



## THE OLD VICARAGE

LLANDDEWI RHYDDERCH | ABERGAVENNY | MONMOUTHSHIRE





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THIS VERSATILE FIVE-BEDROOM FORMER VICARAGE, DATING BACK TO THE 1800S, IS TUCKED AWAY ON A QUIET LANE IN A POPULAR VILLAGE, OFFERING A HIGH DEGREE OF PRIVACY. SET ON A HALF-ACRE PLOT BACKING ONTO OPEN FIELDS, IT FEATURES BRIGHT, SPACIOUS ACCOMMODATION WITH GENEROUS RECEPTION ROOMS AND WELL-PROPORTIONED BEDROOMS.

- Charming period home in the heart of popular village •
  - Five bedrooms and four reception rooms •
- Dating back to the 1800s, full of character and period features •
  - Light-filled, spacious rooms with attractive views •
  - Mature, private gardens backing onto open fields •
    - Potential for multi generational living •
  - Set behind wrought iron gates with ample parking •
- Attached garage and wooden barn at the rear of the garden •
- Surrounded by open countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

## DISTANCES FROM THE OLD VICARAGE

Abergavenny 3.5 miles • Raglan 7 miles • Usk 8.7 miles • Crickhowell 9.9 miles • Monmouth 12.7 miles • Newport 19.5 miles • Chepstow 20.4 miles • Hereford 25.3 miles • Cardiff 30.6 miles • Bristol 46.5 miles • London 153 miles • Abergavenny Train Station 4.1 miles • Newport Train Station 19.2 miles • Chepstow Train Station 20.7 miles • Bristol Parkway Station 32.6 miles • Cardiff Airport 45.1 miles • Bristol Airport 51.2 miles • Birmingham Airport 91.7 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.



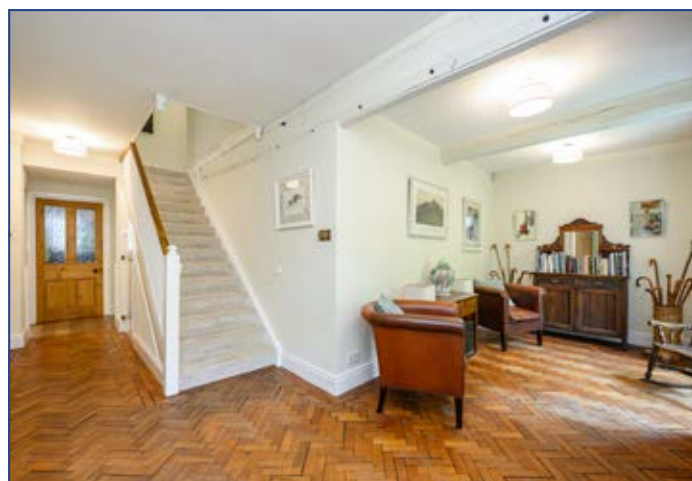
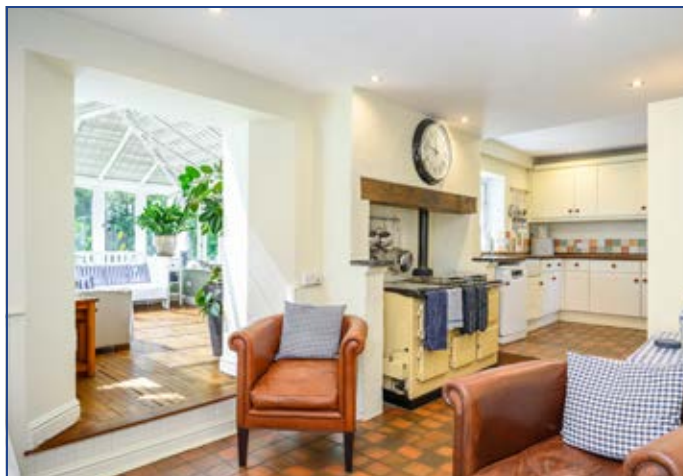


## LOCATION & SITUATION

The Old Vicarage is situated in the heart of the sought after village of Llanddewi Rhydderch in an elevated position with excellent views across surrounding countryside. Llanddewi Rhydderch is a thriving community which benefits from an active village hall which regularly host a range of activities. The village also benefits from being within the catchment area for the highly regarded Cross Ash Primary School.

Nearby, Abergavenny is just a short drive away, this area is renowned for its beautiful, timeless appeal, characterised by undulating countryside, offering a rural idyll combined with excellent transport links to the rest of the country. 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, King Henry VIII 3-19 School, 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 restaurant, The Walnut Tree is also located on the outskirts of Abergavenny. Surrounding the town is stunning countryside and there are beautiful walks of the Brecon Beacons National Park.

