted base and wall units painted in Farrow & Ball Elephant's Breath installed in 2024, Chalon central island with sink in Suffolk Pink, Fisher & Paykel double integrated dishwasher and space for a fridge / freezer. From the kitchen, steps lead down to the utility / boot room which has fitted units and a cloakroom.



Stairs from the sitting room lead to the first bedroom with an attractive fireplace, a mezzanine level and views over the side garden. A rear hallway leads to a ground floor shower room which has been upgraded from the original bathroom. All of the bathrooms and shower rooms are from Victorian Plumbing.

Next to this room is The White Room which is currently set up as a bedroom but could be equally suited as an additional reception room complete with stone hearth, Jotul woodburning stove and three windows, one with a window seat.

The staircase then leads up to the former Court Room, once the venue for manorial court hearings and now an extremely spacious bedroom. This characterful space includes a shaped door-head, compartmented ceiling, fireplace, triple-aspect windows and a medieval cupboard built into the wall.

A study with dual-aspect windows links to an inner hallway, from which steps lead down either side of the room to a shower room and a hallway connecting to the rest of the accommodation.

The next bedroom boasts a fireplace, rear-facing window and sloping floor.

The Oak Room, a charming space, enjoys views to the rear aspect and a connecting door to an en-suite with freestanding bath and dual sinks.

The Granary Room is again another spacious bedroom beneath an exposed A-frame, with its own en-suite shower room. This room can also be accessed externally via steps that lead up from the side aspect.

Upon the second floor are four attic / loft rooms. Two can be accessed via the inner hallway and two from the study. They are all excellent, usable spaces some with restricted headroom but would be perfect for hobby rooms or even further bedrooms if desired.

OUTSIDE

A long driveway owned by Penyclawdd Court leads up a set of electric gates which provide access to the property.

There is ample off-road parking for many vehicles located between the main house, stone barn and cart shed.

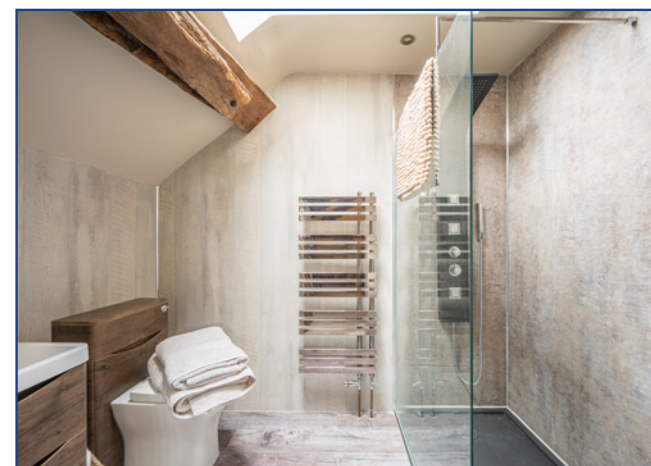
The stone barn measures 17.59m x 5.64m with doors opening to the front and rear. The stone barn and cart shed could be suitable for conversion subject to the necessary planning consents being gained but currently provide excellent storage. The cart shed also benefits from steps to the rear which lead up to an additional storage / workshop space.

Steps from the parking area lead up to the side entrance. A path leads around to the front of the property and onto a terrace. A superb view of Bryn Arw and the motte and bailey can be appreciated from here. The Norman motte and bailey located to the north west of the main house is a scheduled ancient monument that is believed to date back to 1150. We are told it would have originally had a stone keep on it that would have guarded the mouth of the valley. The stone from the keep may have been used to build the original part of Penyclawdd Court along with some of the features inside such as fireplaces and the stone winder stairs. The oldest part of Penyclawdd Court is located on the site of the bailey.

The field measures approximately 2 acres. It would be perfect for grazing or amenity use and benefits from a large steel framed building.

