

# Station House

Penpergwm, Abergavenny, Monmouthshire NP7 9AE



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## Station House

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*A superb residential or commercial investment opportunity!*

Originally the historic Penpergwm Railway Station, is this immaculately presented three bedroomed residence affording over 2,300 sq ft of accommodation affording absolutely no compromise on detail with magnificent high ceilings, splendid reception rooms and many original features, making it a truly superb acquisition as either a family home or as a commercial premises, subject to the necessary consent.

- WELCOMING ENTRANCE HALLWAY ■ 34' 9" X 13' 11" SITTING/DINING ROOM WITH TWO FIREPLACES ■
- 23' 4" x 22' 6" FORMAL LOUNGE ■ 17' KITCHEN/BREAKFAST ROOM ■ STUDY ■
- ALL YEAR ROUND CONSERVATORY ■ UTILITY ROOM ■ GROUND FLOOR CLOAKROOM ■
- THREE BEDROOMS ENJOYING VIEWS OVER COUNTRYSIDE TOWARDS RIVER USK ■
- EN SUITE TO TRIPLE ASPECT BEDROOM ■
- FOUR PIECE FAMILY BATHROOM ■
- DETACHED DOUBLE GARAGE ■ DRIVEWAY FOR SEVERAL VEHICLES WITH LARGE TURNING CIRCLE ■
- WESTERLY GARDEN ■ DOUBLE GLAZED WINDOWS IN HARDWOOD FRAMES ■ OIL CENTRAL HEATING ■

**Offers In The Region Of £350,000**

## **AGENT'S INTRODUCTION**

A visit to the Station House is an absolute privilege and offers buyers a rare glimpse into a bygone railway age. Immaculately presented, the house is steeped in history yet has been transformed from its humble origins as a railway station into a truly magnificent family home. Enjoying spacious room proportions, high ceilings, double panelled doors and rooms with double aspects with several windows overlooking countryside, the Station House provides hospitable and welcoming accommodation making it an excellent entertaining home!

A beautiful family home, the Station House offers more than meets the eye both outside and in. Boasting over 2,300 sq ft of large and adaptable accommodation, the house would also suit those buyers looking to either work from home or to operate a business from, subject to the necessary consent. Indeed the present owners adapted the driveway to create a full turning circle to allow parking for several vehicles, plus the ability to accommodate larger vans, thereby offering buyers the option to consider with ease home office transport and delivery issues. Other options that buyers might like to consider due to the property's heritage are using the house for a holiday let, a B&B, or as a tea rooms.

Of prime interest, the house is offered to the market with the benefit of no onward chain.

## **SITUATION & LOCAL AMENITIES**

Situated midway between the historic market town of Abergavenny and the thriving community of Raglan, Penpergwm is a small hamlet with local restaurants including the King of Prussia, the highly regarded Hardwick, Llansantfraed Court and The Cripple Creek. Local amenities include a post office and general stores at the Bryn.

Although in a pleasant rural setting, the Station House has easy access to road links via the Hardwick roundabout to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff. The nearest working railway station is in Abergavenny, approximately 2.5 miles away with services to central London via Newport and Cardiff.

Abergavenny offers comprehensive shopping and leisure facilities, including a wide selection of boutique style shops, grocery and newsagent stores, supermarkets and many well known High Street shops. Abergavenny also hosts a market several times a week. The town has its own cinema and leisure centre as well as a number of restaurants for evening entertainment. The area is also well served with schools for all ages in both the private and state sector.

**The accommodation in more detail comprises:**

## **Ground Floor**

### **Entrance Hallway**

Timber door with feature stained glass picture window above opens to the hallway. A most welcoming hallway with high ceilings and coving, central light with ceiling rose, alarm control panel, solid wood floor, original Great Western Railway wall mounted carriage lamp candle holder. Radiator in a decorative grille, panelled door to the kitchen, return staircase to the first floor.

