



# MONMOUTH

Guide price **£750,000**



# 30 ST. MARY STREET

Monmouth, Monmouthshire NP25 3DB



Stunning Georgian Grade II listed town house  
 Pretty private rear garden  
 Beautifully presented throughout

This stunning Georgian Grade II Listed townhouse is beautifully presented throughout, set over four floors and combining period charm with tasteful modern upgrades. The property retains much of its original character while benefiting from stylish, sympathetic décor and high-quality finishes.

The kitchen has been recently refitted with a bespoke, handmade design by Jamie Knight, incorporating solid wood cabinetry and premium Silestone worktops. The principal bedroom suite is particularly impressive, complete with a range of beautifully fitted wardrobes and a contemporary en suite bathroom.

Further enhancements include stylish modern en suites, a Worcester Bosch Greenstar boiler, a recently upgraded hot water cylinder, and a modern fuse board/consumer unit, all of which contribute to the property's excellent EPC rating of C.

Nestled within a charming landscape, this home is surrounded by a diverse mix of residential buildings that contribute to the historic feel of the area. The central location provides convenient access to local amenities, shops, and parks, allowing for a balanced lifestyle that combines serenity with urban convenience. Monmouth also benefits from fantastic schooling, catering to all ages. With accessible road links to the A40, the property allows for easy commuting to neighbouring towns and cities, while bordering the Wye Valley, outdoor pursuits and countryside walks can be enjoyed, creating a wonderful balance between town and countryside living.



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### KEY FEATURES

- Stunning Georgian Town House
- Bespoke handmade Jamie Knight solid wood kitchen
- Five bedrooms and 4 bath/shower rooms
- Two reception rooms
- EPC rating C
- No onward chain



# STEP INSIDE



As you enter the property, you are immediately struck by the charisma and charm of this period family home.

The generous hallway showcases instant character with its oak flooring, decorative architraves, and tasteful modern décor that flows seamlessly throughout the house.

A sweeping Georgian staircase rises to the upper floors, while glazed doors open to the rear garden and a further door provides access to the cellar. From here, there is access to the stunning kitchen and dining room.

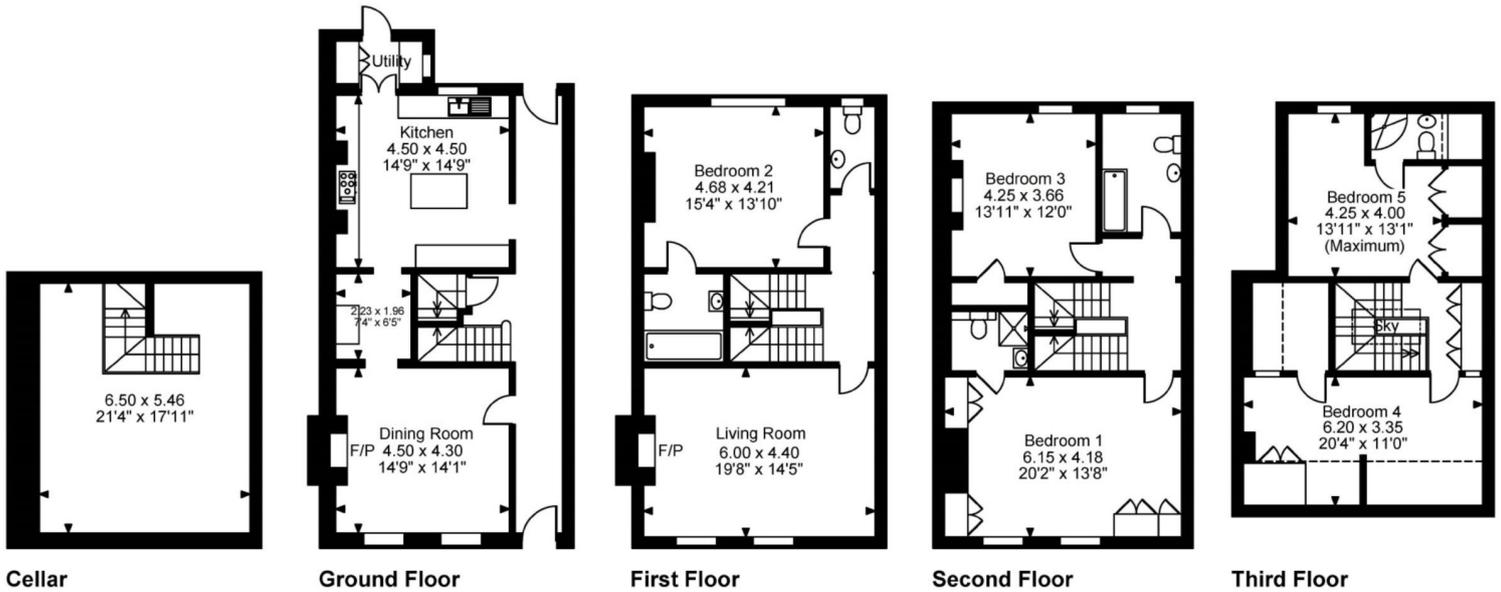
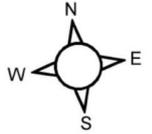
The spacious dining room is an elegant setting for formal entertaining, featuring two front-aspect sash windows that flood the room with natural light, along with a striking period fireplace.

