

Llandogo, Monmouth, NP25 4TJ

Set in the glorious Wye Valley.

This property is situated just off a quiet no through road in the popular village of Llandogo, and enjoys views across the renowned Wye Valley, in this area of Outstanding Natural Beauty, it enjoys easy access to the local centres of Chepstow and Monmouth (both about 7 miles distant) which have a wide range of facilities and amenities and connections to the motorway network. Llandogo itself has a Primary School, a Village Hall, the parish Church of St. Oudoceus and a Village Inn.

Sale Particulars of:

An attractive principally stone-built Cottage,



LLANDOGO HOUSE

The cottage, is constructed principally of local stone with a later brick extension to the rear, whitened and standing under a red tiled roof. The accommodation, which provides all of the essentials for modern day living, has the advantage of electric heating and at present comprises:-

On the Ground Floor:

Hardwood front door with diamond shaped window to

ENTRANCE PORCH with a Terrazzo tiled solid floor, a small seat to either side and the electricity trip box/fuse board. Fully glazed door to



SITTING ROOM 13'6" x 14'11"

with front aspect and having engineered Oak boarded flooring, a tiled fireplace with solid fuel grate, an arched alcove to one side, exposed rafters, two night-storage heaters, two double power points, four wall-light points and a telephone point. Open tread stairs leading off to the first floor.

SNUG/BEDROOM 3,
14'10" x 8'7"

with front and side aspects, a beige fitted carpet, brick fireplace with a quarry tiled hearth, "Heatstore" electric night storage heater, two double power points and four double wall-light points.



KITCHEN with Terrazzo tiled solid floor, range of weave pattern fronted kitchen units with wood-grain patterned working surfaces comprising base units providing drawer and cupboard space, wall cupboards, a double-drainer stainless steel sink unit (h & c), tiled to rear, three double power points and an electric cooker panel. Part glazed back door and window to an attached covered area.

BATHROOM, 8'5" x 6'1" with part tiled walls, white suite of steel bath (h & c) having Mira Vie electric shower over, pedestal wash hand basin (h & c), louvred door off to cloaks hanging recess.

SEPARATE TOILET, 5'11" x 6' with low flush w.c., and night storage heater.

From the kitchen is a part glazed door giving access to a **WORKSHOP/STORE**, 19'1" x 8', well-lit by a large Perspex roof-light and having a concrete floor and an up and over door from the exterior. There is fluorescent lighting and one single power point.

An open tread Staircase leads from the sitting room to a **HALF-LANDING** with a bevel plated glazed door to the

REAR ENTRANCE/STUDY, 15'2" av. x 9'10" enjoying two aspects and having Parquet flooring, a night storage heater, wall-light points, two single power points and a wash hand basin (c) concealed in a boxed-in unit. Part glazed door to the exterior.

The stairs continue to

On the First Floor:

SMALL LANDING, 6' x 5'3" with fitted carpet,

BEDROOM (1), 12' x 8'10" plus return 6'7" x 6'5", a double room with a pleasant outlook to the front over the river meadows and beyond. There is a beige fitted carpet, a white vanity unit with an inset wash hand basin (h & c), adjacent wardrobe/cupboard, a night storage heater, one single power point, a wall-light point and a telephone point. A coloured glazed screen casts light over the Landing area.



BEDROOM (2), 11'11" x 10'3" Another double room having a pleasant front aspect, beige fitted carpet, a vanity unit with inset wash hand basin (h & c) and an adjacent louvre doored wardrobe/cupboard. Night storage heater, two single power points and a hatch to the roof space. **Airing Cupboard**, the hot water cylinder having an immersion heater installed. Three steps up and a part glazed door lead outside to the

SUN TERRACE, 19'3" x 18'3" a pleasant, elevated area bounded by wrought iron railings, ideal for sitting out, or indeed an excellent spot for alfresco dining whilst enjoying views towards the River Wye under a back-drop of wooded slopes.

OUTSIDE The property is approached from the Monmouth to Chepstow road by turning off at the village green, which is adjacent to the Parish Church, then proceeding down the narrow lane leading to Llandogo House, as well as to a small number of other properties. A pedestrian gate gives access to a side access pathway, flanked by a herbaecous border and leading to a sheltered, small courtyard area to the immediate rear of the dwelling.



SERVICES Mains electricity, water and drainage are understood to be connected. Electric heating. None of the services, nor any of the fixtures and fittings included in these sale particulars has been tested.

TENURE Freehold.

OUTGOINGS It is understood that the property falls within Band "F" for council tax purposes.

POSSESSION Vacant Possession will be available upon completion, there is no connected onward sale.

PRICE Offers in the region of £350,000 are invited.

VIEWING Strictly by Appointment through the Sole Agents.

