



Overmonnow House
St. Thomas Square | Monmouth | Monmouthshire | NP25 5ES

SELLER INSIGHT

“Overmonnow House has been my parents' cherished home since 1969, and for many years, it was mine too. Originally drawn to its grandeur, Georgian character, and enviable location, my parents saw not just a house, but a home full of potential.”

“Once the old vicarage, it offered the perfect blend of space to live and work - my father, a chartered accountant, ran his practice from the house. The large entrance hall, with its elegant Georgian door and high ceilings, provided the perfect welcome for clients, friends and family.”

“Over the decades, the house has been lovingly and thoroughly restored. When my parents first purchased it in 1967, it had no central heating and needed considerable work. They poured their hearts into bringing it back to life - they even kept a book of 'before and after' photographs, documenting the transformation with pride.”

“My favourite room has always been the hallway. It holds so many memories. I remember as a child, peeking through the bannisters with my sister during dinner parties, watching the grown-ups enjoying themselves around the dining table. At Christmas, the hallway came alive - the Christmas tree was always enormous, so tall that one year my mother had to place the angel on top from the upper landing.”

“The garden, too, is a wonderful space - a Wellingtonia tree stands proudly at its heart, and as children, we spent hours playing on the garden swing. At the far end of the garden were vegetable plots and a pond, all within a wonderfully private, unoverlooked space.”

“Monmouth is a beautiful, historic town, known for its excellent schools. People often move here and stay for life as it has so much to offer for families. With its Norman gateway, old castle, independent shops, and welcoming atmosphere, it truly offers everything you could wish for.”

“What will I miss most? Simply everything. This house has been part of my life since I was two years old. It holds decades of love, laughter, and memories. But now it's time for a new family to make it their own - to create their stories and bring fresh energy into a home that has always deserved to be fully lived in.”*

* 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.







INTRODUCTION

Overmonnow House

Monmouth is a vibrant and historic market town nestled in the heart of the Wye Valley, offering a superb blend of modern convenience and natural beauty. The town boasts a thriving high street, home to a wide range of independent shops, boutiques, cafés, and restaurants, complemented by well-known names such as Waitrose supermarket and M&S Simply Food store. Culture and community life flourish here as well, with a welcoming theatre and cinema, an active sports centre, and regular events that bring the town together. Outdoor enthusiasts are drawn to the River Wye, where kayaking, paddleboarding, fishing, and scenic riverside walks are popular pastimes.

Education in Monmouth is a standout feature. The prestigious Haberdashers' Monmouth Schools provide top-tier independent education for boys and girls, alongside Llangattock School Monmouth. Complementing these is Monmouth Comprehensive School, the town's main public secondary school. Additionally, Monmouth is home to a number of excellent primary schools, ensuring a strong educational foundation from early years through to post 16.

Despite its rural charm, Monmouth is well connected to the wider region: the A40 runs through the town, giving swift access to the M50 and M4 motorways. This makes commuting to Bristol, Chepstow, and Cardiff both convenient and straightforward, enhancing Monmouth's appeal for those seeking a delightful countryside lifestyle with easy links to major cities.

KEY FEATURES

- Iconic Grade II listed home steeped in history
- Eight bedrooms, two bathrooms and five reception rooms
- Beautiful garden extending to a quarter of an acre
- Just a stone's throw from the town centre
- Garage and off-road parking
- Offered with no onward chain



STEP INSIDE

Overmonnow House

Overmonnow House has been a cherished family home for many years and is Grade II listed for its special architectural interest as a fine Georgian residence, prominently positioned at the outer end of Monnow Bridge in the heart of Overmonnow. Once the rectory for St Thomas' Church opposite, the house boasts a rich and charming history.

Arranged over four floors including a two-vault cellar, the house now offers an exciting opportunity for sympathetic renovation, perfect for those seeking to create a 'Grand Designs', style dream home in a central Monmouth location. Just a stone's throw from the iconic Monnow Bridge, the only remaining fortified river bridge in Great Britain with its gate tower still standing, this landmark property is waiting for a new chapter.

Inside, a magnificent reception hall sets the tone for the rest of the house, with its panelled walls, high ceiling and sweeping staircase. There are four additional reception rooms: a formal dining room, conservatory, front-facing sitting room that could serve as a home office, and a further lounge. The kitchen is well-proportioned and currently functional, but will likely require updating to meet modern expectations. Also on the ground floor are a utility room, two cloakrooms, and access to the cellar below.