The historic border town of Monmouth is just shy of 13 miles away. The town boasts excellent schools including Haberdashers' Monmouth School, Llangattock School Monmouth with Montessori Nursery, and 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. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing.





## THE PROPERTY

Step through the bespoke front door into a generous entrance hall, complete with wood block flooring, a staircase to the first floor, and access to the ground floor reception rooms, including a snug/library. At the front, both the snug and sitting room enjoy double-glazed doors opening onto the garden. The sitting room blends contemporary style with period character, featuring a stone fireplace and wood-burning stove, while the snug provides a cosy retreat.

To the rear, the house offers further reception space. The dining room boasts an open fireplace with a Victorian-style surround, slate hearth and quarry-tiled floor. A versatile reception room, currently used as a home office, could also serve as a playroom, hobby room or breakfast space. The kitchen/breakfast room features a four-oven range cooker, wooden work surfaces, a Butler-style sink and space for seating. Off the kitchen, a sunroom opens onto a flagstone terrace with private garden views, ideal for morning coffee or evening relaxation. Additional practical spaces include a pantry/store/boot room, large utility room, shower room and wc and a rear courtyard with access to the garage.

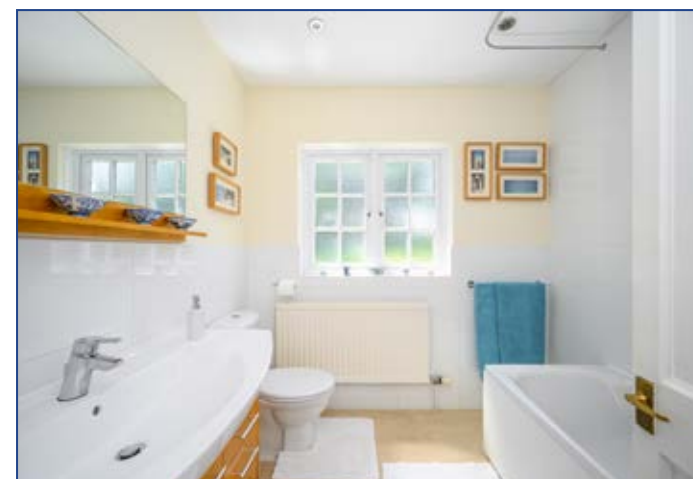
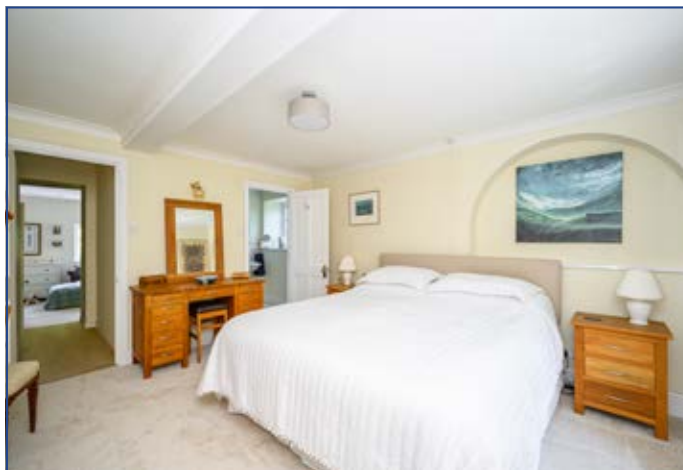
The elegant staircase with balustrade and newel post leads to a generous landing bathed in natural light from a front-facing window. At the front, two generously proportioned bedrooms await—one with bespoke fitted wardrobes, and the principal suite boasts an en-suite bathroom and access to a rear bedroom (currently used as a dressing room) overlooking sweeping open fields. On the opposite side of the landing, two further double bedrooms are complemented by a stylish family bathroom and a separate W.C., while a substantial, shelved airing cupboard offers practical storage for linens and towels.

## OUTSIDE

Enter through wrought iron gates onto a private driveway that sweeps gracefully around the front, side and rear of the property. At the front, ample parking is complemented by a mature garden, where established trees and shrubs provide both beauty and seclusion from the country lane.

