



ROSCOE ROGERS KNIGHT

*Town and country properties*

**27 The Kymin,  
Monmouth**



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## The Kymin, Monmouth

Located in a quiet, elevated position in an area of outstanding natural beauty is this charming 2 bedroom detached stone cottage nestled in approximately 0.28 acres of grounds. Offering accommodation over two floors with a wealth of character features throughout. Far reaching panoramic views of rolling Monmouthshire countryside with private driveway and off-road parking for multiple vehicles. No onward chain.

### Asking price of £425,000 Freehold

Traditionally constructed in stone with a painted rendered exterior and inset wooden framed windows and doors set under a pitched tiled roof. Internal features include a stone inglenook fireplace, exposed beam and trusses, vaulted ceilings, ledged and braced doors with Suffolk latches and a combination of Quarry tiled and solid oak flooring. An air source heat pump supplies domestic hot water and heating to radiators throughout.

**The main entrance to the property is from the front terrace through a part glazed wooden door into:**

**KITCHEN: 2.44m x 5.22m (8'0" x 17'2")**

Windows to side and back elevations. Solid Iroko block work surfaces with tiled splashback surround along two sides with inset stainless-steel sink and side drainer. A range of wooden cupboards and drawers set under with four ring Aeg electric cooker and space for fridge/freezer. Complimentary wall mounted cabinets and display shelving.  
Doors into:

**UTILITY ROOM:**

Window to side elevation with lean to corrugated roof. Full height shelving along one wall. Space and plumbing for washing machine/tumble dryer. Power and light.

**SITTING ROOM: 3.33m x 4.92m (10'11" x 16'2")**

Wooden open tread turning staircase with handrail up to first floor. Windows and part glazed door to front elevation with uninterrupted views of rolling Monmouthshire countryside. Stone inglenook fireplace housing wood burner set on a stone hearth with ornate wooden surround. Opening into:

**STUDY: 1.92m x 2.89m (6'4" x 9'6")**

Window to front elevation with garden views. Opening into:

**DINING ROOM: 3.82m x 2.71m (12'6" x 8'11")**

Timber construction with Windows to side and front elevation and external door to front accessing sun terrace and gardens.

From living room up turning staircase to:

**PRINCIPAL BEDROOM: 4.93m x 3.36m (16'2" x 11'0")**

Vaulted ceiling. Windows to front elevation with far reaching views of Monmouthshire countryside. Doors into:

**BATHROOM:**

Window to side elevation. White suite comprising a low-level W.C, pedestal wash basin and panelled bath with mixer valve and shower head over. Tiling at dado height to three sides. Airing cupboard housing boiler and water cylinder. Roof access hatch.

**ANTI ROOM: 2.40m x 2.61m (7'10" x 8'7")**

Dual aspect windows to back and side.

**BEDROOM TWO: 2.55m x 2.42m (8'4" x 7'11")**

Dual aspect windows to back and side.

**OUTSIDE:**

The property is accessed via a sweeping tarmac driveway leading to a parking area for multiple vehicles and 2 wooden outbuildings, ideal for storing small motor vehicles and garden utensils. Power and light. Totalling approximately 0.28 acres of grounds, the terraced gardens take full advantage of Fernbank's enviable location with breath-taking views towards the Sugar Loaf Mountain. A paved footpath meanders down to the entrance of the cottage with well stocked herbaceous borders. The gardens are chiefly laid to lawn with shaped flower beds and an abundance of interspaced trees and plants. Set to the side, a raised sun terrace/seating area ideal for alfresco dining with pond. Boundaries are a combination of stone walls and hedgerow.

**SERVICES:**

Mains electric and water. Heating and domestic hot water via an air source heat pump. Private drainage. Council Tax Band F. EPC Rating D.

