



PENYCLAWDD COURT

LLANVIHANGEL CRUCORNEY | ABERGAVENNY



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PENYCLAWDD COURT IS AN EXCEPTIONALLY FINE GRADE 1 LISTED TUDOR AND STUART MANOR HOUSE BELIEVED TO DATE BACK IN PART TO THE 16TH CENTURY. IT IS SITUATED IN A 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 INCLUDING THE GARDENS.

- Grade 1 listed Tudor manor house with motte and bailey •
 - Kitchen with flagstone floor and an Aga •
- Features to include oak and stone mullion windows, compartmented ceilings and fireplaces. •
- Underfloor heating in the kitchen, dining room and the Great Hall •
 - 6 bedrooms, 2 attic rooms and 4 bathrooms •
- 6 acres in total including a 2 acre field and gardens in need of restoration •
 - Long driveway and a gated entrance •
 - Stone barn and cart shed •

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

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 and connections to main line trains, reaching London Paddington in under 3 hours, can be found at the railway station in Abergavenny just 6.4 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 and many high street and boutique shops. 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 3 independent schools including Llangattock School Monmouth with Montessori Nursery, Monmouth School for Boys and Monmouth School for Girls.

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 in the Brecon Beacons National Park and the nearby Monmouthshire and Brecon Canal.

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. Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

Penyclawdd Court is a Grade 1 listed property dating back to approximately 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 it had some stonework repairs done and replacement of some of the oak mullioned windows. The current vendor has made further improvements. 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 while adding their own style and flair to the gardens and grounds which do need improving.

Step inside the Cross Passage through a beautiful 17th century nailed plank and strap hinged door. Either side of the Cross Passage are post and panel screens and were originally designed to protect the visitors from the smoke that would have been visible in the Great Hall during medieval times.

The Great Hall, when first built would have been vaulted right up to the ceiling at the top of the house. A fire would have been lit on the floor in the centre of the room and the smoke would have found its own way out, hence the need for the post and panel screens in The Cross Passage. This room now has a magnificent fireplace with





chamfered stone lintel housing a wood burning stove. Oak mullioned windows allow light to enter the room. Stairs also lead down to the cellar.

The dining room has a stunning fireplace with chamfered stone lintel next to a stone winding staircase leading up to the first floor. Flagstones can be found on the floor, a feature found throughout much of the ground floor. This room has underfloor heating as does the kitchen and the Great Hall. Stone steps lead down to the kitchen.

A superb kitchen and breakfast room houses a sea green Aga and a range of Magnet units added in 2019. To the left of the Aga is a cupboard housing the original bread oven. There is space for a dishwasher and fridge freezer. Integral appliances include an oven and 4 ring Beko hob. A stainless steel one and a half sink sits within Quartz worksurfaces underneath the kitchen window. A generous pantry can be found in the corner of the kitchen.

The Grand Staircase in the Stuart Wing leads to the first bedroom. It has an attractive fireplace and a mezzanine level with windows to the side garden. A wooden stable door opens into a rear hallway across from which is a bathroom with a white suite.

The Grand Staircase continues up to the White Room, currently utilised as a bedroom but could also be used as a reception room. It has a wonderful fireplace with stone hearth and three windows, one with a window seat.

Continue up to the Court Room. This is where the Menorial court hearings would have taken place many years ago. This room has a shaped door-head, a compartmented ceiling, a fireplace with moulded surround, and higher status stone windows with triple aspect views. There is also a medieval cupboard built into the wall. This is now the principal bedroom.

A study can be found on this level with a fireplace and dual aspect windows. This room can be accessed on both sides. From this room step into an inner hallway. A door opens and steps lead down to a bathroom with a white suite. Another door from the inner hallway opens to reveal a staircase leading up to two generous attic rooms.

Bedroom 5 has a fireplace and a window to the rear. It has a sloping feature floor.

Further along the corridor is the Oak Room, a double bedroom with a view of the rear aspect. This delightful bedroom has a connecting door to a bathroom that can be used as an en-suite or independently. The bathroom has a free standing ball and claw bath, w.c and wash hand basin.

The Granary Room is a generous sized bedroom with an exposed A frame and an en-suite bathroom, with a white suite to include a bath, w.c and wash hand basin.

