



Lower Willows
Priory Lane | Hereford Road | Monmouth | NP25 3HN

LOWER WILLOWS

Unique five-bedroom, architect-designed family home in one of Monmouth's most desirable areas with stunning views of The Kymin. Versatile interior ideal for multigenerational and modern family living, including a spectacular vaulted lounge/leisure room overlooking peaceful landscaped gardens.

Step Inside

A sense of space, privacy, individuality and quality is evident from the outset at Lower Willows.

This unique five-bedroom home has been thoughtfully designed by architects to make the most of its location looking across the Wye Valley towards The Kymin. Quality craftsmanship and bespoke joinery can be found throughout the property, reflecting the care and attention invested in it.

Highlights include an extraordinary vaulted family and leisure room that provides a fantastic focal point for family living. Measuring 16.69m by 8.17m (54ft 9in by 26ft 10in), it has exceptional proportions and a light and airy feel that's enhanced by a curving picture window, containing three glazed doors, all of which look out onto the landscaped gardens with a pond and gently flowing creek.

This exceptional space, the result of an imaginative conversion of a former indoor swimming pool, is great for relaxing, spending time together and celebrating. Lying off it is a sauna and a WC.

The welcoming dining hall, ideal for family meals or entertaining on a grand scale, flows into a beautifully crafted bespoke kitchen to provide another hub for family life.

Perfect for home cooks, especially those who love to entertain, this practical space has a central island, premium integrated appliances, an AGA and plenty of storage space within attractive white-painted cupboards topped with contrasting black worktops. A useful utility room is neatly tucked away behind the kitchen.

The sitting room is another impressive room, with a vaulted ceiling containing exposed beams. A wood-burning stove serves as a focal point providing warmth and character.

Also situated on the ground floor are three generously sized bedrooms, making Lower Willows a great home for multigenerational living.

Among them, the stunning principal suite has a curved, glazed end wall looking out over the garden. There's a large walk-in wardrobe and luxurious en suite bathroom. All in all, it's an elegant and private sanctuary.

A second bedroom also has en suite facilities and fitted wardrobes. There's also a large family bathroom.

The first floor contains two more bedrooms and a family bathroom, which like all the other bedrooms, are decorated to a high standard.

Attached to the house is a double garage, with stairs to a spacious office space/studio on the first floor.

Lower Willows was built to exacting standards and has been thoughtfully remodelled and enhanced to create a sophisticated yet highly practical residence. Energy-generating solar panels are the latest addition to the property.









SELLER INSIGHT

“ When we first began looking for a new home, we knew we wanted to be in the highly regarded Osbaston area. Lower Willows immediately stood out because of its generous proportions, beautiful gardens and wonderful views across the surrounding countryside. Eighteen years later, it remains a home we have loved every day.

This house has been at the heart of our family life. One of our favourite features is the incredible family lounge overlooking the valley. It has become the hub of the house, complete with a pool table, shuffleboard and a huge television, making it the perfect space for relaxing, celebrating and spending time together. Alongside this, the spacious kitchen is ideal for entertaining, while the large dining room comfortably accommodates family and friends. We always seem to host Christmas here, and with plenty of bedrooms and guest space, everyone can stay over and enjoy the occasion.

Over the years, we have continually invested in the property. We have redecorated throughout, installed solar panels within the last six months, and completely transformed the gardens. The front and rear gardens have been replanted and landscaped, with a beautiful new patio and pond creating peaceful outdoor spaces to enjoy. The gardens are wonderfully sunny and provide colour and interest throughout the seasons.

The setting has always offered the perfect balance of peaceful surroundings and convenience. Both of our daughters attended local schools, and Monmouth town centre is within easy walking distance, making it easy to enjoy the excellent shops, cafés, pubs and restaurants whenever the mood takes you. The location is also exceptionally well connected, with easy access to the M50 and M4, while rail services from Newport provide convenient links to London.

Moving on from here, what we will miss most is the sheer amount of space, the beautiful garden, and the many happy family memories we have created here. Above all, we will miss being part of the wonderful local community that we have been proud to call home.

* 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 OUTSIDE

The beautifully landscaped gardens at Lower Willows have been designed to look attractive from inside the house as well as on the outside.

They include a tranquil pond with a gently flowing creek that's spanned by an arched bridge, along with sweeping lawns, mature specimen trees, ornamental plantings and three sun terraces that provide attractive places to sit and relax.

Lower Willows lies on the edge of Monmouth and enjoys easy access to local facilities, while its elevated position provides wonderful views of glorious countryside. The property is approached through electric gates onto an extensive driveway, with plenty of space for off-road parking in front of the house.

