



# MONMOUTH

Guide price **£345,000**





# 3-4 DRYBRIDGE TERRACE

Monmouth, Monmouthshire NP25 5AF



Character cottage close to town centre  
Front and rear gardens, cosy lounge  
Kitchen diner, three double bedrooms

Welcome to a pretty period property bursting with character, light and abundant charm, tucked away behind a leafy residential road within a terrace row of delightful cottages.

This most attractive of homes has been Grade II listed by Cadw for its 'special interest as a part of the important group of historic buildings in the suburb of Overmonnow and as one of the few off-street terraces surviving in Monmouth'.

The distinctive and attractive row of homes are accessed along a pretty flagstone pathway where, through a foliage archway opposite the front door, you will find the pretty front garden, and at the rear of the cottage there's more peaceful outside space.

Both gardens offer a pretty place to park yourself to relax or a party zone to entertain friends and family, as well as the practical additions of a greenhouse and shed.





Guide price  
£345,000



## KEY FEATURES

- Grade II listed character cottage within charming terrace of houses
- Located in a popular area of period properties walking distance to town centre
- Pretty cottage gardens at the front and rear including greenhouse and shed
- Character-packed cosy lounge with log burner and delightful features
- Kitchen diner with pantry, utility room and access to garden
- Three double bedrooms and family bathroom that continue the character features





# STEP INSIDE



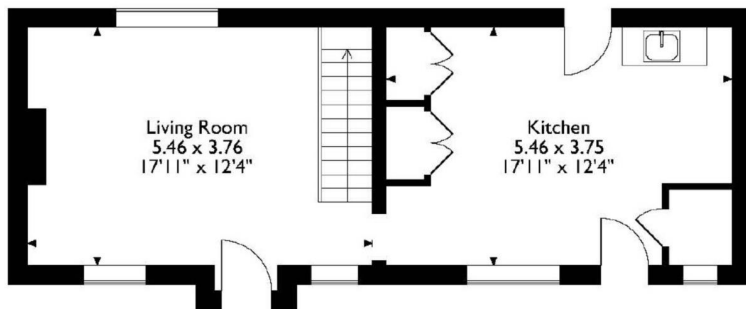
Inside, the cottage is packed with stunning character features, from the flagstone floor to the stripped wood shutters, from the wall beams to the internal panelled doors, from the log burner to the charming free-standing kitchen.

There's a spacious yet cosy living room with a log burner, a kitchen diner with utility room, pantry and access to the garden plus three bedrooms and a bathroom upstairs, all offering an abundance of mesmerising character.

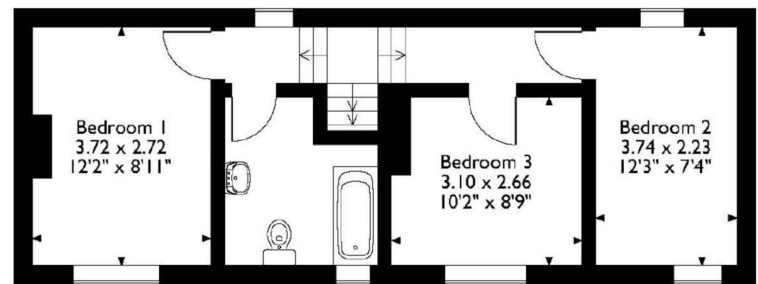
The cottage is nestled within an attractive area of Monmouth south west of the Monnow river, with the historic and distinctive stone bridge and its tower gate just around the corner leading to all the town centre has to offer within a very short walking distance.

From practical day-to-day needs such as a doctor's surgery to one of the best schools in the county, to more relaxing activities such as shopping, socialising and sport - this popular market town has all you need for work, rest and play.

## Approximate Gross Internal Area 84 Sq M/904 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Being on the edge of the Wye Valley Area of Outstanding Natural Beauty offers the chance to regularly get the boots on or the bike out to explore one of Wales' most stunning locations, or go up a level and dive into river-based activities or take the heart rate right down to relaxed via a gentle stroll and a picnic on the river bank.

If leaving the town is required the A40 is the main route north to Birmingham and south to the M4 and beyond, but this most beautiful of cottages will always call you back with a longing to return to somewhere very special to call your home.



# STEP OUTSIDE



Step outside into an idyllic cottage garden, but first you have to find the cottage by wandering down a charming flagstone pathway that meanders past the front door of the neighbouring homes in this delightful terrace. Before you even push open the front door and explore the house and step out into the rear garden there's a bonus outside space to investigate. Through a foliage archway dripping in leaves opposite the front door there's a front garden, mostly hidden behind a hedge, that will captivate you. Awash with an abundance of flowers, shrubs and small trees this enchanting parcel of land is the perfect place to grow your own produce with the support of the onsite greenhouse and shed.

It could be a private pocket of outdoor space to put up a deckchair and relax surrounded by nature, even though you're located within a busy market town, while your tomato plants grow in the sunshine. But it's not the only place for the garden furniture to find a home - the rear garden is waiting to equally enthrall you with a private space of lawn and patio against a backdrop of trees.

A peaceful tranquillity descends as you step outside from the kitchen, with the soundtrack of birds to accompany you. But it's a rear garden that can happily host a busy social gathering, from a small group of friends for lunch to a busy summer BBQ that extends well into the evening.

Both gardens are idyllic islands of greenery with the potential to become the garden of your dreams; a pretty cottage garden bursting with blooms or a practical space that earns its existence by producing vegetables and salad for

## INFORMATION

Postcode: NP25 5AF

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: N/A







## DIRECTIONS

From our Monmouth office, proceed down Monnow Street and follow the road onto Blestium Street. At the roundabout, take the second exit over the bridge. At the lights, turn right onto Cinderhill Street. Take the first exit at the roundabout and the property is located down an alley on your left hand side.





2 Agincourt Square, Monmouth, NP25 3BT  
01600 713030  
monmouth@archerandco.com  
[www.archerandco.com](http://www.archerandco.com)



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.