

May Cottage Llandogo, Monmouth



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Nestled in an elevated position in the heart of the Wye Valley, is this stylishly presented four-bedroom family home with exceptional views overlooking the river and surrounding countryside. Located in an area of outstanding natural beauty, the property has been sympathetically modernised with light and airy accommodation throughout whilst retaining its original features and charm. Thoughtfully designed terraced gardens and off-road parking for one vehicle.

Asking price of £550,000 Freehold

The property is traditionally constructed with a painted, rendered exterior and inset double glazed windows and doors set under pitched slate roofs. Internal features include sectional radiators, exposed stonework and beams, low voltage downlighters, panelled and part glazed wooden doors, two wood burners, dado rails and a combination of quality laminate, ceramic tiled and carpeted flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is through a feature portico entrance and through a part glazed door into:

KITCHEN: 5.02m x 2.83m (16'6" x 9'3")

Window to back with garden views. "L-shaped" wooden block worktop with a tiled splashback surround, inset Belfast sink and four ring electric hob with extraction hood

over. A range of wooden panelled cupboards and drawers set under with integrated oven/grill and dishwasher. Complementary wall cabinets and display shelving. Space for American style fridge/freezer. Floor mounted oil central heating boiler. Door into:

CLOAK ROOM:

A contemporary suite comprising a low-level WC, a corner vanity unit with inset wash basin and tiled splashback. Chrome ladder style radiator. Extraction fan at high level.

From kitchen steps down to:

SNUG: 3.30m x 3.44m (10'10" x 11'3")

Window to side elevation. Protruding stone chimney breast housing wood burner set on a slate hearth with wooden mantel over. Opening and steps down to:

DINING ROOM: 2.76m x 3.47m (9'1" x 11'5")

Window to front with far reaching Wye Valley views. Part glazed door into:

LIVING ROOM: 5.15m (approx.) x 3.58m (16'11" x 11'9")

External door to side accessing lower garden and window to front with village and countryside views. Protruding chimney breast housing wood burner set on a stone hearth with complimentary mantel over. Turning staircase with turned balustrading and square newel posts up to:

FIRST FLOOR LANDING:

Roof access hatch. Doors and steps into the following:

BEDROOM ONE: 3.63m x 4.16m approx. (11'11" x 13'8")

An incredibly bright principal bedroom with dual aspect window with shutters to front and side enjoying amazing Wye Valley views.

BEDROOM TWO: 3.29m x 3.51m (10'10" x 11'6")

Dual aspect windows to side to front and side with attractive countryside and river views.

BEDROOM THREE: 3.40m x 3.26m (11'2" x 10'8")

Window to side. Recess with fitted hanging rails and shelving.

BEDROOM FOUR: 2.94m x 2.46m (9'8" x 8'1")

Window to side with pretty garden views.

FAMILY BATHROOM: 4.27m (max) x 2.84m (14'0" x 9'4")

A vaulted ceiling with window to back and side with views of the rear gardens and sun terrace. A white suite comprising low level WC, pedestal wash basin, double width fully tiled shower enclosure housing Mira shower with head on adjustable chrome rail and a free-standing roll top bath with central mixer tap and separate handheld attachment. Chrome towel rail. Door into utility cupboard with water cylinder and space and plumbing for washing machine/tumble dryer. Linen cupboard with full height wooden slatted shelving. Roof access hatch.

OUTSIDE:

At the front of the property, there is a parking area with an electric vehicle charging point and space for one vehicle. Stone steps lead up to the beautifully landscaped, tiered gardens, which are meticulously maintained and bordered by lush, well-stocked herbaceous beds. The garden has been thoughtfully designed to make the most of the property's elevated position, offering stunning views over the Wye Valley and beyond. A series of level lawned terraces are interspersed with a variety of trees, shrubs and plants. A pebbled pathway winds through the garden to a newly constructed outdoor office, fully equipped with electricity, heating, and power. Set to the side is a handy plastic shed and a greenhouse. At the top of the garden, a spacious pebbled patio and seating area provide the perfect setting for alfresco dining and entertaining, while taking full advantage of the property's spectacular location.

SERVICES:

Mains water, electric and drainage. An oil-fired central heating system. EPC Rating E. Council Tax Band F.

