# GROSMONT

## Guide price £525,000

# SALLY RUCKS

Grosmont, Abergavenny, Monmouthshire NP7 8LW



Immaculately presented four-bedroom family home
Stunning views over surrounding countryside
Vibrant village location

Grosmont is a thriving village with local shop/post office and public house. Located in the centre of the village are the remains of the Norman castle.

The property is located approximately 12 miles from Abergavenny, 14 miles from the city of Hereford and 12 miles from Monmouth, all of which have a wide range of amenities including shops, banks, schools, library, supermarkets, doctors, dentists, cafes and restaurants. Abergavenny has a theatre, cinema and leisure centre with swimming pool.

There are mainline railway stations in Abergavenny and Hereford and access to main roads and motorways for commuting via the A40/A449 from both Abergavenny and Monmouth and via Hereford and the A465.

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## KEY FEATURES

- Beautifully presented detached four-bedroom home
- Three reception rooms
- Beautiful views over the Monmouthshire countryside
- Thriving village location
- Separate workshop with office over
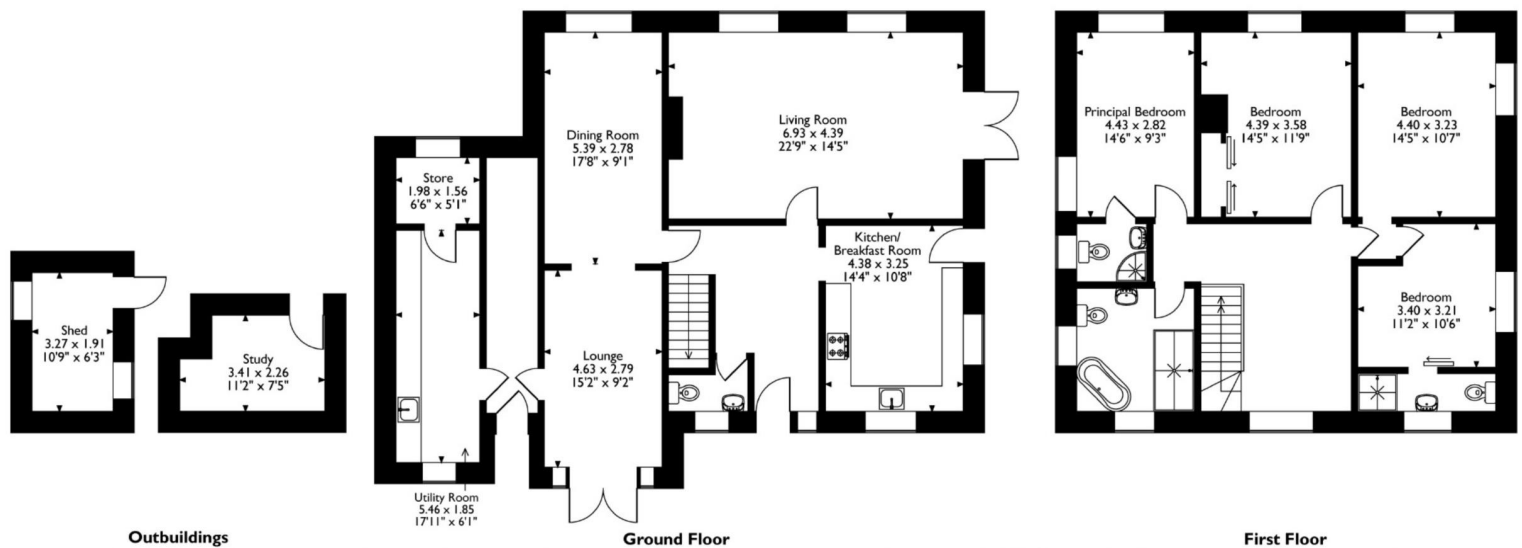- Gated parking

# STEP INSIDE

As you enter the property, you are greeted by an inviting entrance hallway with wooden floors giving access to all accommodation. The contemporary kitchen/breakfast room is fully equipped with sleek white wall and base units topped with marble surfaces.

Its stylish curved doors and glass display cupboard add a unique flair, complemented by integrated appliances including a Rangemaster cooker, dishwasher, and microwave oven.

The living room offers ample space and stunning dual aspect views, featuring French doors leading to a decking area and a cosy wood burner. Perfect for hosting gatherings, the dining room seamlessly connects to the lounge via an opening, with French doors opening to the front aspect.

Accessible either through a separate entrance or from the lounge, you'll find the utility room and storage space.

## Approximate Gross Internal Area
## Main House = 205 Sq M/2206 Sq Ft
## Outbuildings = 13 Sq M/140 Sq Ft
## Total = 218 Sq M/2346 Sq Ft

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**Dining Room**
5.39 x 2.78
17'8" x 9'1"

**Living Room**
6.93 x 4.39
22'9" x 14'5"

**Store**
1.98 x 1.56
6'6" x 5'1"

**Kitchen/**
**Breakfast Room**
4.38 x 3.25
14'4" x 10'8"

**Shed**
3.27 x 1.91
10'9" x 6'3"

**Study**
3.41 x 2.26
11'2" x 7'5"

**Lounge**
4.63 x 2.79
15'2" x 9'2"

**Utility Room**
5.46 x 1.85
17'11" x 6'1"

**Principal Bedroom**
4.43 x 2.82
14'6" x 9'3"

**Bedroom**
4.39 x 3.58
14'5" x 11'9"

**Bedroom**
4.40 x 3.23
14'5" x 10'7"

**Bedroom**
3.40 x 3.21
11'2" x 10'6"

**Outbuildings**

**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Stairs rise from the entrance hall to the spacious first floor landing with glass balustrade.

The four double bedrooms are light and spacious, two with modern en-suites.

The main bathroom is tastefully fitted with a stylish oval freestanding bath and separate walk-in shower.

The views from the first floor, across open fields to countryside beyond and towards the local church are just beautiful.

# STEP OUTSIDE



A wooden 5 bar gate opens into a gravelled parking and turning area. The gardens envelop the rear and one side of the house, adorned with vibrant planted beds that burst with colour during full bloom.

A sizable decked area, accompanied by a charming pergola, offers ample room for outdoor furniture and entertaining. At the rear of the house, a pathway leads to a workshop, complete with stairs ascending to an office/studio space above.

## INFORMATION

Postcode: NP7 8LW
Tenure: Freehold
Tax Band: F
Heating: Oil
Drainage: Mains
EPC: D

## DIRECTIONS

From our Monmouth office, head north on Priory Street toward White Swan Court. At the traffic lights, turn left onto Monk Street. After 3.5 miles, turn left again. After 2 miles, continue onto Mountain View. Turn left onto B4521. After 2.5 miles turn right onto B4347. Continue for 4 miles and Sally Rucks will be located on the left hand side.

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales | EU Directive 2002/91/EC

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