



Standerton  
Lydart | Monmouth | Monmouthshire | NP25 4RH

FINE & COUNTRY



# SELLER INSIGHT

“This beautiful extended Victorian house, with a manageable-sized garden, has been the much-loved creative home of my uncle, a fashion writer and broadcaster,” says Jeremy, who, together with his brother, is managing the sale. “He fell in love with Standerton, but it was the setting and breathtaking uninterrupted views that inspired him to make this his full-time home and writers’ retreat.”

Retaining its period character, a large extension was added to the house eighteen years ago. “When my uncle first moved here twelve and a half years ago, he completely renovated it to suit his taste and accommodate his extensive book collection, hence the floor-to-ceiling bookshelves that line many of the rooms,” explains Jeremy. Laid out over two floors, the property offers both space and versatility. “There’s a good mix of rooms – a first-floor, view-facing bedroom currently used as a drawing room, a very open and light-filled kitchen/dining area that’s wonderful for entertaining, and cosier spaces which are perfect for more intimate conversation.” Furthermore, the attic is watertight, offers stand-up height, and is perfect for storage as it is. “However, with the right planning consent, it also has potential for conversion.”

The small rear garden, featuring a curved stone wall and a large stone patio, includes established beds, trees, and a quick-mow lawn. At the front, a small deck offers a prime position for taking in the views across to the Brecon Beacons. In addition, large windows ensure the outlook can be enjoyed from inside the house as well. “My uncle spent hours reading his beloved books, gazing out at the ever-changing view stretching 60 miles across. He used to say he could see the weather fronts moving in well before they reached the house. You don’t often get views this expansive – it’s one of the most appealing things about this wonderful property.” West-facing, the house also benefits from spectacular sunsets.

Set in an elevated rural position, the house is approximately three miles from Monmouth, a charming market town and popular tourist destination nestled in the lower reaches of the Wye Valley. “It’s a lovely place with great amenities, including good shops, restaurants, hotels, and schools.”

Closer to home, they add, “the next-door neighbours have been wonderfully kind to my uncle, especially as he began to need more support. We’ll be really sad to sell this beautiful home, but we look forward to it being enjoyed by new owners.”

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













# STEP INSIDE

## Standerton

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Stylish and unusual four-bedroomed home with unparalleled views of the Welsh countryside. An inspirational rural retreat for the family that brings together an extended stone and brick-built Victorian cottage with open plan modern living, space for home working and excellent transport links.

- Mountain views
- Four bedrooms, two with en suites
- Family bathroom
- Open plan kitchen, dining and living area
- Beautiful landscaped garden with mature trees and shrubs
- Large parking area for several cars
- Loft room
- Garden room
- Sun room
- 2,801 sq ft / 260 sq m of living space

### Location and situation

Lydart is located within a hamlet on an escarpment that slopes down to the valley of the River Trothy and has fabulous views of the Black Mountains. It's close to the village of Mitchel Troy, which has a church dating back to the 13th century and a community centre offering a range of activities.

Lydart is three miles from Monmouth, which has an upscale, traditional shopping street with independent boutique shops, a Waitrose supermarket and M&S Simply Food, along with several places to eat, a variety of services and two theatres. The town hosts regular markets and a busy programme of events. Leisure and recreation facilities include a golf course and two Michelin-starred restaurants, The Walnut Tree and The Whitebrook, are just a few miles away.

Lydart is around 15 miles from Chepstow, with its bustling high street, racecourse and castle - the oldest surviving post-Roman stone fortification in Britain.

There are several excellent educational institutions locally, including the Haberdashers' independent schools for boys and girls in Monmouth and the Llangattock School Monmouth with its Montessori-inspired pre-school.

There are excellent transport links with Lydart being close to Junction 2 of the M48 Motorway, which crosses the Severn near Chepstow and links to the M4 giving easy access to Cardiff, Newport, Bristol and London.

The railway station at Newport runs a direct train to London.





# STEP INSIDE

## Standerton

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### Step inside:

Standerton is the much-loved home of a distinguished fashion writer and broadcaster and its layout mixes open plan living with more intimate spaces in a way that's stylish and sophisticated, making the most of Victorian period features and amazing views towards the Brecon Beacons.

A light and airy kitchen/dining room/family room serves as a wonderful first impression of the living space within Standerton, a renovated and extended stone and brick cottage.

Measuring 9.60m (31ft 6ins) long, it's the beating heart of the home with its AGA stove and modern, painted fitted units with wooden worktops that complement the timber floorboards.