To the rear of the property is a Mediterranean style walled garden with olive and fig trees which has a path running through it leading to a patio area set up excellently for entertaining. A stone outbuilding can be found which backs on to the building that stores the water system. The path also leads to the front paddock which has previously been home to a tennis court and is bordered by stone walling.

Still in situation is a now very overgrown maze which has historically been in the shape of a peacock. This area is to the right of the walled front paddock and can also be accessed from the field.

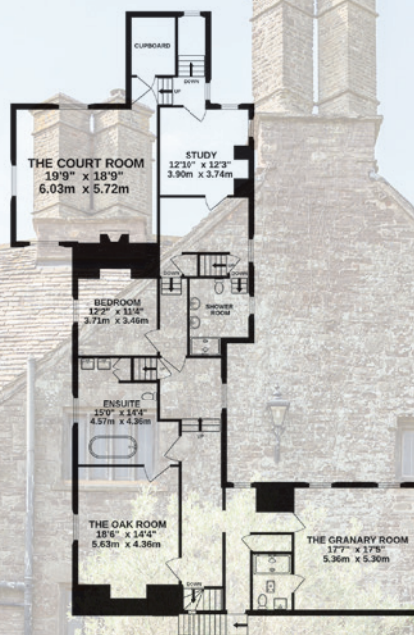
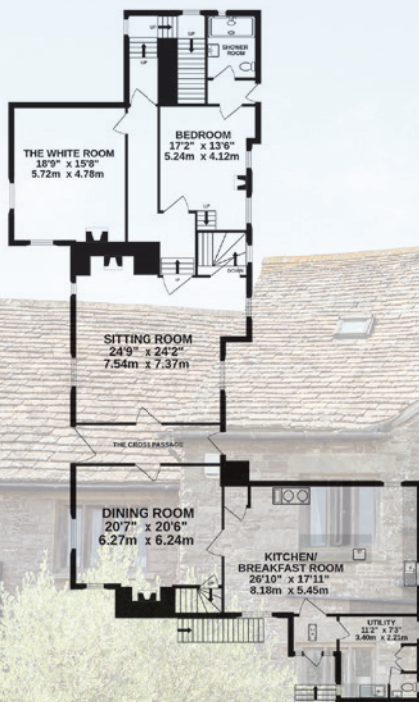
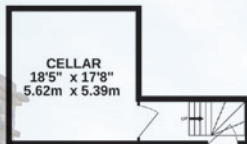


GROUND FLOOR
2463 sq.ft. (228.8 sq.m.) approx.

1ST FLOOR
2181 sq.ft. (202.6 sq.m.) approx.

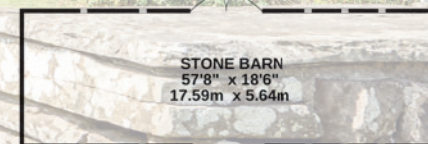
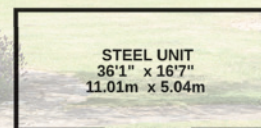
2ND FLOOR
1500 sq.ft. (142.2 sq.m.) approx.

BASEMENT
417 sq.ft. (38.7 sq.m.) approx.

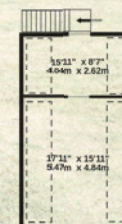


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TOTAL FLOOR AREA : 6590 sq.ft. (612.2 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



PENYCLAWDD COURT, OUTBUILDINGS

TOTAL FLOOR AREA : 2508 sq.ft. (233.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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

Agents Note: A public footpath crosses the driveway only, it does not cross the land or gardens.

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

Tenure: Freehold;

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: I

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents.

