



Ty Aeron

Withy Lane, Manson, Monmouth, NP25 5LF



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- Generous Detached Family Home
- Impressive Open Plan Family Room
- Set Within Gardens and Orchards of 0.46 Acres
- Semi-Rural, Edge of Monmouth Location
- Four Double Bedrooms with Views
- Ensuite Shower Rooms to all Bedrooms
- Large Sitting Room with Wood Burner
- Sizeable Detached Double Garage
- Utility Room
- Electric Double Gates

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DESCRIPTION

Occupying a private and enviable position at the end of Withy Lane in Monmouth, this substantial and beautifully extended family home sits within gardens and orchard approaching half an acre, enjoying a peaceful setting bordered by surrounding countryside while remaining conveniently accessible to Monmouth town. The property offers exceptionally spacious and versatile accommodation, with an impressive open-plan, light family kitchen - ideally suited to modern family living and entertaining. There are four generously sized double bedrooms all accompanied by their own en-suite bathrooms. The grounds offer an expansive level patio, ideal for entertaining, a large, grassed area with hedges to the perimeters and a small orchard. A sizeable detached double garage offering excellent potential for secure parking, storage, or conversion into a home gym or workspace.

SITUATION

Located in a private location at the end of Withy Lane overlooking surrounding farmland, in a highly regarded, sought after hamlet on the north side of Monmouth off the Hereford Road. Withy Lane is a short drive or bus journey into Monmouth. The property benefits from easy access to Hereford Road within a fair walking distance of Monmouth town which provides a comprehensive range of amenities, including shops, theatres and sporting opportunities including the famous Rolls of Monmouth Golf Club and Monmouth Rowing Club. It has excellent schools both junior and senior including The Haberdashers' Monmouth School for Boys and Girls and Monmouth Comprehensive School, as well as a broad range of shops. The property also allows easy access to the M4, M50 and M5 with both Bristol and Cardiff about 30 miles.

ACCOMMODATION

Upon entering this welcoming family home, the space is flooded with light, with full height windows either side of the entrance doorway. There is high quality Karndean flooring throughout and conveniently a sizeable utility room sits opposite the entrance hallway with a rear doorway which leads out to the gardens. The **Entrance Hallway** opens into a large open plan **Kitchen / Family Room**, an extension to the original house, which is light filled offering views of the surrounding garden. The space offers double doors to the rear with a sitting area, a large dining space in the centre of the room is suitable for a large dining table with bi-folding doors flowing out to the garden and patio area. The **Kitchen** is high

quality, with quartz stone worktops and a central island with oak worktops and plentiful cupboard storage space beneath with electric point and stools for seating at one end. Integrated appliances within the kitchen include both a full height fridge and separate freezer, dishwasher, Neff oven and hob with extractor fan above, a separate AGA and a modern Belfast sink with a window over to enjoy the surrounding views. The **Utility Room** is a useful space for muddy boots with garden access, shelving to one wall and fitted storage units with space for a washing machine and tumble dryer as well as a sink.

From this ground level space a few steps lead up to the rest of the accommodation with a well-presented finish throughout. A short corridor leads into the **Sitting Room** which offers a large bay window facing the neighbouring countryside views and a deep window ledge. To one wall is a chimney breast housing a woodburning fire.

The **Master Bedroom** is up a further short staircase off the central hallway making it a flexible layout for a family. The Master Bedroom is vast in size with two windows to the front overlooking the views. The **First Ensuite Bathroom** provides a bath, separate shower cubicle, tiled splashbacks, a lavatory and wash hand basin with a window.

Adjacent to the Master Bedroom is **Bedroom Two** which is a sizeable double bedroom with rear facing views of the neighbouring countryside and a fitted wardrobe. The **Ensuite Shower Room** offers a shower, lavatory and wash hand basin with modern tiled splashbacks throughout.

Off the Central Hallway, **Bedroom Three** is rear facing and is another double bedroom with a **Third Ensuite Shower Room** with a shower cubicle, modern tiled splashbacks, a lavatory, wash hand basin and a deep fitted storage cupboard. The **Fourth Bedroom** can be found to the front of the house overlooking the views, again spacious in size with a **Fourth Ensuite Shower Room** consisting of a shower cubicle, tiled splashbacks, lavatory and wash hand basin with window. There is a **Lavatory** off the central hallway which offers modern furnishings and tiles, with a wash hand basin, lavatory and window.