Designed to make the most of stunning panoramic views of the Brecon Beacons, this is a perfect space for family living and entertaining friends.

French doors lead to a sunken patio that extends this room into the garden on warm days.

A matching pair of these doors leads into a large sunroom, with a doorway leading to a decked balcony area in front of the house. The kitchen/dining room also allows access into an intimate library area.

The garden room lies at the opposite end of the house to the sunroom and has a pair of French doors leading outside.

A sitting room, aptly named 'the snug', with a log burner and beautiful period features such as picture rails, beamed ceiling and an elegant fireplace; small study and a handy WC with plumbing for a washing machine complete the layout of the ground floor.

A sweeping staircase with turned wooden newel posts and balusters leads from a small hallway to four generously sized bedrooms, two of which have en suites. One of these first-floor rooms is currently used as a sitting room that benefits from spectacular views of the Black Mountains. There's also an elegant family bathroom fitted with pale green-grey metro-style tiles.

A useful loft room lies on the second floor.

Standerton has much to offer those looking to work from home but require excellent transport links to different parts of the UK.































# STEP OUTSIDE

## Standerton

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### Step outside

Standerton's position on an escarpment means it has sweeping uninterrupted views over breathtaking landscape towards the Brecon Beacons. On a clear day it's possible to see across 60 miles.

Surrounding the property are several farmers' fields that add to the beauty of the rural setting.

The landscaped gardens include mature trees and shrubs, along with small areas of lawn. A sunken patio lies beyond French doors leading from the kitchen.

The house lies off a country road, which leads to a large, flat parking area that can accommodate six vehicles. Steps lead from here to the garden to the rear of the property.

What3words ///dated.paused.somewhere





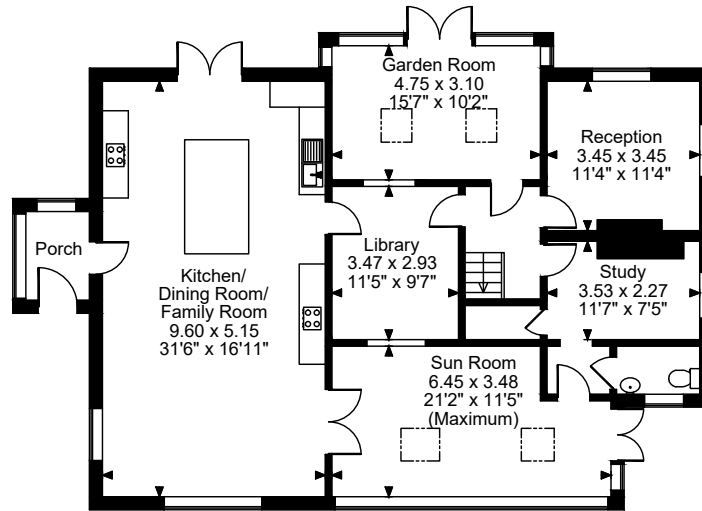
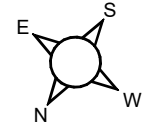




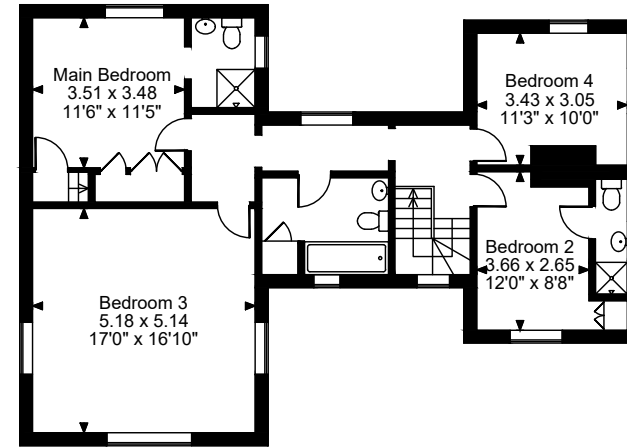


Council Tax Band: H  
Tenure: Freehold

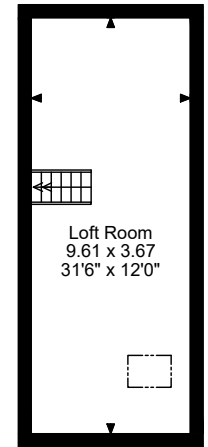
## Standerton, Lydart, Monmouth Approximate Gross Internal Area 2801 Sq Ft/260 Sq M



Ground Floor



First Floor



Second Floor

### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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