



MONMOUTH

Guide price **£625,000**



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LILAC COTTAGE

12 The Kymin, Monmouth, Monmouthshire NP25 3SE



Three bedroom detached cottage
Breathtaking views
Stunning large gardens of approx 0.8 acres

A rare opportunity to purchase this beautiful spacious detached three double bedroom, cottage, set in stunning gardens extending to approximately 0.8 acres with breathtakingly beautiful views, creating a peaceful atmosphere, the property would also lend itself for the potential of multi-generational living. Lilac Cottage is well worth a viewing.

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 Three Bedroom Cottage
- Positioned in an area of outstanding beauty
- Large kitchen/dining area
- Beautiful gardens of approx 0.8 acres
- Breathtaking views



STEP INSIDE



The main entrance door opens into a welcoming hallway providing access to the downstairs cloakroom, a walk-in storage cupboard currently used as a pantry, stairs to the first floor, an additional understairs storage cupboard, and doors leading to the living room and kitchen/dining area.

A generously sized and sociable space, ideal for family life and entertaining; the kitchen features a comprehensive range of wall and base units with extensive work surfaces. There's space for a Rangemaster-style cooker, an under-counter fridge, and plumbing for a dishwasher. Dual-aspect windows to the front and side allow natural light to flood in, with the front window offering spectacular views.

The dining area comfortably accommodates a large table and chairs and boasts a striking open fireplace with a log burner set on a traditional flagstone hearth - perfect for cosy meals and gatherings.

The spacious living room benefits from beautiful parquet flooring and several windows to the front, framing views of the lovely gardens and the countryside beyond. A log burner creates a warm and inviting atmosphere, ideal for colder evenings.

Additional features include a second staircase to the first floor, a glazed door to the garden room, and another door to the utility room.

The garden room is a bright and tranquil space with windows to the front, capturing the stunning surrounding scenery; a glazed door provides direct access to the garden, creating a seamless indoor-outdoor connection.

Practical and well-equipped, the utility room includes a stainless-steel sink with drainer, wall and base units for storage, plumbing for a washing machine, and space for a tumble dryer. A door leads directly out to the garden.

12, The Kymin, Monmouth
Approximate Gross Internal Area
Main House = 170 Sq M/1830 Sq Ft
Garage = 16 Sq M/172 Sq Ft
Total = 186 Sq M/2002 Sq Ft



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.

Accessed via the main staircase or a second staircase from the living room, both bedrooms two and three are spacious doubles featuring charming exposed beams and front-facing windows that overlook the beautifully landscaped gardens and the breathtaking views beyond.

These two bedrooms share a well-appointed Jack and Jill bathroom, comprising a W.C., pedestal wash hand basin, and a walk-in shower cubicle.

The main stairs from the entrance hall provide access to the principal bedroom, a family bathroom, a separate W.C. and an additional door to bedroom two.

The principal bedroom is a generously proportioned and elegant space, benefiting from dual-aspect windows to the front and side, once again offering stunning views of the surrounding countryside.

A door leads to a large en-suite shower room, which also includes a spacious, walk-in shelved linen cupboard perfect for convenient storage.

STEP OUTSIDE



A driveway leads to a generous parking area suitable for several vehicles, along with a wooden-framed carport. Additionally, there is a single garage located on the opposite side of the house.

The private gardens of this property exude a truly magical charm. Maturely planted with a rich variety of trees, shrubs, and flowering borders, the grounds are thoughtfully landscaped. A broad patio area provides an ideal space for outdoor entertaining, offering breathtaking views of the Black Mountains and beyond.

The garden features a large lawn with a central wildlife pond, attracting an abundance of nature. Toward the end of the garden, a purposeful opening in the hedging reveals a further garden area, which includes former vegetable patches perfect for those seeking to revive a productive kitchen garden.

INFORMATION

Postcode: NP25 3SE

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

From Monmouth go across the Wye Bridge, go straight over both the mini roundabouts onto the A4136 road to Coleford. Climb uphill into the bends and take the right-hand road signposted 'The Kymin'. Follow this lane uphill for about three quarters of a mile, around a sharp left-hand bend when the drive to the property is the third driveway on the left-hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		81
B (81-91)		
C (69-80)		
D (55-68)	58	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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