### **Ground Floor Cloakroom**

High flush wc, corner wash hand basin, central light, radiator, towel rail, stripped and varnished floorboards. A set of double original panelled timber doors open into:

### **Living/Dining Room**

34' 9" (10.59m) x 13' 11" (4.24m)

Formerly the Gentlemen and Ladies Waiting Room. Two double glazed bay windows with in-built seating to the rear aspect and a set of double glazed double doors with diamond leaded lights opening onto the platform. Coved ceiling, two ceiling lights, wall light points, dado rail. Two feature fireplaces to either end of the room: living room fireplace with wooden mantel surround and tiled hearth with wood burner; dining room fireplace with a wooden mantel, cast iron surround with tiled decorative slips and a tiled hearth with open fire within. Open balustrade to the stairwell, two radiators. A stone archway with wall mounted lamp opens to:

### **Study/Library**

10' 3" (3.12m) x 10' 1" (3.07m)

Formerly the Station Master's Office. Double glazed windows open to the front aspects, ceiling light, loft hatch access, radiator. A partly glazed panel door opens to:

### **Double Aspect Lounge**

Maximum measurements 23' 4" (7.11m) x 22' 6" (6.86m)

A double aspect room with two double glazed windows to the front aspect, a double glazed window to the rear, and a set of double glazed doors opening onto the platform. Coved ceiling, two ceiling lights with roses, feature open fireplace with a cast iron surround and marble mantel with a slate hearth, stripped and stained floorboards, three radiators, return staircase to the first floor, understairs storage cupboard.

### **Double Aspect Kitchen/Breakfast Room**

17' 0" (5.18m) x 9' 9" (2.97m) maximum

A double aspect room with double glazed windows to the side and front aspect. The kitchen is fitted with a range of wall and base level units in a white colour-washed finish to include various drawers and storage cupboards incorporating glazed display cabinets with stained glass leaded light inserts, corner display racks and a tall larder cupboard, laminate worktops with inset double bowl single drainer sink unit with mixer tap and tiled splashback surround, inset ceramic hob with extractor hood above, integrated 'Hotpoint' double electric oven

and grill, space for dishwasher, space for larder fridge, coved ceiling, spotlights to the ceiling, radiator, tiled floor and ample room for a table and chairs.

**A panelled door opens from the Kitchen into:**

#### **Utility/Hallway**

9' 3" (2.82m) x 6' 2" (1.88m)

Fitted with wooden base level units and discreetly housing space and plumbing for a washing machine and tumble dryer, central light, loft hatch access, radiator, tiled floor, double panelled doors to the living/dining room, panelled door to storage cupboard, a useful cloaks hanging space and utility store also hosting a 'Warmflow' oil central heating boiler. Open archway with inset spotlights opens to:

#### **All Year Round Conservatory**

14' 5" (4.39m) x 12' 11" (3.94m)

An all year round conservatory with double glazed windows with stained glass rose inserts to the top slips to three sides, and a set of double doors opening into the garden. Polycarbonate roof covering, ceiling light point with fan, power and tiled floor with under floor heating.

#### **First Floor**

##### **Landing**

Open timber balustrade and newel posts, spot track to the stairwell area, ceiling mounted smoke alarm, double glazed window to the front aspect, central light, radiator.

##### **Double Aspect Master Bedroom**

13' 11" (4.24m) x 13' 0" (3.96m)

A double aspect room with double glazed windows to the side and rear aspects overlooking open countryside, ceiling light and fan, dado rail, radiator, decorative cast iron fireplace with mantel over, panelled door.

##### **Bedroom Two**

13' 10" (4.22m) x 11' 3" (3.43m)

Double glazed window overlooking open countryside, central light and wall light points, fitted wardrobes and radiator, two panelled doors to both landings.

##### **Four Piece Family Bathroom**

A four piece oyster coloured suite comprising a large Jacuzzi bath with mixer tap and overhead shower attachment within a tiled surround, corner shower cubicle with 'Mira Event XS' thermostatic shower mixer within and glass shower screen, low level wc, pedestal wash hand basin, tiled walls and floor, double glazed window overlooking open countryside, towel radiator, airing cupboard housing factory lagged hot water cylinder with immersion heater, panelled door.

##### **Triple Aspect Bedroom Three**

13' 4" (4.06m) x 12' 2" (3.71m) minimum

A triple aspect room with double glazed windows to the front and side and also to the rear overlooking open countryside and towards the River Usk, central light, wardrobes fitted to one wall, radiator, panelled door.