**DIRECTIONS:**

From the town take the A4136 towards Coleford and the Forest of Dean. At the top of the first brow and immediately after the 'S' bend, turn sharp right signposted The Kymin and up the hill. Nearing the top at the 'T' junction, turn sharp left down Good Neighbours Lane. Follow the lane for a short distance then take the second right through the metal gate signposted "Private Road." Continue to the bottom of the track where Fernbank can be found set on the left-hand side.

**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.







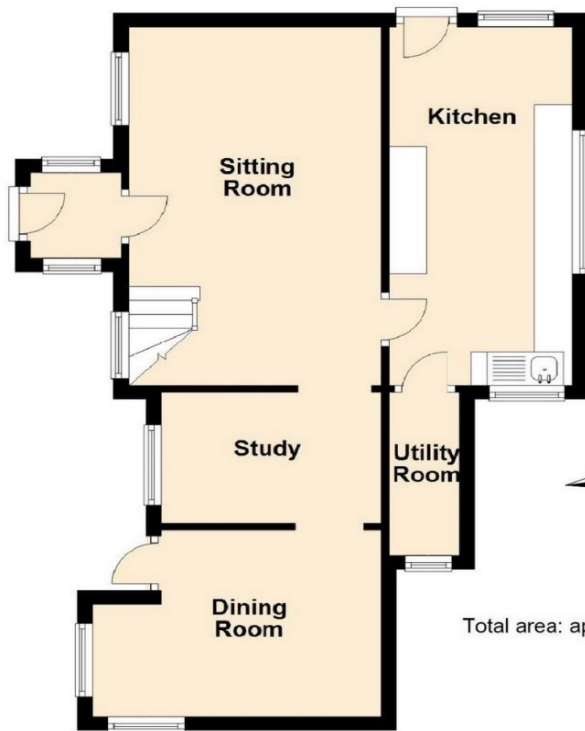
Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

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**Ground Floor**

Approx. 76.2 sq. metres (819.7 sq. feet)

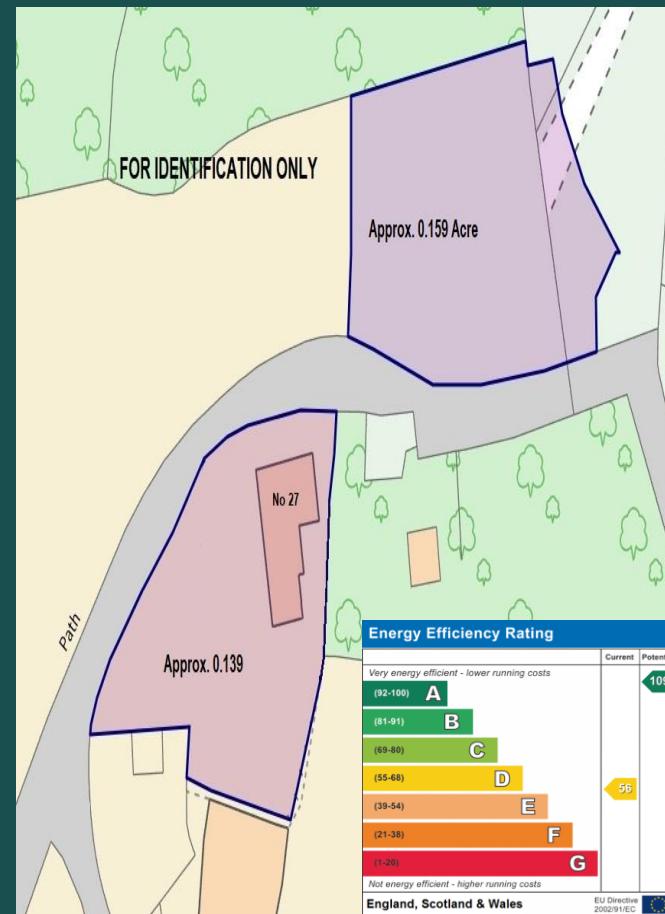


**First Floor**

Approx. 36.3 sq. metres (390.9 sq. feet)



Total area: approx. 112.5 sq. metres (1210.6 sq. feet)



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