

# Glyn Farm Llandogo



ROSCOE ROGERS KNIGHT  
*Town and country properties*



# Glyn Farm

## Llandogo

This is a rare opportunity to acquire a unique and stylishly presented four-bedroom detached family home nestled in approx. 1 acre of mature gardens and woodland. Set in the heart of the Wye Valley in area of outstanding natural beauty, Glyn Farm enjoys excellent levels of privacy. Separate self-contained two-bedroom cabin, detached workshop and parking for multiple vehicles.

Originally built in the 1850's and sympathetically restored and extended over the years, the property is of stone construction with a part painted rendered exterior. Inset mainly double glazed wooden framed windows and doors set under pitched tiled roofs. Internal features include exposed stonework and beams, feature fireplaces, wooden panelled and part glazed doors and a combination of ceramic tiled and boarded flooring. An external oil-fired boiler provides domestic hot water and heating to radiators throughout.

**The entrance to the property is via the gravelled driveway and through a wooden part glazed front door into:**

### **ENTRANCE HALLWAY:**

An "L-shaped" hallway with window and skylight to the front elevation. Turning contemporary style staircase up to the first-floor landing with metal balustrading, wooden handrail and square newel posts. Low voltage downlighters. Doors into the following:



### **LIVING ROOM: 3.88m x 5.87m (12'9" x 19'3")**

Windows to the front and back elevation and French doors accessing the rear garden. Brick fireplace housing wood burner set on a stone hearth with wooden surround and mantel.



### **UTILITY ROOM: 2.55m x 1.92m (Average) (8'4" x 6'4")**

Window to back elevation. Laminate worktop along one wall with inset stainless-steel sink and side drainer. Space and plumbing for washing machine/tumble dryer with wall mounted cupboard above. Shelving to two walls. Door into:

### **SHOWER ROOM:**

Window to back. White suite comprising a low level W.C, wall mounted wash basin and fully tiled shower enclosure with mixer valve and head on adjustable chrome rail. Ladder style radiator.

### **KITCHEN: 3.61m x 4.62m (11'10" x 15'2")**

Windows to back elevation with views across the garden and woodland and part glazed stable door to side. "U-shaped" butchers block work surfaces with inset one and half bowl stainless steel sink and four ring electric hob with glass splash back and circulating fan over. Wooden painted cupboards and drawers set under with space and plumbing for dishwasher. Tall unit housing Indesit oven and grill. Glazed wall mounted cabinets along three walls. Wooden central island unit with drawers and storage underneath. Opening with shutter doors into:



### **DINING ROOM: 2.42m x 4.38m (7'11" x 14'4")**

Window to the side with views of the garden and surrounding woodland. Dado height wooden panelling to all walls. Central chimney breast with openings both sides into:



### **SNUG: 4.36m x 3.80m (14'4" x 12'6")**

Windows to side and front elevation with views of the sun terrace and lawned gardens. Understairs storage cupboard. Stone fireplace housing wood burner set on a slate hearth. Opening into the original entrance porch with arched hardwood door and feature stained glass windows. Quarry tiled flooring.



From the entrance hallway up turning staircase to:

**FIRST FLOOR LANDING:**

Fitted linen cupboard along one wall with slatted shelves and ample storage. Roof access trap. Opening into:



**STUDY: 1.00m x 1.90m (3'3" x 6'3")**

Restricted head height with Skylight to back elevation. Vaulted ceiling with wooden panelling.

**BEDROOM ONE: 3.83m x 5.84m (12'7" x 19'2")**

Vaulted ceiling. Windows to side elevation and skylights to the front and back. Bespoke fitted wardrobes with hanging rail, shelving and storage. Dado height wooden panelling along one wall. Door into:



**EN-SUITE:**

White suite comprising a low level W.C, wall mounted wash basin and fully tiled shower enclosure with mixer valve and head on adjustable chrome rail. Ladder style radiator.

**FAMILY BATHROOM:**

Window to back with attractive views of the garden and woodland. White suite comprising a low level W.C, pedestal wash basin and panelled bath with mixer taps. Tiling to all walls. Corner storage cabinet.



**BEDROOM THREE: 3.62m x 2.35m (11'11" x 7'9")**

Vaulted ceiling. Window to back elevation with attractive views across the garden and beyond. Full height Shelving along one wall.



**BEDROOM FOUR: 3.38m x 2.59m (11'1" x 8'6")**

Window to side elevation with views of the surrounding woodland.



**BEDROOM TWO: 4.36m x 3.80m (14'4" x 12'6")**

Vaulted ceiling. Dual aspect windows to front and side elevation with countryside views.

**OUTSIDE:**

From the cul-de-sac Glyn farm is set behind a tall hedged boundary leading to a gravelled turning area with shaped and herbaceous borders and parking for multiple vehicles. Set on the right:



### **DETACHED WORKSHOP: 5.06m x 3.54m (16'7" x 11'7")**

Wooden construction with a metal corrugated roof and extensive wrap around log storage bay. Wooden panelled bolted door to front and perspex windows to side. Range of fitted shelving along three walls. Power and light.

The grounds total approx 1 acre consisting of mature gently sloping woodland and extensive terraced lawned areas all of which take full advantage of the properties tranquil and private location. A babbling brook softly meanders down the length of garden through an array of interspaced mature trees and plants. Set in the middle of the garden in the largest of the lawned areas, wooden steps lead up to.

### **DETACHED TWO BEDROOM CABIN:**

Timber construction with inset wooden framed windows and part glazed doors set under a pitched tiled roof. Power and light. Internal features include high ceilings, wood burning stove, wooden panelled doors and a combination of ceramic tiled and laminate flooring.

**KITCHEN: 2.42m x 3.01m** Window to the front elevation. Laminate "U-shaped" work surface with inset stainless steel sink and storage units set under and space for fridge/freezer.

**LIVING ROOM: 4.88m x 4.67m** Windows to front and back elevation with attractive views across the woodland. Part glazed door side with matching side panels out to patio area and feature apex window above. **BEDROOM ONE: 2.35m x 2.64:** Window to back elevation. **BEDROOM TWO: 2.35m x 2.58m:** window to side. **CLOAKROOM:** Window to front elevation Low level W.C, vanity unit with inset wash basin and necessary plumbing in place for shower. Mirrored fitted wardrobe.

Along three sides of the property there is a paved pathway which leads to a sun terrace adjacent to the kitchen and ideal for alfresco dining. Boundaries are a combination of stone walling and hedgerow.

### **SERVICES:**

Mains electric, water and drainage. Oil fired central heating system. EPC Rating E. Council Tax Band G.

### **DIRECTIONS:**

Follow the Wye Valley road passing through Redbrook, over Bigswier bridge and onto the village of Llandogo. Take the right turn directly after "Browns Village Stores" onto Llandogo road. Continue for a short distance taking the second left onto Smithy Road and Glyn farm will be found at the end of the lane.



### **Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
  - We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
  - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

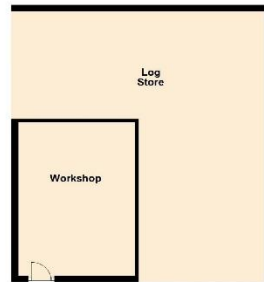
**TOWN & COUNTRY PROPERTIES**  
3 Agincourt Square, Monmouth NP25 3BT  
Telephone: 01600 772929  
[www.roscoerogersandknight.co.uk](http://www.roscoerogersandknight.co.uk)

# Asking price of £695,000



Francline Properties Ltd t/a Roscoe, Rogers & Knight  
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Total area: approx. 285.8 sq. metres (3076.8 sq. feet)