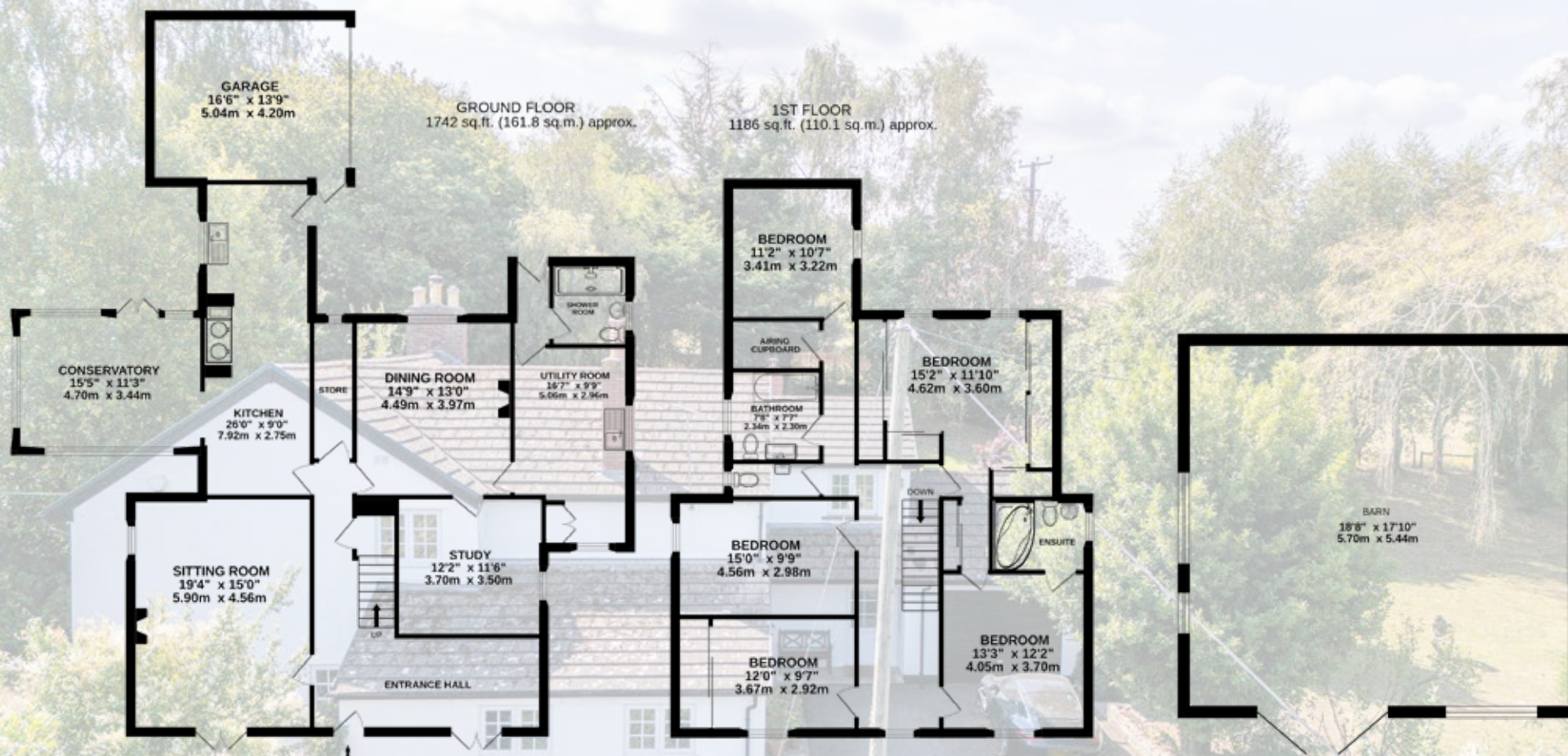
The gardens extend generously around the home, backing onto tranquil fields and offering year-round appeal. Mature trees, large areas to lawn and vibrant planted beds create a captivating outdoor setting. A charming wooden barn at the far end of the garden provides versatile space, ideal as a workshop or for storage, while additional parking and access to an attached garage are conveniently located at the rear.

Directly off the sunroom, a flagstone terrace invites outdoor dining or lounging in comfort, with a further paved area at the rear perfect for sunbathing or BBQs. From the top of the garden, sweeping views extend to the distant Sugar Loaf Mountain, providing a stunning backdrop.





# FLOORPLAN



THE OLD VICARAGE, LLANDDEWI RHYDDERCH, NP7 9TS

TOTAL FLOOR AREA: 2927 sq.ft. (272.0 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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THE OLD VICARAGE BARN

TOTAL FLOOR AREA: 334 sq.ft. (31.0 sq.m.) approx.

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## KEY INFORMATION

**Services:** Mains electricity, water and drainage. Oil fired central heating. Full fibre to the property.

**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:** H

**Local Authority:** Monmouthshire County Council. Telephone 01633 644644.

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

**Directions:** Head out of Abergavenny on the B4233, follow this road for approximately 2.5 miles until you reach a signpost on your right which directs you to Llanddewi Rhydderch, turn right at this point and follow this lane for approximately 0.5 mile. Once you enter the village, Church Lane will be the first junction on your right, enter Church Lane, once you pass the Church, The Old Vicarage can be found on your right-hand side shortly afterwards.

**Postcode:** NP7 9TS

## WHAT 3 WORDS



alike.poet.postcard

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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