



THE COTTAGE, 16 MONNOW STREET

Monmouth, NP25 3EE



The Cottage

16 Monnow Street, Monmouth, NP25 3EE

- Period Characterful Cottage
- Heart of Monmouth Town Location
- Private Enclosed Sunny Rear Garden
- Modern Kitchen / Dining Space
- Pleasant Sitting Room Overlooking Rear Garden
- Ground Floor Lavatory and Utility Room
- Large Loft Storage Space
- Modern Bathroom with Quality Fixtures

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DESCRIPTION

A quaint characterful cottage and former coach house located in the centre of Monmouth town off Monnow Street, offering easy access to Monmouth's wealth of amenities. A charming sunny enclosed walled garden with lawn and shrubs. This cottage is in a unique situation, offering a quiet situation within easy walking distance of amenities. Offering three bedrooms, a modern open plan kitchen breakfast room. To the rear is a utility space and a ground floor lavatory.

SITUATION

The property is situated in a sought-after location in the historic part of the town off Monnow Street. Monmouth offers a comprehensive range of amenities with both local and nationwide shops and restaurants to include Marks & Spencer and Waitrose. Monmouth town boasts exceptionally impressive schooling, both junior and senior, including the renowned Haberdashers Schools Monmouth comprehensive both within walking distance. The town of Monmouth is situated on the river Wye amidst the rolling Monmouthshire countryside, whilst offering exceptional major road network links along the A449, towards the M50 in the north and M4 to the south.

ACCOMMODATION

Upon approaching The Cottage from Monnow Street there is a pleasant opening and courtyard area. Above the front entrance is an undercover area with storage space to one side. The **Entrance Hallway** is welcoming with hanging space for coats and boots. The current owners are currently using the space as a Study with a sky light to ceiling. A wooden stable door opens into the open plan **Kitchen / Breakfast Room** which has been modernised to include quality fitted kitchen units and window to the front. There is a further sky light allowing plentiful light into the space, there is ample space for a dining table in the middle of the room and a wood burning stove and surround to one wall. The kitchen appliances include a range cooker and extractor. There is a Belfast sink with a window above with space for a dishwasher, a staircase leads to the first floor and landing area with a doorway leading to the rear **Utility Room** and rear garden. The **Sitting Room** is of good proportions with a large bay window to the rear overlooking the garden. To one wall is a fireplace and decorative surrounding with an electric fire. The **Rear Lobby** offers practical storage space with hanging space for coats and boots etc. There is a **Ground Floor Lavatory** with WC and

wash hand basin as well as a utility space which has plumbing for a washing machine.

The **First Floor Landing** area offers loft access into the roof space which is fully boarded with Velux window to the ceiling. The **Master Bedroom** is rear facing with a private outlook and a sunny aspect. The **Second Bedroom** offers rear views also with deep fitted storage cupboards to one wall. The **Third Bedroom** is currently being used as a walk-in wardrobe fitted with railing and a small window to the front. The **Bathroom** offers modern fixtures and fittings with a bath with shower over and glass shower screen and wash hand basin with a vanity unit beneath.

OUTSIDE

The **Rear Garden** is a real asset to this property. It enjoys a sunny aspect throughout the morning and afternoon and is incredibly private and enclosed. There are two sheds and an outside water tap with Belfast sink. The lawn is level providing a pleasant outdoor seating area and a paved patio area.

On foot, 16 Monnow Street is located along the main high street and can be accessed via a door to the left of the Quatro Tiles shop on the high street.

GENERAL

All Mains Services
Monmouthshire County Council
EPC - E

VIEWING

Strictly by appointment with the Agents: David James, tel 01600 712916.

GUIDE PRICE

£275,000

PLANS AND PARTICULARS

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The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.



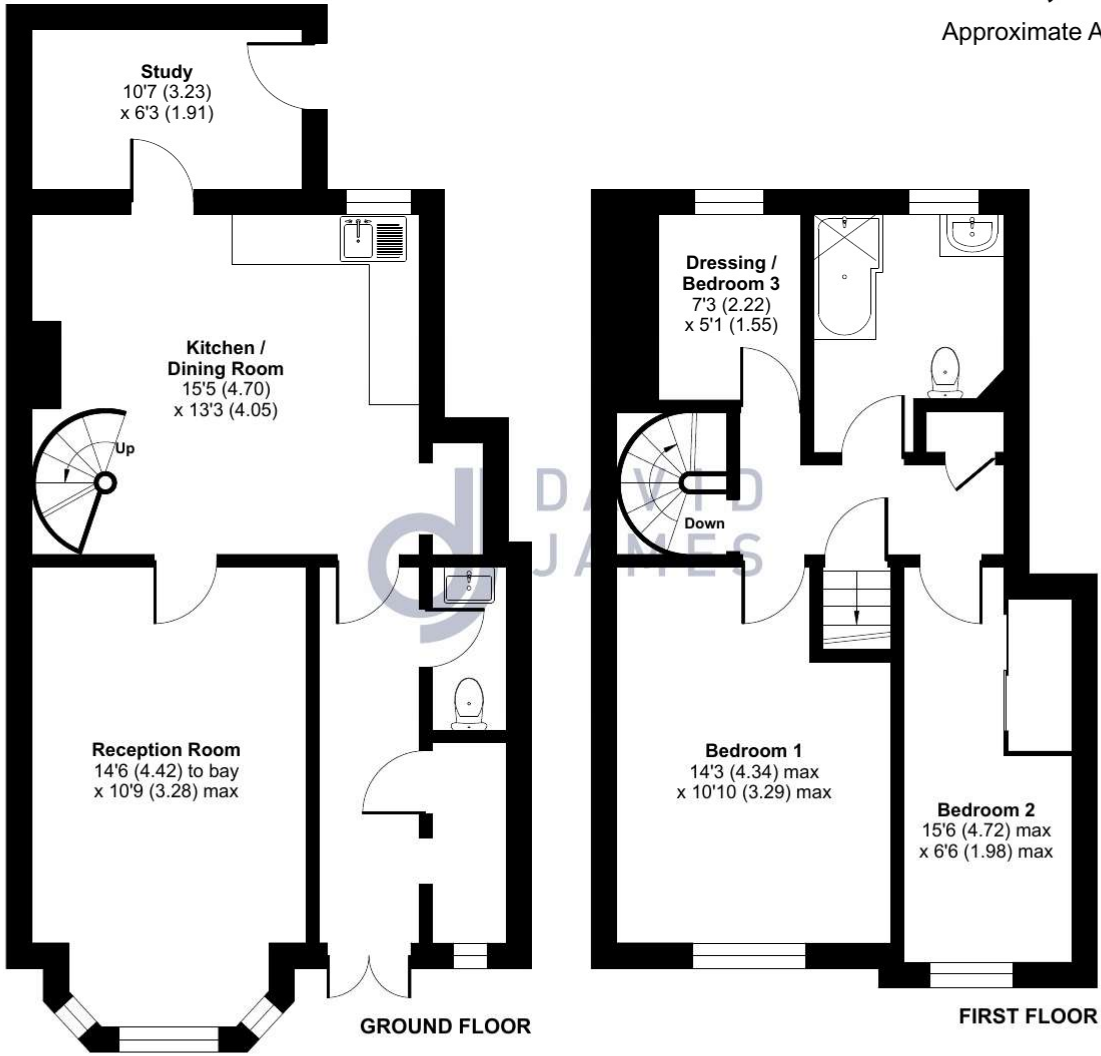




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Approximate Area = 1072 sq ft / 99.6 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2026. Produced for David James. REF: 1452896