DIRECTIONS:

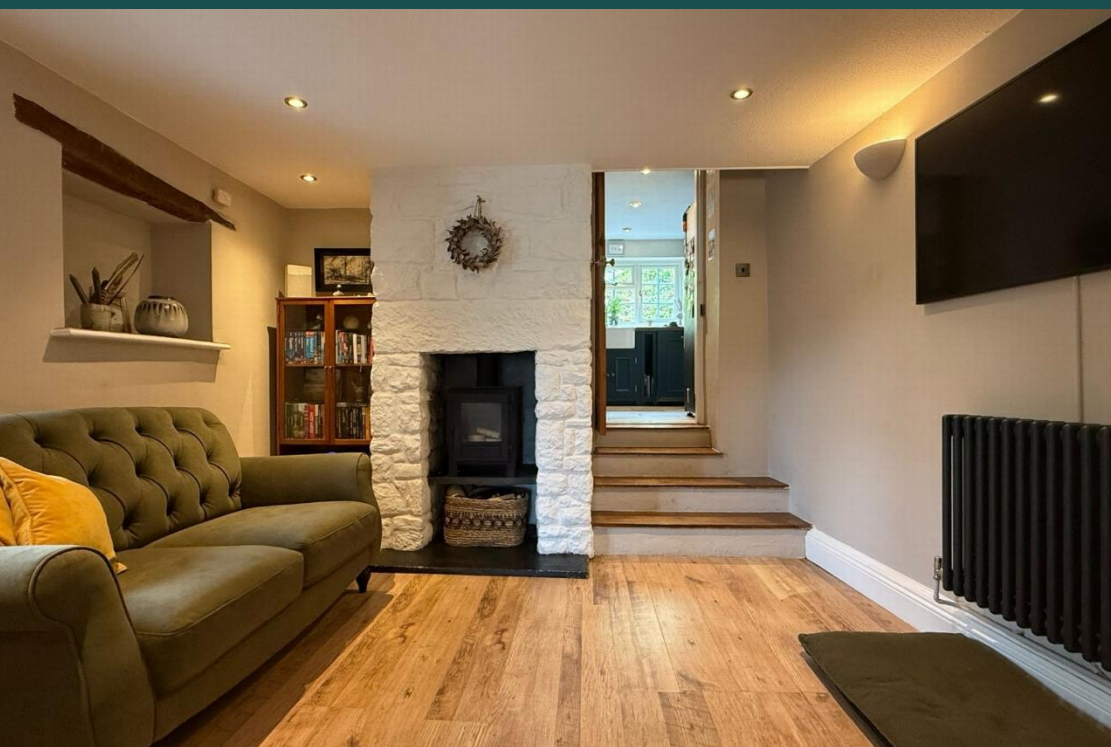
From Monmouth take the A466 Wye Valley Road passing through Redbrook and over Bigsweir bridge and onto the village of Llandogo. May Cottage is the sixth property from the end of the village on the right-hand side.

What3words: ///rooster.fidelity.grumble

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.