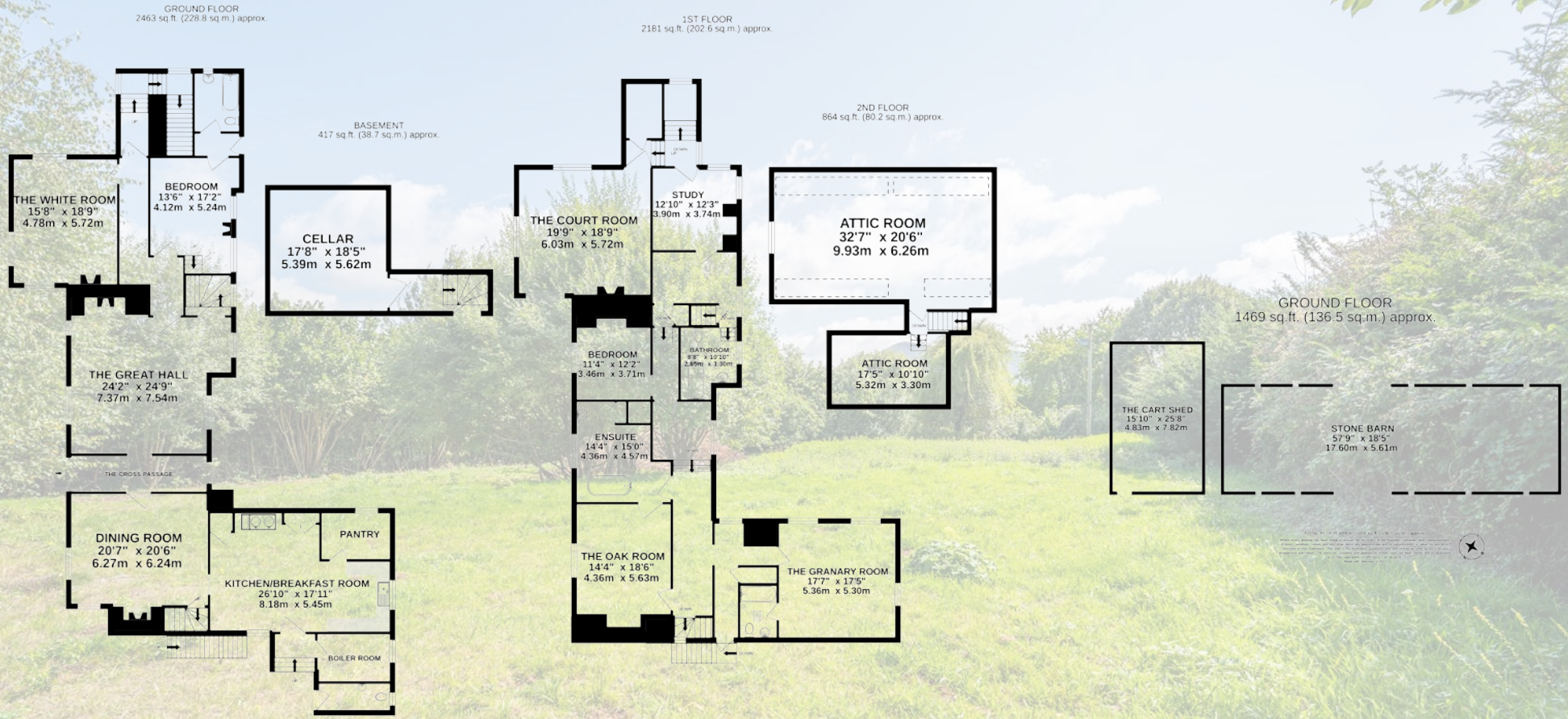
OUTSIDE

A five bar gate opens onto a long driveway leading up to Penyclawdd Court. There is ample off-road parking for many vehicles located between the main house, stone barn and cart shed. The stone barn measures 17.60m x 5.61m. The stone barn and cart shed could be suitable for conversion subject to the necessary planning consents being gained.

Steps from the parking area lead up to the side entrance and straight into the kitchen. To the right of the steps is an outside w.c and a boiler room.

A path leads around to the front of the property and onto a terrace. A superb view

FLOORPLAN



TOTAL FLOOR AREA : 5924 sq.ft. (550.3 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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of Bryn Arw can be appreciated from here. The motte and bailey can also be viewed 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. The current owner has previously kept a horse on the field. At the edge of the field is a steel shed and a chicken run.

