



MONMOUTH

Guide price **£635,000**



22 THE KYMIN

Monmouth, Monmouthshire NP25 3SE



Character and charm throughout
Underfloor oil-fired heating throughout
Stunning views

A rare opportunity to acquire this beautifully presented and spacious detached cottage, which has been tastefully updated and improved throughout, including the installation of oil-fired underfloor heating across the property. The well-appointed accommodation comprises a generous open-plan kitchen and dining area, a delightful lounge featuring a striking broad floor-to-ceiling window that perfectly frames the stunning countryside views, along with a study/playroom, inner hallway, utility room and ground floor WC. To the first floor are three well-proportioned bedrooms and a stylish family bathroom.

The property is set within superbly landscaped gardens, offering a tranquil outdoor setting, and benefits from a gated driveway providing ample parking for multiple vehicles. A detached garage adds further practicality, with a versatile one-bedroom annexe located above - ideal for guests, extended family or ancillary accommodation.

Occupying a peaceful and highly sought-after position on the picturesque Kymin hillside, this impressive country home enjoys commanding panoramic views across Monmouth town and towards the distant Black Mountains.

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. Perched high above the town, The Kymin boasts commanding views of Wales and England. 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.



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KEY FEATURES

- Detached charming cottage
- Three spacious bedrooms
- One-bedroom detached Annexe
- Garage
- Stunning landscaped gardens
- Beautiful views



STEP INSIDE



The property is entered via the beautifully designed kitchen/breakfast room, a spacious open-plan area that perfectly blends practicality with timeless rural style. An excellent range of bespoke base units is complemented by luxurious granite worktops and a classic Belfast sink, creating a warm and characterful heart to the home. Integrated appliances include a dishwasher and fridge, offering modern convenience without detracting from the traditional aesthetic.

Large double-glazed windows to the front elevation flood the space with natural light and enjoy delightful views across the surrounding countryside. Elegant flagstone flooring, complete with oil-fired underfloor heating, adds both charm and comfort, making this an ideal space for everyday family life and relaxed entertaining.

Lounge

A truly impressive and characterful reception room, the lounge features a striking vaulted ceiling that enhances the sense of space, light and volume. A broad feature window and elegant French doors to the front elevation frame the stunning rural outlook and provide direct access to the gardens, while two additional rooflights further illuminate the room and highlight its architectural interest.

Rich wood flooring adds warmth and texture, complemented by a stylish log burner set within a tasteful surround, creating a cosy and inviting atmosphere throughout the year. This versatile room is perfectly suited as a formal sitting room or an inspiring entertaining space.

Study / Playroom

With a double-glazed window to the side elevation and ceramic tiled flooring, this flexible room is ideal for use as a home office, study or children's playroom.

Inner Hallway

Doors lead to the understairs storage cupboard and study, with stairs rising to the first floor.

Utility Room

Fitted with ceramic tiled flooring, a base unit with laminate worktop, space for a fridge freezer and plumbing for a washing machine. Wall-mounted cupboards provide additional storage. A double-glazed door opens to the side elevation, with a further door leading to the WC.

22, The Kymin, Monmouth
 Approximate Gross Internal Area
 Main House = 139 Sq M/1496 Sq Ft
 Annexe = 45 Sq M/485 Sq Ft
 Outbuilding = 20 Sq M/215 Sq Ft
 Total = 204 Sq M/2196 Sq Ft



Outbuilding

Annexe(Ground Floor)

Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ground Floor WC

Comprising a close-coupled WC and wash hand basin, finished with ceramic tiled flooring and a heated towel rail.

First Floor

Landing

Doors lead to the bedrooms and family bathroom. A double-glazed rooflight to the rear elevation allows natural light to fill the space.

Principal Bedroom

Enjoying two double-glazed windows to the front elevation with impressive far-reaching views across the surrounding landscape. A large fitted storage cupboard provides ample wardrobe space.

En-Suite Shower Room

Fitted with a shower cubicle with electric shower, low-level WC and wash hand basin.

Bedroom Two

A charming double bedroom with a double-glazed window to the front elevation, enjoying impressive views and featuring attractive exposed beams.

Bedroom Three

With a fitted double wardrobe, double-glazed window to the side elevation and an additional storage cupboard.

Family Bathroom

Beautifully appointed in a classic country style, featuring a roll-top bath with traditional claw and ball feet, mixer taps and a handheld shower attachment. A separate shower cubicle adds practicality, alongside a close-coupled WC and pedestal wash hand basin.

Further features include ceramic tiled flooring, complementary tiled splashbacks, a heated towel rail and a door leading to a useful airing cupboard housing the hot water cylinder. An electric immersion heater (Economy 7 tariff) provides additional flexibility during the summer months.

STEP OUTSIDE



Gardens and Grounds

The property is approached via a gated driveway providing ample parking for multiple vehicles and is set within immaculately maintained, fully enclosed landscaped gardens to the front. The grounds feature well-kept lawns bordered by an attractive selection of mature trees, shrubs and flowering plants, creating a peaceful and picturesque rural setting.

Additional features include a garden shed, kennel and a discreetly positioned boiler room located below ground-floor level, housing a 1,400-litre oil tank, all thoughtfully integrated to maintain the garden's aesthetic appeal and functionality.

Double Garage

Equipped with an electric roller door, power and lighting, ceramic tiled flooring and useful shelving.

Annex / Bedroom Four

Charming Self-Contained Annexe: Located above the garage, the annexe provides versatile and private accommodation, ideal for guests, extended family or ancillary use. A window to the side elevation allows natural light and pleasant views, while storage built into the eaves maximises space. A wall-mounted electric heater ensures year-round comfort.

The en-suite shower room comprises a shower enclosure, wash hand basin and close-coupled WC, finished with tiled flooring and coordinating tiled splashbacks for a clean and contemporary finish.

INFORMATION

Postcode: NP25 3SE

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Private

EPC: D



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 left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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