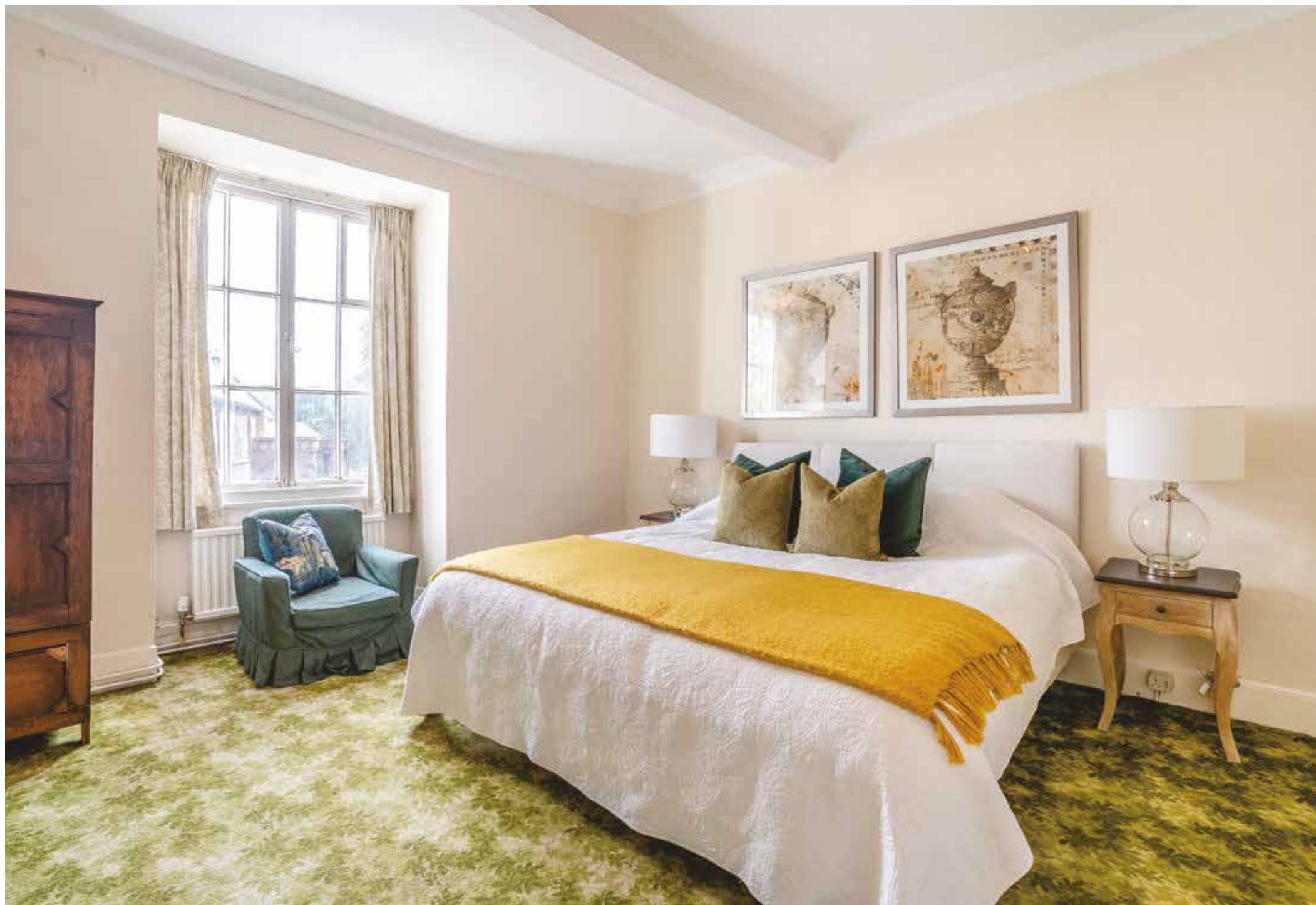
The grand staircase leads to the first floor where four bedrooms, a family bathroom, and a separate shower room can be found. The staircase continues up to the top floor, offering four additional rooms, giving flexibility for up to eight bedrooms if required, or the potential to create extra bathrooms (subject to any necessary consents).













STEP OUTSIDE

Overmonnow House

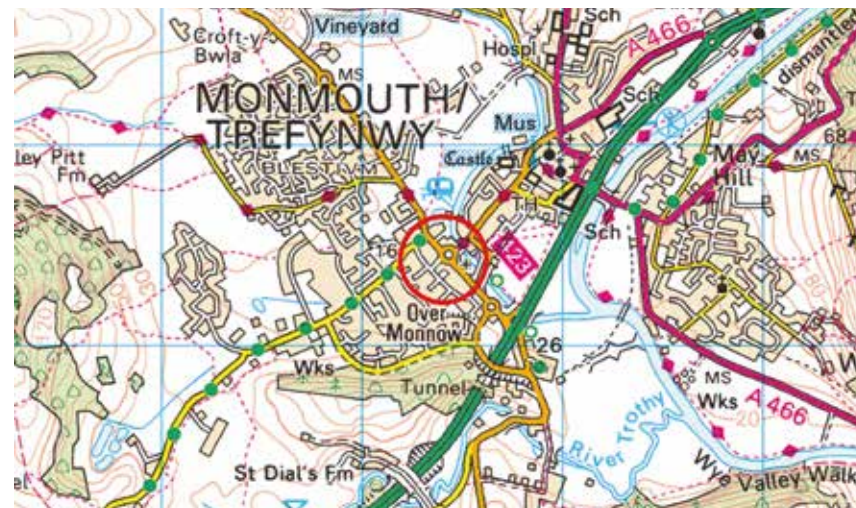
The striking front façade is framed by elegant spearhead wrought iron railings and a matching gate. To the side, a further gated entrance offers off-road parking and access to a tandem garage. The generous rear garden, approaching a quarter of an acre, is laid to lawn and dotted with mature trees. Mostly south-facing and wonderfully private, it features a patio area directly outside the property, ideal for relaxing or entertaining.

