



MEADOW COTTAGE

21 THE KYMIN | MONMOUTH | MONMOUTHSHIRE

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MONMOUTHSHIRE | NP25 3SE

MEADOW COTTAGE IS SITUATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY IN AN ELEVATED POSITION ON THE OUTSKIRTS OF MONMOUTH.

THIS DELIGHTFUL COTTAGE IS THE PERFECT BLEND BETWEEN OLD AND NEW AND BOASTS OUTSTANDING, FAR REACHING VIEWS ACROSS MONMOUTH AND THE WELSH MOUNTAINS.

- OFFERED FOR SALE WITH NO ONWARD CHAIN •
 - Beautifully presented pretty country cottage with spectacular views •
 - Modern open plan fitted kitchen and dining area •
 - Extended sitting room with woodburning stove •
- Four bedrooms with breathtaking views and two bathrooms •
 - Attractive established and well stocked gardens •
- Oak framed gazebo and composite decking for entertaining •
 - Three parking areas allowing for ample off road parking •
 - The total plot measures approximately a third of an acre •
 - Outstanding, elevated views over Monmouth and the surrounding countryside •
 - Admire sunsets over the Brecon Beacons •

Monmouth 2.6 miles • Chepstow 18 miles
Abergavenny 19.1 miles • Cardiff 39.6 miles • Bristol 35 miles
London 141.6 miles • Bristol Airport 52.2 miles
Cardiff Airport 52.3 miles • Birmingham Airport 79.1 miles
Chepstow Train Station 18 miles • Abergavenny Train Station 18.1 miles
Severn Tunnel Junction 29 miles
Bristol Parkway Station 30.1 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The Kymin, is a hill overlooking Monmouth, in Monmouthshire, Wales. It is located approximately one mile east of Monmouth, on the eastern side of the River Wye and adjacent to the border with the Forest of Dean and England. The Round House is situated at the top of the Kymin and is a prominent and iconic landmark in the area. It is a charming 18th century Round House and Naval Temple set in nine acres of pleasure grounds overlooking Monmouth and the beautiful Wye Valley. There are plenty of walking routes that are easily accessible from Meadow Cottage as the property is adjacent to the Offas Dyke Footpath.

There are good connections to the main road network with the historic border town of Monmouth being just over 2 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

Meadow Cottage is believed to date back to approximately 1850. It is situated in an elevated position with commanding views over Monmouth and the Welsh mountains. It is accessed via a private drive that leads to the side of the property.

Enter the cottage through large glass doors that let light flood into the entrance hall. The entrance hall is a well presented, welcoming space with travertine flooring from Mandarin Stone. It is open-plan with the kitchen and dining area. The staircase to the first floor provides a partial divide between the entrance hall and dining room. There is plenty of storage in the cottage because of a narrow storage room tucked away at the rear of the property and accessed via the entrance hall. It has a radiator and houses the Worcester oil fired central heating boiler fitted in approximately 2018.

The Mereway kitchen has a range of oak base units and cream wall units with curved corner cupboards, deep, soft close pan drawers, integral dishwasher, fridge and freezer and recycling bins. There is a fitted Neff oven, induction hob, extractor fan and microwave. A double Belfast sink is beautifully positioned within a Quartz worksurface. The views from here are simply stunning. The kitchen is open-plan to the dining area.

From the kitchen and entrance hall step through to the sitting room. It is currently zoned into two seating areas. A cosy reading area with woodburning stove and a light and airy space for the family.





Aluminium, glazed bi-fold doors frame delightful views of the established gardens and superb far reaching views beyond the garden boundaries. They open out to a large patio for al fresco dining during the summer months. A Velux window lets more light flood into the room. Engineered character oak flooring adorns the floor and continues through to the rear porch and playroom/study.

The study is currently used as a playroom and is located in the oldest part of the property. It has a large window with a pleasant outlook over the gardens. This room could also be used as a downstairs bedroom if it is required.

There are two staircases leading up to the first floor. This makes the property extremely versatile. At the bottom of the staircase at the rear entrance is a handy cloakroom. It has a door providing direct access to the garden.

There are four bedrooms on the first floor. The master bedroom is located in the oldest part of the cottage. It has an en-suite shower room and spectacular views framed by a large window. The second bedroom has dual aspect views, a fitted wardrobe and a vaulted ceiling. This room is extremely light and airy. The third bedroom has a door from both landings so can be accessed by both staircases. It has a handy storage area above the door. The fourth bedroom is a cosy room, tucked away to the rear of the property. It has a view over the meadow to the side of the property.

The family bathroom is modern and contemporary. It has a white suite comprising of a w.c, bath with shower over, a made to measure stone circular sink on a matching worktop with wall mounted taps and a large wall mounted mirror.

OUTSIDE

Meadow Cottage is situated in an area of outstanding natural beauty in an elevated position on the outskirts of Monmouth. It is within a short walk of the charming 18th century Round House and Naval Temple both iconic landmarks in the area. The property has direct access on to the Offa's Dyke path.

