



# HOSTRY HOUSE

LLANTILIO CROSSENNY | MONMOUTHSHIRE



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LLANTILIO CROSSENNY | ABERGAVENNY  
MONMOUTHSHIRE | NP7 8SU

A FORMER 17TH CENTURY INN WHICH HAS BEEN SUBSTANTIALLY AND SYMPATHETICALLY REFURBISHED TO A HIGH STANDARD. OFFERING SPACIOUS ACCOMMODATION OVER THREE FLOORS AS WELL AS A CELLAR. POTENTIAL DUAL LIVING, AIR B&B OR ANNEXE ACCOMMODATION, DOUBLE GARAGE, STORAGE SHEDS AND AN ENCLOSED PRIVATE GARDEN. LOCATED IN THE SOUGHT-AFTER VILLAGE OF LLANTILIO CROSSENNY, JUST 7 MILES FROM THE HISTORIC TOWN OF ABERGAVENNY.

- A spacious detached country residence with potential for dual living, Air B&B or annexe accommodation •
  - Offering versatile accommodation over three floors •
- Retaining many period features and previously known as one of the oldest pubs in Wales •
  - Located in the sought-after village of Llantilio Crossenny •
    - A stone's throw from the Offas Dyke path •
- 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

This impressive country residence which was once a former Inn which we believe dates back to the 17th Century, has been extensively but sympathetically, refurbished throughout by its present owners. Providing spacious and versatile accommodation over three floors, as well as a cellar and a potential self contained annexe, the refurbishment has been finished to a high standard.

Hostry House 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.

A well-regarded primary school can be found in the nearby village of Cross Ash 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, doctors surgery, 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, Llangattock 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

It has been known that in previous years Hostry House, as well as the old hall next door, was used as a music venue and it is believed that Madness and Robert Plant were some of the famous musicians who played here. The property boasts many period features which include bay window seats, flagstone and oak floors, oak ledge and brace doors, exposed stone walls and timbers and old style radiators in some rooms, yet also provides modern day comforts with high quality fittings. The garden is enclosed and private and provides off road parking along with a double garage and storage sheds.

Enter through the oak canopy porch in to the entrance hall with oak steps and exposed stone walls. A door from here leads into the impressive open plan kitchen / dining room with three bay windows to the front with window seats and a door to the outside with oak canopy porch over.

The kitchen area is fitted with base and wall units with integral dishwasher, Belfast style sink and bespoke island unit with built in four ring electric hob, oven, wine and spice racks. An exposed stone wall with space for an Aga is the main feature of this room. A door from the kitchen area leads through the open fronted, oak framed porch to the garden. The sitting room has a further three bay window seats and a stone feature fireplace.

From the entrance hall a door leads to a shower room with shower cubicle, low level W.C., and wash hand basin. At the end of the hall there is a door with stone steps that lead down to the cellar, which has restricted head height but is a useful room for storage and which houses the hot water cylinder for the main house. From the hall further doors lead off to the potential annexe rooms which comprise of a utility room which could be used as a kitchen for the potential annexe with fitted cupboards, stainless steel sink and space and plumbing for a washing machine. From the utility room there is a hatch that serves the cellar.

The spacious living room has two sets of double doors that lead on to the garden and patio area. There is an additional external door to the side. A ceiling hatch with a good quality pull down ladder gives access to a room above which would be suitable for a studio / office. It has large windows overlooking the garden and a door to a cloakroom with low level W.C., and wash hand basin. There is room to install a permanent staircase to access this room if required. From the living room a corridor leads to the two ground floor bedrooms and a shower room with corner shower cubicle, low level W.C., and wash hand basin.

Access to the further first and second floor rooms, is from the kitchen / dining room of the main house. The first floor landing has doors to a large airing cupboard. There are two double bedrooms, one with steps up to an en-suite bathroom with 'p' shaped bath, shower over with shower screen, low level W.C., and wash hand basin with vanity cupboard under. The other bedroom boasts exposed stone walls with a window seat and a door to the Jack and Jill bathroom which can also be accessed from the landing. The bathroom has a contemporary suite comprising a bath, separate shower enclosure, low level W.C., and twin wash hand basins on an oak vanity unit.