##### **Four Piece En Suite Bathroom**

Fitted with a white suite to include an acrylic panelled bath, low level wc, pedestal wash hand basin, tiled walls and floor, obscure double glazed window with leaded lights, towel radiator.

#### **Outside**

##### **Front**

A substantial driveway with a full turning circle and parking for several vehicles. A gate opens from the front drive into the enclosed gardens. There is also small wooded "secret garden" to the front of the drive.

##### **Double Garage**

17' 8" (5.38m) x 16' 2" (4.93m)

Up-and over door, alarm control panel, lighting and power, two windows to the rear, pedestrian door to the side, wall mounted heaters.

##### **Gardens**

The house is adjacent to a working railway line with the old platform to the rear of the property and gardens surrounding the house. A paved patio adjoins the conservatory which is accessed via a walkway across a fishpond. Two steps lead up to a dining area with ample room for a table and chairs. A paved walkway leads to a covered west facing sunset "gin & tonic" seating area which overlooks a small lawned garden. The garden is enclosed to the boundaries by a mixture of brick walling, picket fencing and mature hedging and is stocked with a variety of plants including lavender and roses and a dwarf Acer tree. There is external lighting surrounding the house with a paved walkway running the length of the platform.

#### **General**

**Services:** Mains electricity, water and drainage. Oil fired central heating

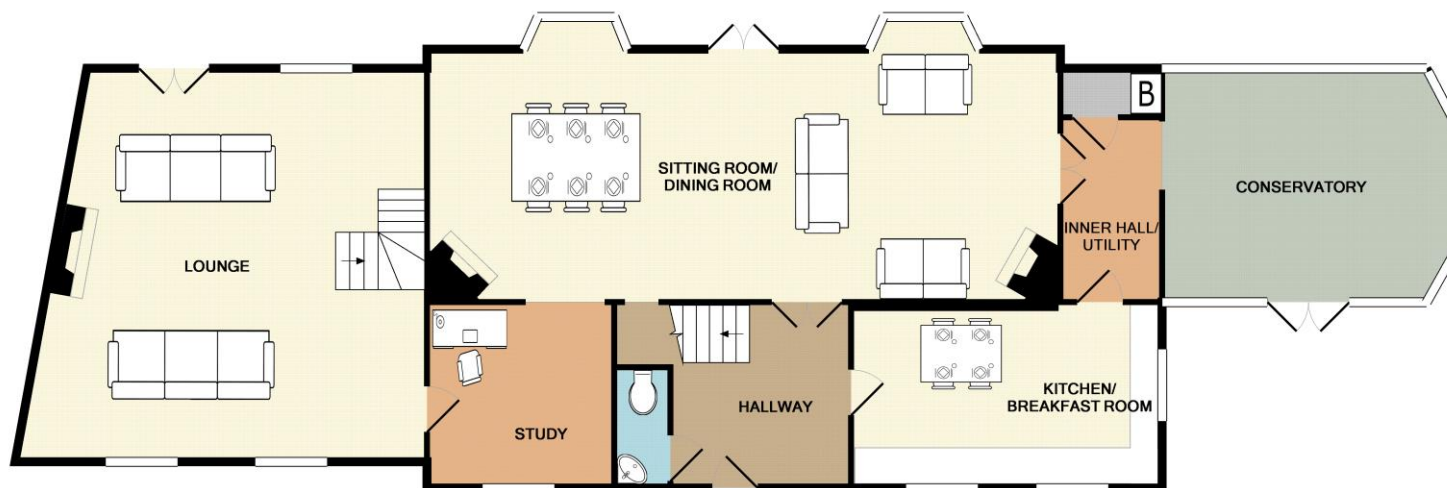
**Council Tax:** Band H - Monmouthshire County Council

**Tenure:** We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors.

**Viewing:** It is a condition of the issue of these sales particulars that all viewings and negotiations are to be carried out by the agents Newland Rennie.



## FLOOR PLAN



GROUND FLOOR  
APPROX. FLOOR  
AREA 1619 SQ.FT.  
(150.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 720 SQ.FT.  
(66.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2339 SQ.FT. (217.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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