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**The Kymin, MONMOUTH**  
**offers in excess of £675,000**

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## About the property

An exceptional opportunity to acquire this beautifully extended detached family home, located in a peaceful and highly sought-after area, offering breathtaking panoramic views of the rolling Monmouthshire countryside. Situated on the picturesque Kymin hillside, this four-bedroom detached property (including one en-suite) boasts commanding views over the town and towards the distant Black Mountains. The home benefits from a private driveway with ample off-road parking for multiple vehicles.

The well-appointed accommodation comprises an enclosed entrance porch, a welcoming inner hallway, a cloakroom, a spacious living room, a light-filled conservatory, a formal dining room, a kitchen/breakfast room, a utility room, and an enclosed rear porch.

Upstairs, the first-floor landing leads to four generously sized bedrooms, including a master bedroom with a recently refitted en-suite shower room and French doors opening onto a Juliet balcony, which provides stunning views over the garden and beyond. A luxurious five-piece family bathroom completes the first-floor accommodation.

The property is ideally positioned for enjoying idyllic countryside walks, with the Wye Valley and Forest of Dean, both Areas of Outstanding Natural Beauty, just a short drive away. Monmouth itself offers a wealth of amenities, including highly regarded state and independent schools across the primary and secondary levels, an array of shops, restaurants, and excellent access to major road networks.

## 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.

### Entrance Porch

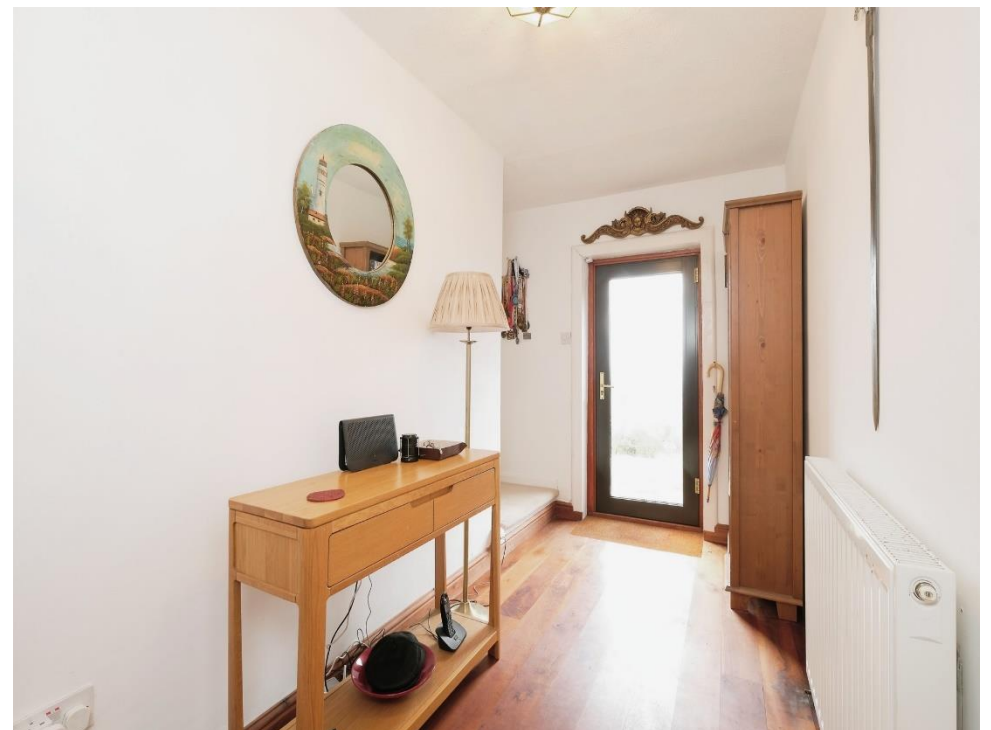
Double glazed windows to front and side elevations. Ceramic tiled flooring. Open to area currently used as a study with wood flooring and a radiator. Window to side elevation. Door to inner hallway.

### Inner Hallway

Doors to lounge, dining room and WC. Double glazed door leading onto the front garden. Staircase to first floor landing, Radiator.

### Cloakroom/Wc

Comprising close coupled WC and wash hand basin. Ceramic tile flooring. Tiled splashbacks.





### Living Room

14' 5" x 14' 4" (4.39m x 4.37m)

A UPVC double-glazed window to the side provides delightful views over the garden, filling the room with natural light. A feature fireplace with an inset living flame gas fire serves as a focal point, creating a warm and inviting atmosphere. The space is further enhanced by a radiator for additional comfort and durable wooden flooring, adding both style and practicality. The room opens seamlessly into the conservatory, offering an extended living area with garden views.