A thoughtfully designed inner hallway connects to the kitchen and has been cleverly utilised, incorporating a large fitted storage unit in keeping with the kitchen cabinetry, as well as space for a fridge freezer.

The spacious kitchen breakfast room has been fitted with a bespoke Jamie Knight solid wood kitchen, offering an excellent range of wall and base units complemented by Silestone quartz worktops. Feature lighting enhances the glass-fronted cabinets and under-unit cupboards, while a central island provides additional storage and seating space for breakfast stools. Glazed doors open to a utility area with floor-to-ceiling Jamie Knight cabinetry, plumbing for a washing machine and space for a tumble dryer, as well as housing the Worcester Bosch Green boiler. A stable door leads directly to the pretty rear garden.

From the hallway, the original sweeping Georgian staircase rises to three further floors.

**St. Mary Street, Monmouth**  
**Approximate Gross Internal Area**  
**3034 Sq Ft/282 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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On the first floor, a stunning lounge takes centre stage - an elegant and generously proportioned room with two sash windows to the front aspect, flooding the space with natural light. A feature wrought iron fireplace completes this beautiful room.

This floor also includes a generous double bedroom with a contemporary en-suite shower room, along with a useful cloakroom.

The second floor is home to the principal bedroom suite and the family bathroom. The principal bedroom boasts two sash windows to the front aspect, a superb range of fitted wardrobes, and a beautifully designed en-suite shower room. A further double bedroom with fitted wardrobes overlooks the rear garden.

The third floor is flooded with light from a striking vaulted Velux roof window above the staircase. The landing offers eaves storage and leads to two additional double bedrooms, both with fitted wardrobes and charming original beams. Bedroom five also benefits from its own en-suite shower room.

# STEP OUTSIDE



The pretty rear walled garden enhances the charm of the property, featuring a patio ideal for outdoor dining and entertaining. Beyond lies a generous lawn with a sweeping sleeper pathway leading to a second seating area, perfect for enjoying the sun. Well-stocked borders with established plants and shrubs add colour and interest throughout the seasons.

#### AGENT'S NOTE:

A resident's parking permit gives immediate on-street parking. In addition, the Glendower Street and Wyebridge Street carparks are both only minutes walking distance away, giving plenty of short and long stay parking options.

## INFORMATION

Postcode: NP25 3DB

Tenure: Freehold

Tax Band: G

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

From our office in Agincourt Square, proceed along cobble-stone Church Street, then bear right into St. Mary Street and the property is a short distance along on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D	69	76
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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