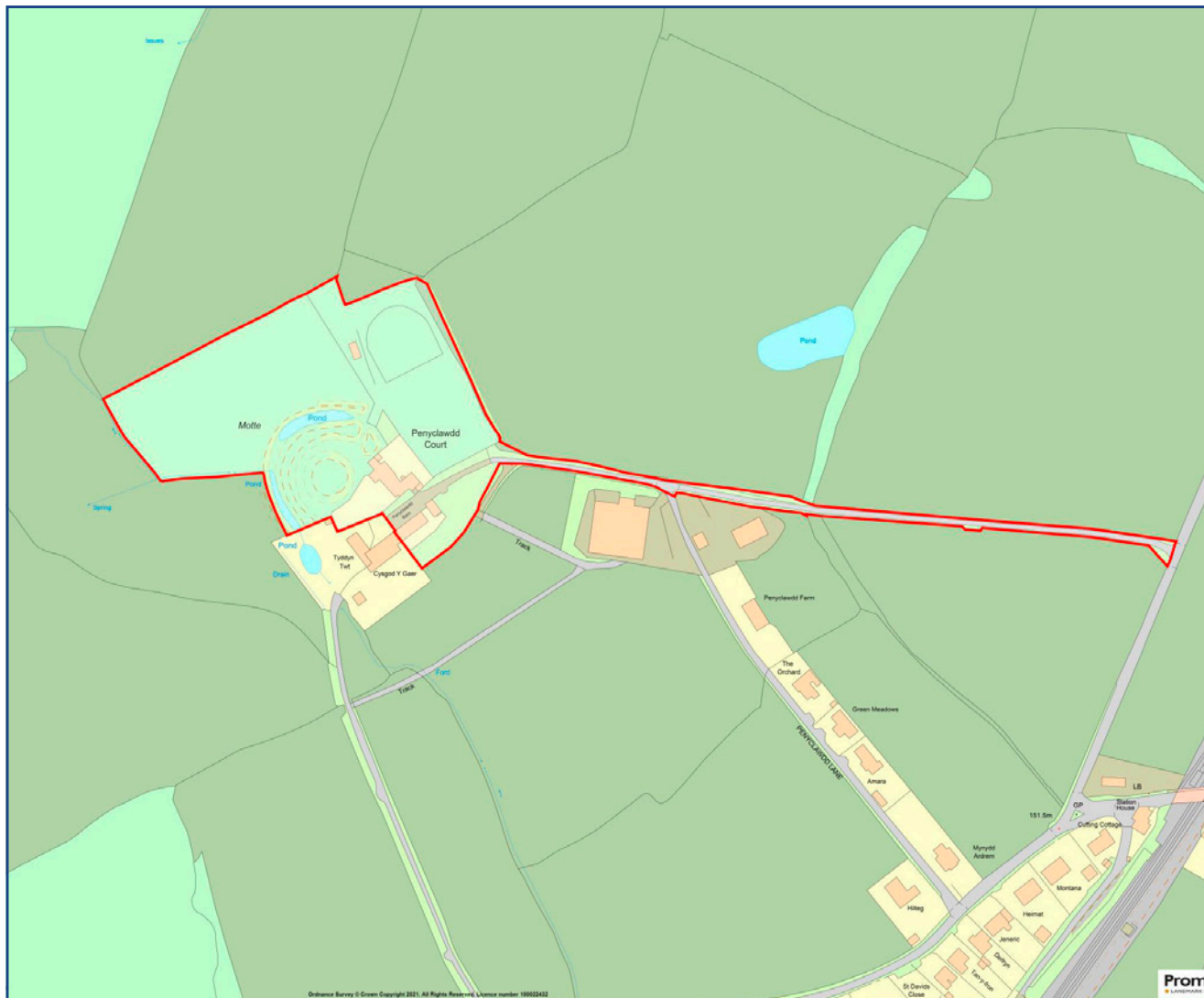
Directions: From Abergavenny take A465 towards Hereford, continue for several miles until you see a turning left from the Old Hereford Road to Pantygelli. Take this turning, continue, cross the railway bridge and then take the first right to Cwmyoy and Llanthony. The property can be found on the left after a short distance.

Postcode: NP7 7LB

WHAT 3 WORDS



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