Location

Lower Willows is situated on the edge of Monmouth, about a mile from the historic town centre with its upscale, traditional shopping street containing independent boutique shops, a Waitrose supermarket and M&S Simply Food, along with several places to eat, a variety of services and two theatres. This culturally significant town hosts regular markets and a busy programme of events. Leisure and recreation facilities include a golf course, while two Michelin-starred restaurants – The Walnut Tree and The Whitebrook – are just a few miles away.

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.

Monmouth is surrounded by glorious countryside, with the surrounding Wye Valley providing opportunities for walking, cycling and exploring one of Britain's most outstanding landscapes.

Monmouth has excellent road links from the A40 and A449 and is close to Junction 2 of the M48 Motorway, which crosses the Severn near Chepstow and links to the M4 giving easy access to Cardiff approximately 39 miles away, Bristol (33 miles) and London (140 miles). Abergavenny is around 18 miles away and Chepstow 17 miles.

The railway station at Newport runs direct trains to London.

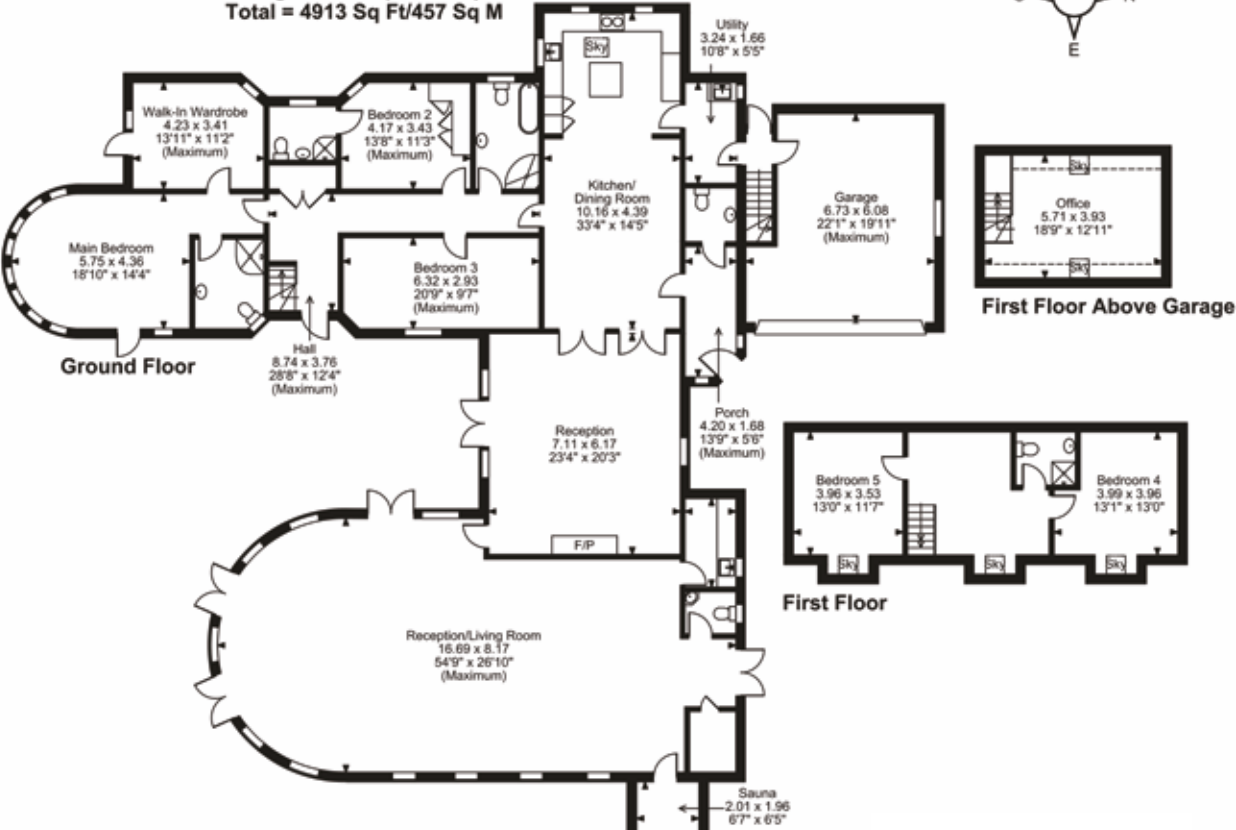






Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Lower Willows Priory Lane, Hereford Road Monmouth
Approximate Gross Internal Area
Main House = 4519 Sq Ft/420 Sq M
Garage = 394 Sq Ft/37 Sq M
Total = 4913 Sq Ft/457 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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