



**11 Wellfield, Grosmont, Abergavenny, NP7 8EQ**

Four Bedroom Detached House with Double Garage and Driveway

**£600,000**



# 11 Wellfield, Grosmont, Abergavenny, NP7 8EQ

## Overview

- Detached Family Home
- Four Bedrooms
- Master En-suite Bathroom
- Three Reception Rooms
- Utility Area
- Front and Rear Gardens
- Double Garage
- Double Driveway
- Rural Village Location
- Oil Central Heating
- Double Glazing Throughout
- Viewing Highly Recommended



A well-presented family home, situated in the picturesque village of Grosmont with views of surrounding countryside.



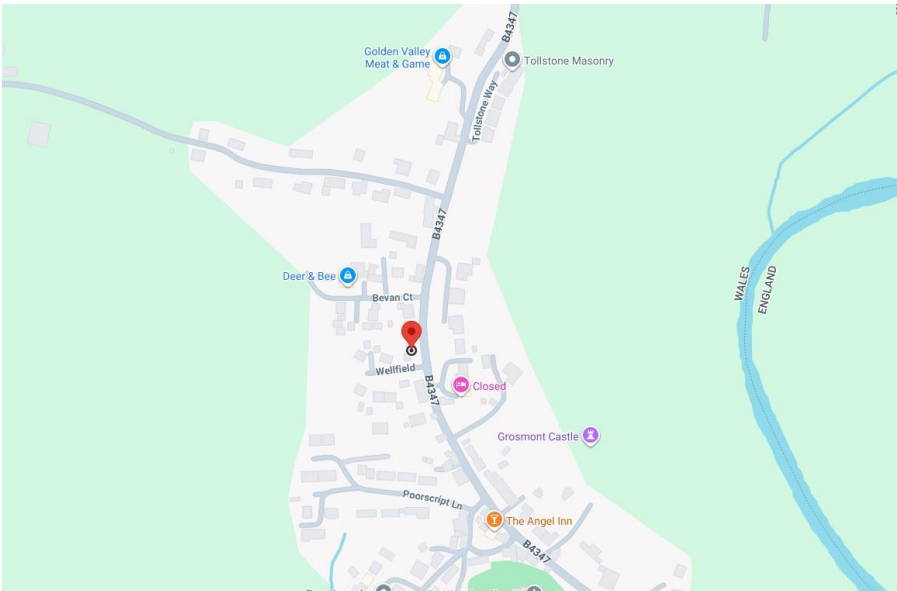
Nestled in the picturesque village of Grosmont, Abergavenny, this modern detached property offers an exquisite blend of contemporary living amidst historical charm. Located near the Monmouthshire and Herefordshire border, it is perfectly positioned for those who appreciate scenic tranquility. Upon entry, you are greeted by a spacious entrance hall that flows seamlessly into the heart of this home, an open-plan kitchen, dining and living area designed for both relaxation and entertaining. Two further reception rooms allow for flexible living arrangements; one is currently utilised as a tranquil office space ideal for remote work or creative endeavors. The ground floor further benefits from a WC and utility area at the internal entrance to the garage—perfect for those seeking practicality without sacrificing style.