HISTORIC NOTE: Llandogo was prominent as a river port up until the 19th century, in fact it was the site for the building of a type of vessel known as the Trow, which was a form of flat-bottomed boat extensively used for the trading of goods in the Wye and Severn rivers as well as to Bristol on the Bristol Channel. Interestingly, the bell from the last used Trow, which was named “The William & Sarah” is to be found in the purpose-built bell-tower of the village’s church of St. Oudoceus. Somewhat larger vessels used in the area were known as Sloops and the village inn is named after these. Near Penallt, a type of stone known as conglomerate is to be found and it is understood that cider press stones were fashioned here and rolled down into the base of the valley, where they were loaded onto barges, including at nearby Tintern, for transport to the cider-making regions, including Herefordshire.



RECREATIONAL ACTIVITIES: The area is well-endowed with recreational possibilities, the River Wye is famous for not only its beauty but also for the excellent fishing, as well as canoeing and kayaking. There are many local walks including the Wye Valley Walk and of course Offa’s Dyke, a path which runs down the border of England and Wales. The Royal Forest of Dean is near at hand with further attractive walks as well as unique features such as Clearwell Caves and the fascinating Puzzlewood. Ancient monuments nearby worthy of a visit include Tintern Abbey, Chepstow, Goodrich and Raglan Castles. For those with Equestrian interests, there is a racecourse at Chepstow. The locality is well served by a surprisingly good range of highly regarded restaurants and other eateries.

APPROACH

The postcode of the property is understood to be HR2 8QY but this is unlikely to take you to the door. The what3words location is: “property.riding.annual”.

Energy rating and score

This property’s energy rating is F. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

The graph shows this property’s current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

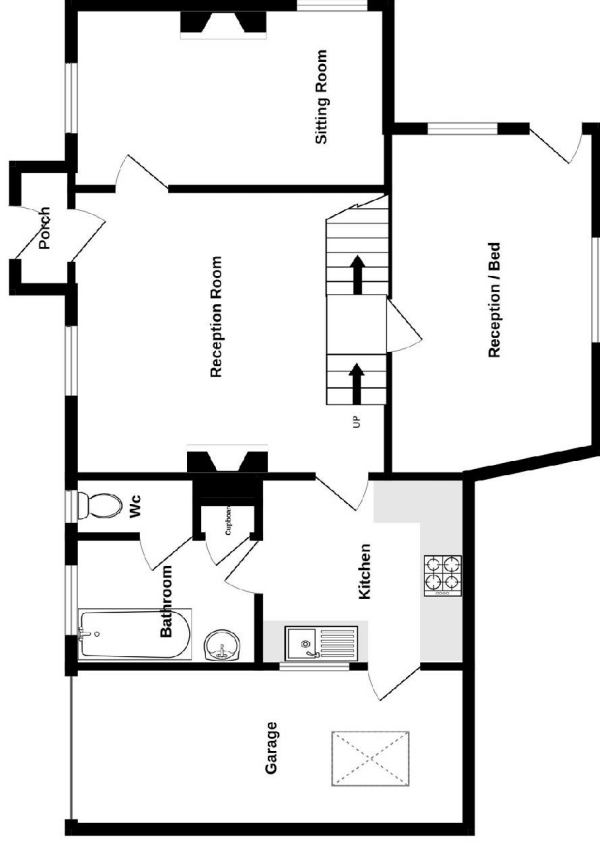
- the average energy rating is D
- the average energy score is 60

Link to Full Energy performance certificate (EPC): <https://shorturl.at/yYbMA>

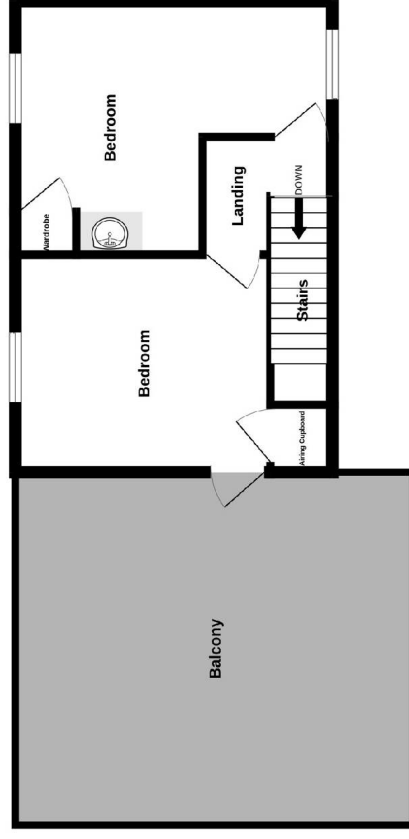
IMPORTANT NOTICE Nigel Ward & Co., give notice to anyone reading these Particulars as follows:

- These Particulars are prepared for the guidance only of prospective purchasers and are intended to give a fair overall description of the property.
- Any area measurements referred to are approximate only.
- The descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.
- The particulars of the property and the general remarks are believed to be correct but any error, omission or mis-statement shall not annul the sale nor entitle any party to compensation nor in any circumstance give grounds for an action at Law.

Ground Floor
800 sq.ft. (74.4 sq.m.) approx.



1st Floor
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 sq.m.) 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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