OUTSIDE

The property stands within its plot and surrounding gardens measuring 0.46 acres in total with a small orchard at the rear. It offers fantastic views of the surrounding countryside with a large, gravelled driveway in front and remotely controlled electric double gates providing privacy upon approach. The garden is mostly lawned making it perfect for young families looking for a true sense of space. There are established hedges to the perimeters adding further privacy. The house and garden benefit from the sun throughout the day with a large, paved patio area off the kitchen making it ideal for outdoor entertaining with lighting.

GENERAL

Gas Central Heating
Private Drainage

EPC

Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCAL AUTHORITY

Monmouthshire County Council

VIEWING

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

GUIDE PRICE

£830,000



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.









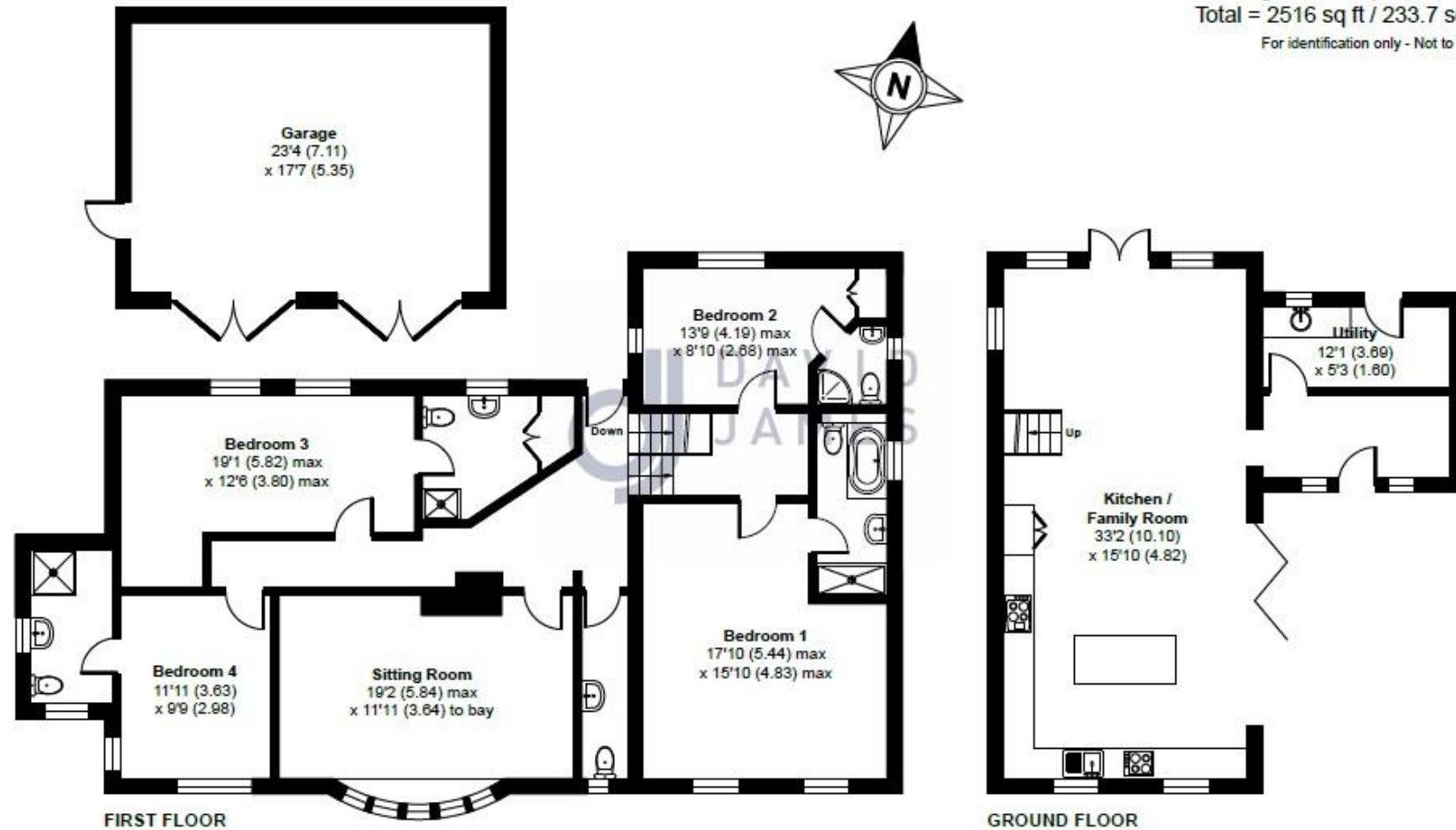
Withy Lane, Monmouth, NP25

Approximate Area = 2107 sq ft / 195.7 sq m

Garage = 409 sq ft / 38 sq m

Total = 2516 sq ft / 233.7 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). © nitchecom 2025. Produced for David James. REF: 1440036