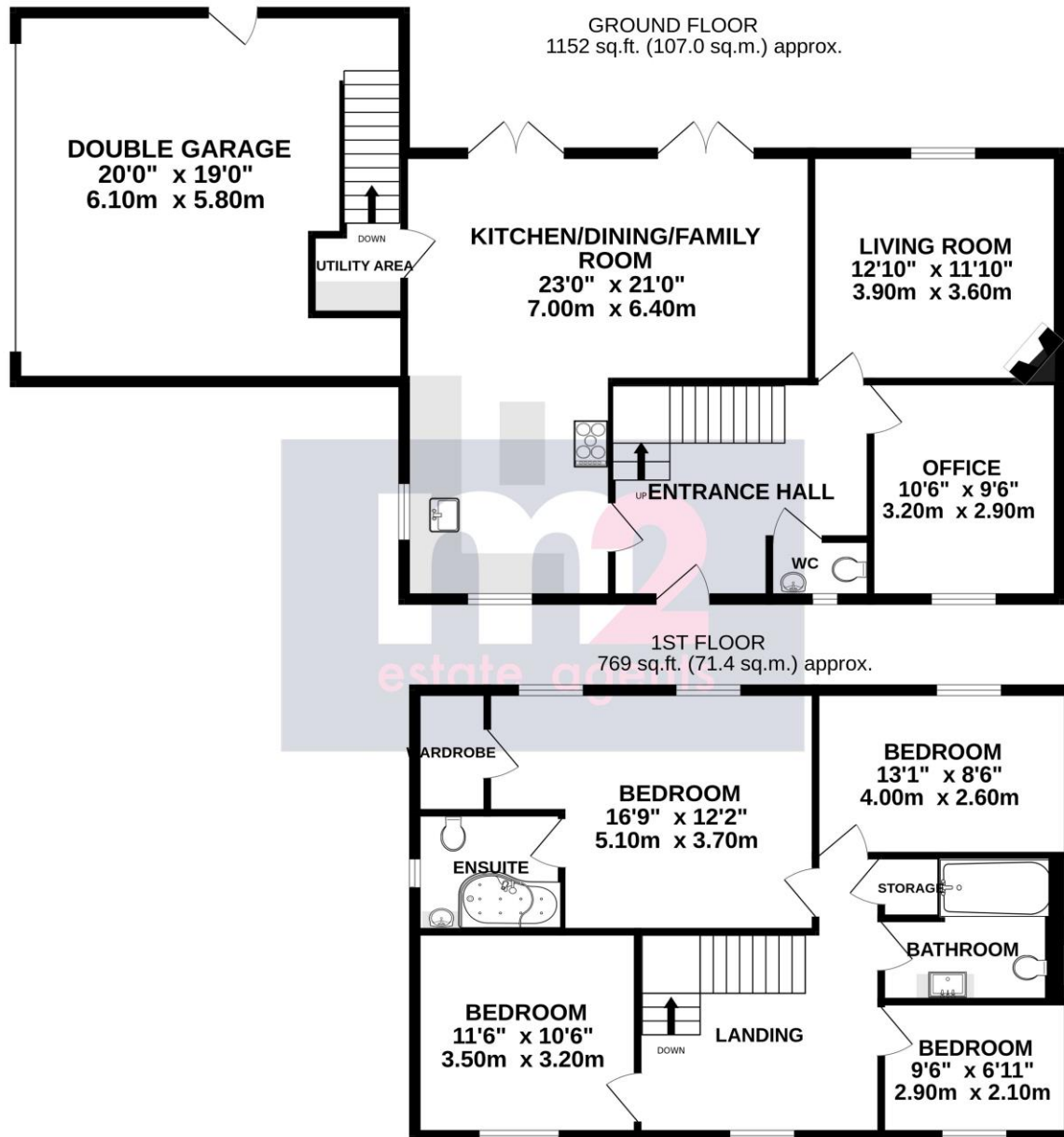
Ascending to the upper level, discover a spacious landing, leading to four bedrooms flooded with natural light, each offering idyllic views of the surrounding countryside. The master suite boasts an en-suite bathroom with views over Grosmont village. A recently renovated family bathroom with a shower over bath.

The property benefits from front and rear gardens with beautifully manicured landscaping that blooms throughout the seasons. Enjoy al fresco dining patio seating area, perfect for entertaining friends and family amidst stunning natural surroundings. There is an inviting double driveway leading to a spacious double garage, providing ample parking and storage solutions.



## Location

In close proximity to locally historic sites like Grosmont Castle and the church of St Nicholas. The Angel inn, a traditional village pub and village shop. If you are looking for the idyllic village life style, Grosmont is the place for you. The property is conveniently located in the middle the market towns of Abergavenny and Monmouth both approximately a twelve mile drive. The City of Hereford is just under fifteen miles drive.



**TOTAL FLOOR AREA : 1921 sq.ft. (178.5 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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