To the rear of the property is an Elizabethan Knot garden, although this area along with the walled garden and the maze are now in need of restoration.

KEY INFORMATION

Agents Note: There are low doorframes and some restricted head height.

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

Agents Note: There is a covenant stating 'not to use any part or parts of the grounds as a camping site or for the stationing of a caravan or caravans'.

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

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.

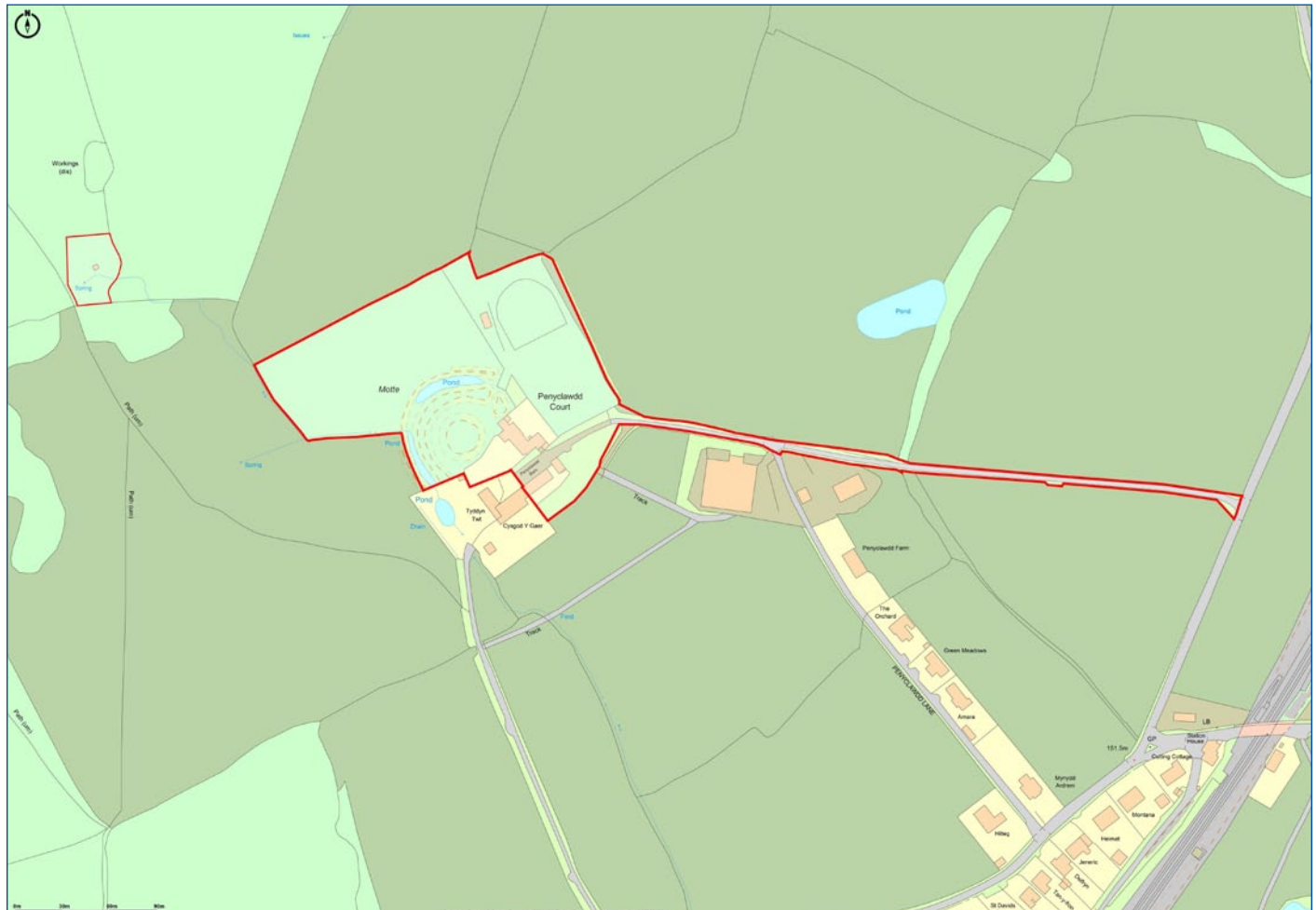
Council Tax Band: I

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



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Particulars prepared September 2021.