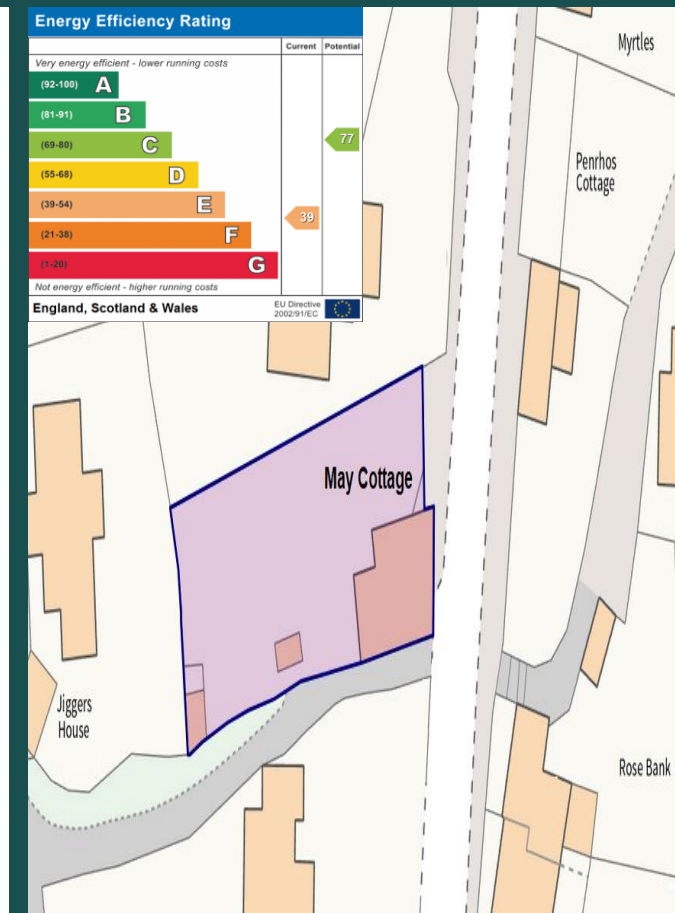
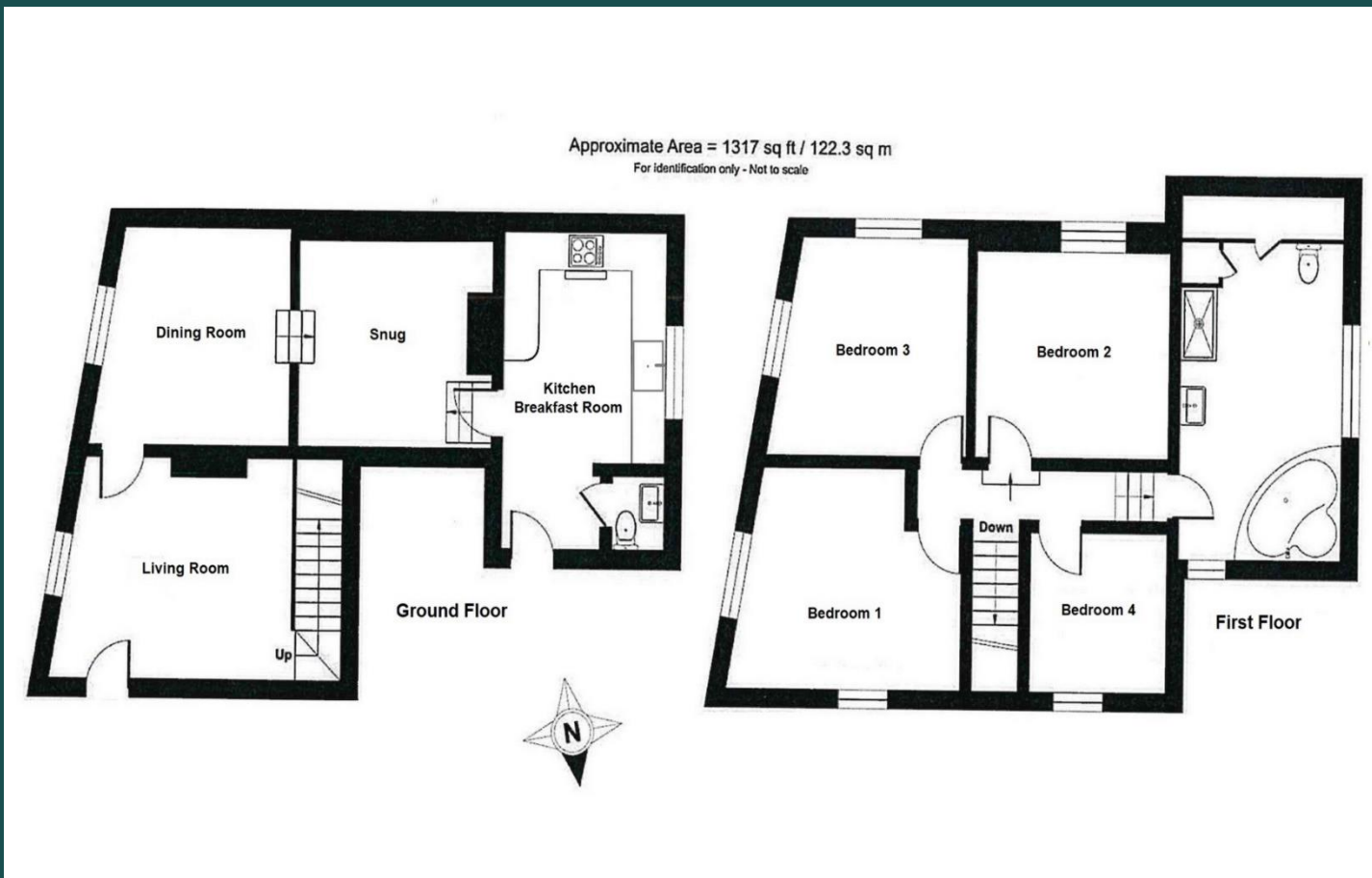




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