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The Kymin, MONMOUTH  
£635,000

 peter  
alan

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## About the property

A rare opportunity to purchase this beautifully presented and spacious detached cottage, which has been tastefully updated and improved throughout including under floor oil fired heating throughout the property. The well-appointed accommodation comprises a generous open-plan kitchen and dining area, a comfortable lounge, study/playroom inner hallway, utility room, and ground floor WC. The first floor offers three well-proportioned bedrooms and a stylish family bathroom.

The property is set within superbly landscaped gardens and features a gated driveway with ample parking for multiple vehicles. A detached garage provides additional convenience, with a versatile one-bedroom annexe located above-ideal for guests or extended family.

Occupying a peaceful and highly sought-after location on the picturesque Kymin hillside, this impressive family home enjoys commanding, panoramic views over Monmouth town and the distant Black Mountains.

Perfectly positioned for those who appreciate the outdoors, the property offers direct access to scenic countryside walks, with the renowned Wye Valley and Forest of Dean both designated Areas of Outstanding Natural Beauty and a short walk away.

Monmouth offers an excellent range of local amenities, including well-regarded state and independent schools at both primary and secondary levels, a variety of shops and restaurants, and excellent connectivity to major transport links.

## Accommodation

### Location

The Kymin is situated just over one mile from the historic market town of Monmouth, offering a tranquil setting surrounded by picturesque rural and agricultural landscapes with far-reaching views across the stunning countryside. This area is steeped in history, with the iconic Round House and Naval Temple, built between 1794 and 1800, both owned and preserved by the National Trust. The Kymin is also part of a designated Area of Outstanding Natural Beauty.

Monmouth itself provides a superb range of amenities, including a variety of shops, historic attractions, and highly regarded schools, such as the renowned Haberdashers Schools and Monmouth Comprehensive School. The town benefits from excellent transport links, with easy access to Cardiff, Bristol, and the Midlands via major road networks, and intercity rail services available from Newport and Severn Tunnel Junction.

### Kitchen/Dining Room

27' 10" x 15' max (8.48m x 4.57m max)

This beautifully designed open-plan kitchen and dining area offers a perfect blend of style and functionality. Featuring an excellent range of bespoke base units, the space is complemented by luxurious granite worktops and a classic Belfast sink, adding timeless charm. Integrated appliances include a dishwasher and fridge, ensuring convenience without compromising aesthetics.

Large double-glazed windows to the front elevation provide an abundance of natural light and offer delightful views of the surrounding landscape. The room is finished with elegant flagstone flooring, complete with under floor oil fired heating, creating a warm and inviting atmosphere





## Lounge

20' 5" x 11' 9" (6.22m x 3.58m)

A truly impressive and characterful space, this standout room boasts a striking vaulted ceiling that enhances the sense of light and volume. A large feature window and elegant French doors to the front elevation flood the room with natural light while offering seamless access to the garden. Two additional rooflights further brighten the space and highlight the architectural detail.

Rich wood flooring adds warmth and texture, complementing the focal point of the room—a stylish log burner set against a tasteful surround, perfect for creating a cosy and inviting atmosphere year-round. This is a versatile and beautifully finished room, ideal as a formal sitting area or an inspiring entertaining space.

## Study

10' 3" x 9' 10" (3.12m x 3.00m)

Double glazed window to side elevation. Ceramic tile flooring.

## Inner Hallway

Doors to understairs storage cupboard and study. Stairs to first floor.



## Utility Room

Ceramic tile flooring. Base unit with laminate worktop. Space for fridge freezer. Plumbing for washing machine. Wall cupboards. Double glazed door to side elevation. Door to WC.

## Wc

Comprising close coupled WC and wash hand basin. Ceramic tile flooring. Heated towel rail.

## First Floor Landing

Doors to bedrooms and bathroom. Double glazed roof light to rear elevation.

## Bedroom One

12' 2" x 11' 3" (3.71m x 3.43m)

Double glazed window front elevation with impressive views. Two fitted storage cupboards.

## Bedroom Two

12' 2" x 10' 10" (3.71m x 3.30m)

Double glazed window to front with impressive views. Exposed beams.

## Bedroom Three

12' 5" x 8' 6" (3.78m x 2.59m)

Fitted double wardrobe. Double glazed window to side. Storage cupboard.



## Family Bathroom

This beautifully appointed bathroom features a classic roll-top bath with traditional claw and ball feet, complemented by mixer taps and a handheld shower attachment. A separate shower cubicle provides added convenience, alongside a close-coupled WC and a pedestal wash hand basin.

Additional features include ceramic tiled flooring, tasteful tiled splashbacks, a heated towel rail for added comfort, and a door leading to a useful airing cupboard with hot water cylinder-enhancing both practicality and style. Also an electric immersion heater for use in Summer (Economy 7 tariff)





## Outside

Immaculate Landscaped Gardens and Generous Driveway

The property is approached via a gated driveway offering ample parking for multiple vehicles, set within superbly maintained and fully enclosed landscaped gardens to the front. The outdoor space features well-kept lawns bordered by a variety of mature trees, shrubs, and flowering plants, creating a tranquil and picturesque setting.

Additional features include a garden shed for storage, a kennel, and a discreetly positioned Boiler Room set below the ground floor level of the property with a 1,400-litre oil tank, all thoughtfully integrated within the grounds to maintain the garden's attractive appearance and functionality.

## Double Garage

17' 11" x 19' 2" (5.46m x 5.84m)

Electric roller door. Power and light. Ceramic tile flooring. Shelving.



## Annex

19' 3" max x 12' 6" (5.87m max x 3.81m)

Charming Self-Contained Annex

The annex offers a versatile and private living space, featuring a window to the side elevation that provides natural light and a pleasant outlook. Thoughtfully designed with storage into the eaves, the space also includes a wall-mounted electric heater for year-round comfort.

A door leads to the en-suite shower room, comprising a shower enclosure, wash hand basin, and close-coupled WC. The en-suite is finished with tiled flooring and coordinating tiled splashbacks, combining practicality with a clean, contemporary look.

## Directions

From the traffic lights on the A40 near Monmouth, turn left to cross the River Wye Bridge. Continue straight over the two mini roundabouts, following signs for the Forest of Dean (A4136 Staunton Road). Proceed uphill for approximately half a mile, then take a sharp right turn onto The Kymin. Follow this road as it ascends for around one mile before turning left into Good Neighbours Lane. Continue along this lane towards the bottom, where the entrance to the property can be found on the left-hand side.







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