



15 St. James Street
Monmouth | Monmouthshire | NP25 3DL

FINE & COUNTRY

SELLER INSIGHT

“When we found the house four years ago, it had been beautifully renovated and gently restored to an exceptionally high standard, setting it apart from other period properties we considered,” say the owners of this Grade II listed home. Conveniently located near the centre of Monmouth and enjoying easy access to good road networks, the coast, and beautiful countryside, it offers the best of both worlds. “It’s in a fantastic location for accessing good schools (our children can walk independently to school in two minutes), the leisure club, and the rowing club. We can highly recommend Haberdasher school as excellent – all four of our children have attended.” There are fabulous walks along the riverside and the Kymin, and all conveniences are right on the doorstep, from shops and a cinema to pubs and restaurants.”

The open-plan kitchen, dining, and living area, with its good connection to the garden, has been a favorite space for day-to-day living and entertaining. “Our friends are always visiting, filling the area with laughter and happiness. When we entertain our adult friends for dinner, the children can hang out with their friends in the games room in the basement. We refurbished the basement, tanking and waterproofing the whole area to create a family space, an office, and an extra storage room,” say the owners. They add, “the house is amazingly spacious, boasting bright, airy rooms. Each of our children has their own private space on separate floors.”

The property boasts a traditional easy to maintain townhouse garden easily accessible from the house via French doors. “The outdoor space is neither too big or too small and is very private due to being surrounded by high walls and beautiful plants. It’s a perfect space for enjoying a nice sunny day outside.” There is a garden shed for storage and a small area for waste.

“My favorite spaces are the kitchen, with its handy pantry, and the large main bedroom, which is incredibly tranquil.” From the rooms on the second and third floors, you can see the beautiful countryside and the town. “I will miss living in Monmouth, it really is a wonderful place to live. I thought it would be noisy, but it isn’t, and the house is very comfortable. I will also miss the house for its character, warmth and convenience.”*

* 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 INSIDE

15 St. James Street

A rare Georgian gem, this beautifully restored and immaculately presented, four-bed townhouse is tucked away in Monmouth's historic St James Square, overlooking the war memorial and the town's renowned Indian Bean tree.

Combining timeless elegance and contemporary luxury, 15, St. James Street is a stunning, spacious, family home. A modern, open plan kitchen/dining space with a cosy seating area forms the heart of the home and it has French doors opening onto the pretty, private rear garden, creating a seamless flow between indoor and outdoor living. The generous accommodation also includes an impressive formal living room, two luxurious, modern bathrooms, four well-proportioned bedrooms and two basement rooms, one currently used as a cinema/games room and home office and the other used for storage.

Monmouth is a vibrant and highly sought-after market town and this period townhouse is conveniently located, just a short stroll into the historic town centre, with its variety of independent shops and national brands, including a Waitrose and an M&S Food. The family home is within walking distance of Monmouth's well-regarded state schools and the Haberdashers' Monmouth independent boys' and girls' schools.

Situated right on the border between Wales and England, Monmouth is on the edge of the stunning Wye Valley, and from the upstairs rooms of the house, there are lovely rear-facing views over the River Wye towards The Kymin. The town is surrounded by wonderful walks and cycle rides and boasts good leisure and recreation facilities, nearby world-class golf courses and plenty of opportunities for outdoor pursuits. There are a number of good local pubs and restaurants and

two nearby one-star Michelin restaurants, The Walnut Tree and The Whitebrook. Motorway links give easy access to Cardiff, Bristol and the Midlands, making the town attractive to commuters.

Step inside

15, St. James Street is a handsome, four-storey Georgian townhouse with a red brick façade and a slate-tiled roof. When the current owners purchased it in 2021, it had recently undergone a painstaking refurbishment, to provide a timelessly elegant family home with all the modern-day comforts. The updated property retains a wealth of late-Georgian features – sash windows, ceiling cornices, original fireplaces, a glass paned entrance door and an exquisite period staircase with a walnut veneer balustrade, rising from the quarry-tiled entrance hall.

At the front of the house, on the ground floor, the living room has a strong period ambience, with its exposed elm floorboards, decorative corning and moulded dado rails. Symmetrical arched recesses flank the fireplace, where there is a restored cast iron Victorian grate with a decorative surround. The sash window in this room has a rare rising shutter.