### Conservatory

9' 4" x 8' 6" (2.84m x 2.59m)

Double-glazed windows and doors on three sides frame stunning views of the garden and extend outwards, offering seamless access to the outdoor space. The design captures far-reaching vistas, including the distant Black Mountains, creating a bright and scenic environment. A radiator ensures year-round comfort, while the wooden flooring adds a stylish and practical finish to the space.

### Dining Room

12' 1" max x 11' 5" (3.68m max x 3.48m)

UPVC double glazed window to the rear elevation. Radiator set behind decorative cover. Door to:



### Kitchen/Breakfast Room

13' 4" max x 8' 7" (4.06m max x 2.62m)

A UPVC double-glazed window provides stunning views over the garden, extending to the distant Black Mountains. The kitchen is comprehensively fitted with a range of Shaker-style wall and base units, including soft-close drawers and deep pan drawers, all complemented by luxurious granite worktop surfaces and tiled splashbacks. The inset one-and-a-half bowl stainless steel sink with a mixer tap is perfectly positioned beneath flyover lighting, adding both practicality and style. There is ample space for an electric cooker with a concealed extractor hood above, while a peninsula breakfast bar creates a versatile space for casual dining or food preparation. Additional features include a radiator, inset spotlights to ceiling and durable vinyl tiled flooring. Door to rear. Door leading to:

### Utility Room

11' 4" x 8' 7" (3.45m x 2.62m)

Wall mounted Worcester boiler. Ceramic tile flooring. UPVC double glazed window to front elevation. Space for fridge freezer. Door to.

### Rear Porch

Double glazed windows to three sides and door onto the garden. Ceramic tiled flooring, Space and plumbing for washing machine,



### First Floor Landing

UPVC double glazed windows to the side with pleasant views overlooking the front garden and countryside views. Radiator. Access to spacious loft which is partially boarded making it ideal for storage. Doors to bedrooms and family bathroom.

### Bedroom One

13' to robes x 11' 6" (3.96m to robes x 3.51m)

Boasting a triple aspect, this charming room features UPVC double-glazed windows to the rear and side, offering picturesque views over the garden. French doors to the front open onto a Juliet balcony, framing far-reaching views of the surrounding countryside and allowing an abundance of natural light to fill the space. Exposed ceiling beams add character and a touch of rustic charm, while fitted wardrobes with hanging rails and shelving provide ample storage. Additional features include a radiator for comfort, wall light points for ambient lighting, and beautifully exposed floorboards, enhancing the room's unique and timeless appeal.





### Ensuite

A beautifully refitted modern shower room featuring a spacious walk-in shower area, a sleek close-coupled WC, and a stylish wash hand basin. The walls are finished with elegant, tiled splashbacks, enhancing both functionality and design. An opaque UPVC double-glazed window to the rear allows natural light to filter through while ensuring privacy. The space is complemented by a contemporary-style radiator and an extractor fan for ventilation, completing this thoughtfully designed and impeccably finished room.

### Bedroom Two

11' 1" x 10' 11" (3.38m x 3.33m)

Dual aspect with UPVC double glazed windows to the side and front garden with impressive far-reaching views. Radiator.

### Bedroom Three

9' 8" x 9' 4" (2.95m x 2.84m)

UPVC double glazed window to the rear elevation, Radiator. Fitted and painted louvre fronted wardrobes with hanging rail and shelving. Storage cupboards above.



### Bedroom Four

10' 10" x 9' (3.30m x 2.74m)

UPVC double glazed window to the front elevation with views over the garden and impressive far-reaching views towards the distant black mountains, Radiator, Built in wardrobe with hanging rails and storage cupboards above.

### Family Bathroom

11' 5" x 7' 5" (3.48m x 2.26m)

Opaque UPVC double glazed window to rear elevation, comprising of a fitted five piece suite including a panelled bath, tiled shower cubicle with shower, pedestal wash hand basin, close coupled WC and bidet. Tiled splashbacks, Heated towel rail,

### Outside

Approached via a private driveway providing ample parking for several vehicles, the property is set within beautifully established gardens, thoughtfully landscaped and planted with a wide variety of flowers, shrubs, and specimen trees. The gardens feature well-maintained lawned areas, stone-chipped and concrete pathways, an ornamental pond, and a garden shed, offering both practical and aesthetic appeal.



Multiple seating areas are strategically placed throughout the gardens, providing perfect spots to relax and take in the serene surroundings and far-reaching views. Although the gardens are situated slightly lower than the property itself, access is conveniently provided by a set of steps. The driveway leads to a dedicated parking area, with a gravelled pathway extending to the properties entrance, enhancing its charm and accessibility. Gate to rear for ease of access to garden, porch for deliveries etc

### 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 right-hand side.





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