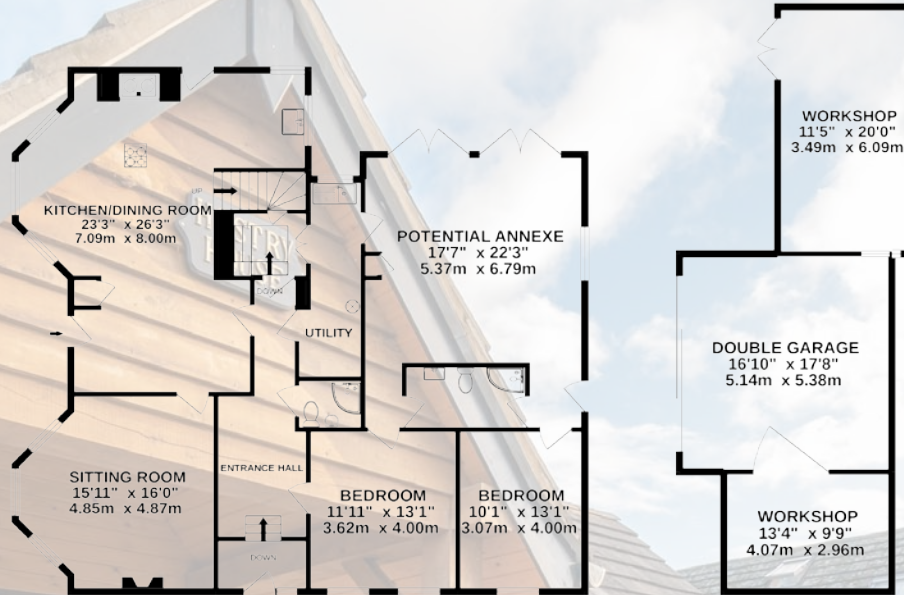
A smaller bedroom / study gives access to the second floor landing where there is a built in storage cupboard and access to two attic rooms, one having an en-suite shower room with shower cubicle, low level W.C., and wash hand basin. This second floor would be ideal for children or a teenager wishing to have their own space.

# FLOORPLAN

BASEMENT  
535 sq.ft. (49.7 sq.m.) approx.



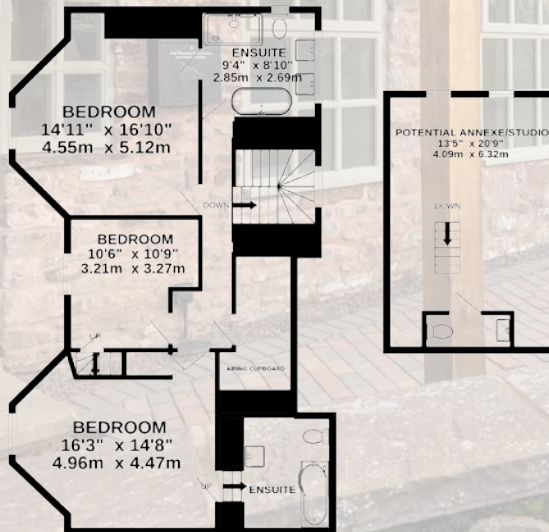
GROUND FLOOR  
2285 sq.ft. (212.3 sq.m.) approx.



2ND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR  
1111 sq.ft. (102.7 sq.m.) approx.



**TOTAL FLOOR AREA : 4326 sq.ft. (401.9 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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## OUTSIDE

The property is approached via wooden double gates with pedestrian gate to the side, which open on to the paved driveway which in turn leads through the garden to the double garage. The garden is enclosed and is mainly laid to lawn with paved patio areas. A further raised area which has a bark base, is ideal for further plantation of shrubs and plants. In front of the potential annexe is a decked area. The double garage and workshops all have power and light. A further brick paved area provides parking to the side of the property which could be used as a separate parking area for the potential annexe.

## KEY INFORMATION

**Services:** Mains water, electricity and drainage. Oil fired central heating. The oil tank is located under the ground below the deck in the garden.

**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:** Band I

**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		
81-91	B		84   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



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