At the rear of the property, the light and airy open plan kitchen, dining and living room is a fabulous contemporary-styled space for family gatherings and entertaining. It is fitted with Shaker-style painted oak units with a mixture of oak and black granite worktops and there is an island with a breakfast bar. An 'Aga' gas range cooker fits neatly into the former fireplace. Integrated appliances include a 'Fisher and Paykel' dishwasher, 'Smeg' electric oven, and two-ring induction hob. There is a walk-in pantry with sensor lighting.





STEP INSIDE

15 St. James Street

There is attractive Amtico flooring throughout the open plan space, which includes a dining area, flooded with light from a ceiling lantern. Beyond is the cosy, contemporary-styled TV/living area, an inviting space for relaxing, featuring exposed ceiling beams, vertical period-style radiators, and a recessed fireplace with a cast iron multi-fuel burner. French doors open onto the private, walled, rear garden.

The ground floor accommodation also includes a conveniently located WC.

Stairs from the hallway lead down to the basement, where significant investment in a ventilation and drainage system has resulted in the creation of two habitable rooms with good ceiling heights. One is currently used as a family games/cinema room and home office whilst the other is used for storage.

On the first floor of the property there is an elegant principal bedroom with an original Victorian cast iron fireplace and carved timber surround. Either side of the fireplace are recessed arches. The room has a sash window overlooking the square to the front of the property. Across the landing from the bedroom is a luxurious bathroom, featuring a fully tiled walk-in shower, a freestanding bath, and a period-style radiator. A large sash window, which gives views towards The Kymin, has original shutters. A door from the bathroom leads to a handy walk-in laundry area.

On the second floor are two charming bedrooms, each with period fireplaces and each having an ensuite WC. One of the bedrooms has a sash window offering views towards The Kymin. The other bedroom overlooks St James Square.

Up another floor is an atmospheric attic bedroom with exposed roof trusses and a small sash dormer window. Across the landing there's a bathroom with a central, contemporary-styled, free-standing bath.











STEP OUTSIDE

15 St. James Street

At the rear of the house is a walled garden, thoughtfully landscaped with a natural stone patio and well-established flowerbeds, providing a private and tranquil retreat.





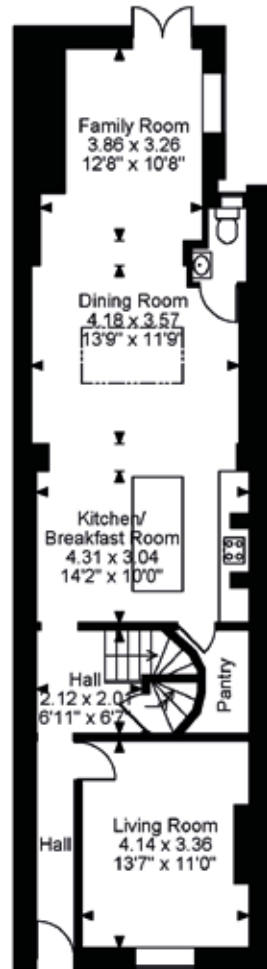


Council Tax Band: F
Tenure: Freehold

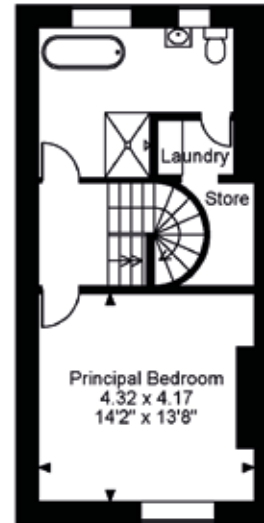
St. James Street, Monmouth
Approximate Gross Internal Area
2352 Sq Ft/218 Sq M



Basement



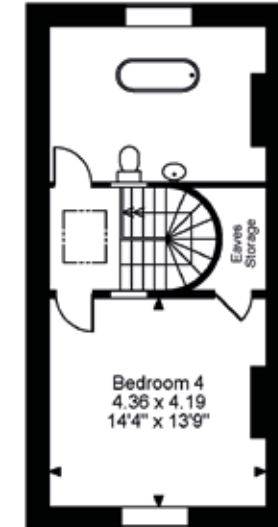
Ground Floor



First Floor



Second Floor



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8626292/CTH



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 © 2024 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 31.10.2024



follow Fine & Country Monmouth on



Fine & Country Monmouth
2 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT
01600 775930 | monmouth@fineandcountry.com

