

# The Pentre

Llanwenarth, Abergavenny





A gloriously imposing and much-loved Grade II listed marvel dating back to circa 1817 and commanding centre stage in approximately 21 acres of its own parkland, yet walking distance from Abergavenny.



6



3



7

### Summary of Accommodation

**Basement:** Wine Cellar

**Ground floor:** Drawing Room | Dining Room | Sitting Room | Morning Room | Kitchen/Breakfast Room  
Conservatory | Workshop

**First floor:** 4 Bedrooms | 2 Bathrooms | Separate WC | Laundry Room | Store Room

**Second floor:** 2 Bedrooms | Bathroom

### Gardens and Grounds

Outbuildings | Garage

In all about 21 acres



### Situation

The Pentre sits just over a mile's walk from the market town of Abergavenny, voted Sunday Times Best Place to Live in Wales 2024.



Famed for its annual Food Festival, Abergavenny is blessed with a multitude of excellent eateries and cafes, its own theatre and cinema and is awash with many independent retailers



There is the rugby club founded in 1877 in the heart of the town, three golf courses not far away and the town is circled by outstanding outdoor pursuit facilities.



Abergavenny is often regarded as the Gateway to Wales and the sign for the entrance to the Brecon Beacons actually sits at the corner of The Pentre's parkland.





## The Property

This much admired country manor extends across three floors with the addition of an integral wine cellar and store in the basement. This Georgian wonder enhanced with Victorian accents comprises 6 bedrooms, 4 bathrooms, 4 reception rooms, kitchen/breakfast room, guest cloakroom, laundry room, stores, multiple outbuildings, a large tool store, double garage, tennis court, boating lake and approximately 21 acres of gardens and grounds.

The approach to The Pentre is impressive, as the drive winds its way through the private parkland and past the boating lake to the house, with its white painted stone front elevation and astonishing domed iron and glass orangery shining brightly.

The natural slate roof, sash windows with shaped lead hoods, Grecian key pattern enriched architraves, cast iron veranda across the entire front facade with its own tented lead roof complete the composition of one of the most aesthetically attractive elevations those blended eras could possibly create.

The Pentre offers an astonishing and far-reaching south facing view across the lake and manicured gardens, down the gentle hillside and across a patchwork of fields across the River Usk to the Blorenge beyond. Views abound, even to the rear, as the house sits nestled in the foothills of Sugar Loaf Mountain, decorated with woodland and vineyards.

As is immediately evident when opening the front door, The Pentre has retained so many of its Georgian features. There is an archway leading to the sweeping staircase in the broad welcoming entrance hall, adorned with leaf and twisted vine plasterwork and traditional front door with a classic arched transom window above.

The principal reception rooms are beautifully proportioned and blessed with similarly attractive period plasterwork, panelling and ceiling roses as well as beautiful fireplaces.



The lounge/morning room on the eastern side of the house benefits from French doors leading to the Victorian side veranda, ideal for morning coffee. The double aspect kitchen/breakfast room offers attractive outlooks and is equally well proportioned with the AGA at its heart. It is served by a very welcoming rear hallway ideal for storing boots.

The first floor offers four large double bedrooms, with the two largest to the front enjoying those astonishing views. There are also two bathrooms, a laundry room and store and from the landing there is the opportunity to enjoy the beautifully ornate curved ceiling above the stairwell.

The second floor offers two further double bedrooms and an additional family bathroom.

Over the years, The Pentre has been lovingly maintained both inside and out by the current owners and is now ready for new owners to stamp their own mark on this remarkable home.



## Outside

The grounds benefit from a number of outbuildings including stores, gardener's cloakroom, former stables and unusually a modern double garage tucked away to the rear of the house. There is also a large barn adjacent to the gated staff driveway at the rear of the property which lends itself to all manner of future possibilities.

The gardens have been beautifully and lovingly tended with the boating lake at the heart, as well as a tennis court and the old croquet lawn. There is also an attractive brook meandering its way through the garden under a flagstone bridge, through a pond and over a waterfall, en route to the lake.

## Property Information

**Tenure:** Freehold.

**Services:** Mains water and electricity.  
Oil boiler central heating.

**Guide Price:** £2,000,000

**Local Authority:** Monmouthshire County Council

**Council Tax:** Band G

**Postcode:** NP7 7HA

**EPC:** F

**Viewings:** Strictly by appointment with Knight Frank LLP.





## Approximate Gross Internal Floor Area

Main House: 698 sq m / 7,508 sq ft

Garage: 39 sq m / 418 sq ft

Stores: 222 sq m / 2,388 sq ft

Workshop and Boiler Room: 25 sq m / 269 sq ft

Total Area: 984 sq m / 10,583 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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