DIRECTIONS W3W

Zipped.pickle.telephone







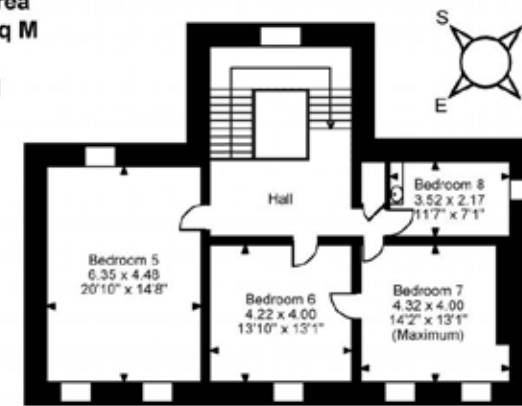
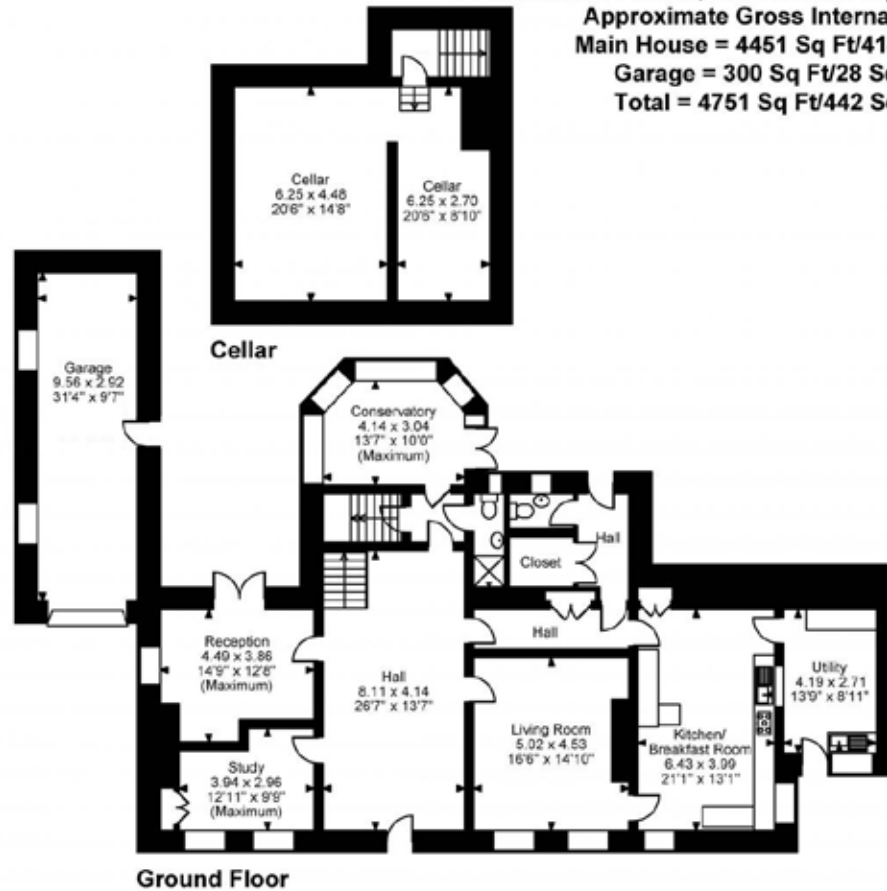
Overmonnow House, St. Thomas Square, Monmouth

Approximate Gross Internal Area

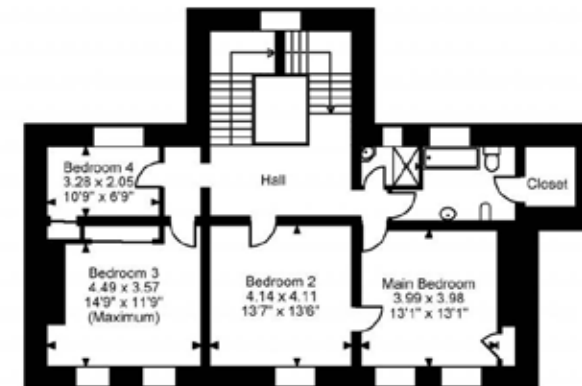
Main House = 4451 Sq Ft/414 Sq M

Garage = 300 Sq Ft/28 Sq M

Total = 4751 Sq Ft/442 Sq M



Second Floor



First 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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FINE & COUNTRY

EPC Exempt
Council Tax Band: G
Tenure: Freehold



Agents notes: All measurements are approximate 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. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Fine & Country (Chepstow) Ltd Company Reg. No. 13925383. Registered office address: 2 Agincourt Square, Monmouth, NP25 3BT Printed



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