At the front of the property are three separate off-road parking areas providing ample off road parking for many vehicles. A pedestrian gate leads into the garden. The garden is a calm and tranquil colourful oasis. A large patio dominates the upper level and is a vast space for al fresco dining and entertaining. Magnificent, far reaching views and spectacular sunsets can be appreciated from here. Beside the patio and attached to the property is an oak framed gazebo and a composite deck that complements its surroundings and provides space for a large hot tub or undercover seating or dining area. A further patio is beautifully positioned next to a pond with a waterfall feature.

There are several pathways down to a gravelled off-road parking area. Each one is bordered by well-stocked flower beds. There are an array of trees, flowers, plants, shrubs and herbs in the garden including a birch tree, magnolia tree, wild herbs, mint, thyme and coriander.

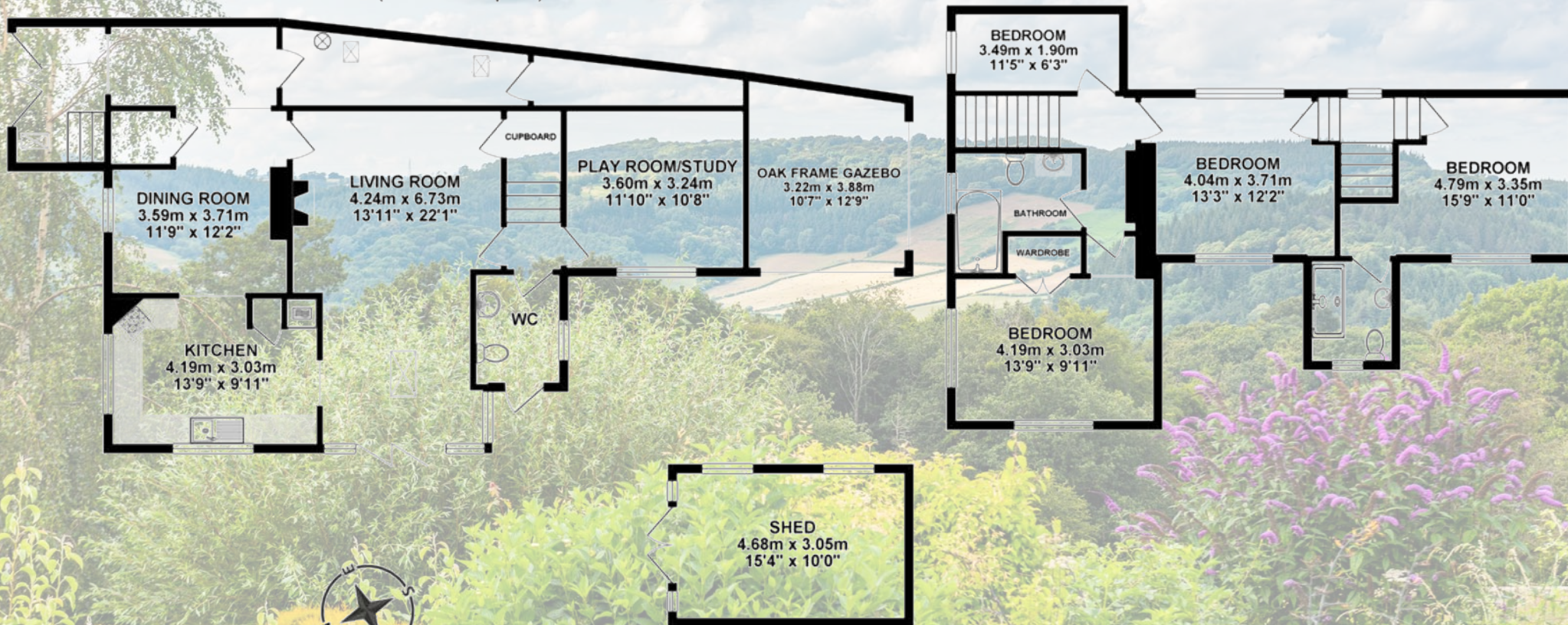
The gravelled off-road parking area has space for several vehicles and a five bar gate that opens out onto the private road.



FLOORPLAN

GROUND FLOOR 118.61 sq. m.
(1276.74 sq. ft.)

1ST FLOOR 66.27 sq. m.
(713.32 sq. ft.)



TOTAL FLOOR AREA : 184.88 sq. m. (1990.06 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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A large timber storage shed is positioned at the rear of the parking area. At the bottom of the garden is a flat green lawn with a wooden childrens playhouse. Fruit trees, such as apple, pear and cherry can be found at the bottom of the garden along with raised beds for growing vegetables.

KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and private drainage.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth you will need to cross The Wye Bridge and continue on the A466. Go straight across the roundabout and follow the signposts for Forest of Dean. Go straight across the second roundabout and follow the A4136 until you reach the signpost for The Kymin. Take the sharp right bend and continue on Kymin Road staying left at the next bend in the road. Continue following the S bends until you reach a signpost indicating left for Good Neighbours Lane. Go down the lane until it opens out at the bottom. Turn right along the private road where you will see the parking area for the property on the left after the bend.

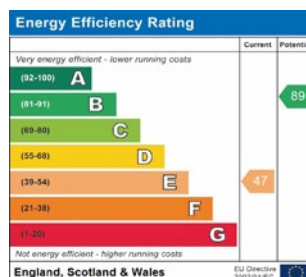
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