



# LLANDOGO

Guide price **£570,000**





# THE OLD SHIP

Monmouthshire NP25 4TD



Detached, four-bedroom family home  
Spectacular riverside views and gardens  
Private parking for several vehicles

Nestled in a peaceful position with superb views across the River Wye and amongst scenic countryside walks, this characterful detached property is in the charming village of Llandogo, neighbouring Tintern and the renowned Abbey.

Monmouth and Chepstow are a short drive, where there are bespoke shops, cafes, and restaurants along with well-known retailers including Marks & Spencer, Waitrose, Lidl, and a Tesco Superstore. Llandogo has a well-regarded Primary School, situated in one of the most picturesque places in Britain in the heart of the Wye Valley, making this a great option for a family along with Secondary schools in both Monmouth and Chepstow.

Commuting is made easy with incredibly beautiful transport links to the M4 and A40.



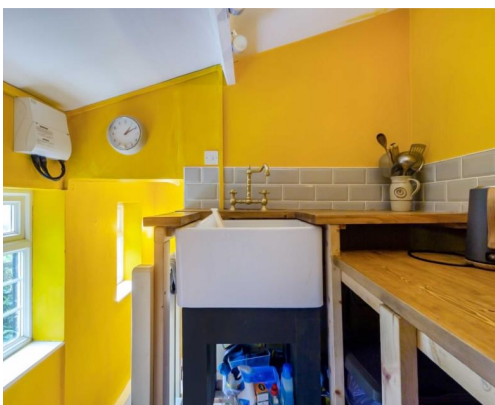


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### KEY FEATURES

- Detached cottage
- Four bedrooms
- Characterful property
- Beautiful gardens
- Superb riverside views
- Off road parking





# STEP INSIDE



The property has an interesting layout and is bursting with character throughout. Entering into the spacious living room, a log burning fire centres the space, while a traditional internal arched wooden door frames the walkway to the kitchen at the rear.

There are two kitchens to the ground floor, with the rear being the larger of the two, enjoying ample worktop space, a breakfast table and under unit storage for utilities alongside free-standing items.

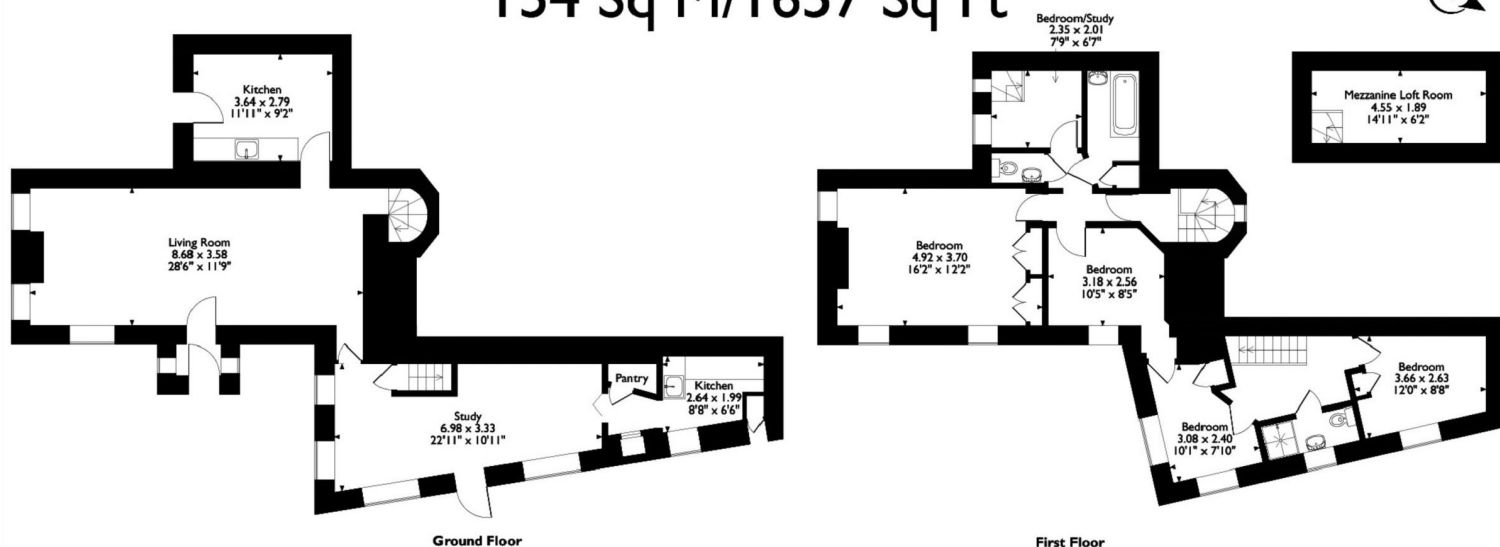
From the rear kitchen there is side access to the gardens. To the front of the property, there is another reception room, currently used as a cosy study.

All rooms have a cosy, cottage feel yet benefit from plenty of windows, allowing natural light to flow into each space.

The second kitchen space can be found from the study, which is decorated in a cheerful yellow and while compact, is perfectly functional with a Belfast sink and oven with hob.

The scale of the space adds to the character, but equally could be adapted to accommodate multi-generational living.

## Approximate Gross Internal Area 154 Sq M / 1657 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

To the first floor, there are four bedrooms, all of which are a good size with the principal benefiting from a dual aspect, with two windows overlooking the picturesque River Wye.

The principal bedroom also enjoys fitted wardrobes, ideal for utilising space.

The third and fourth bedroom share a shower room from the landing, while to the west wing of the property, the principal and second bedrooms share access to the bathroom and a convenient cloakroom from the opposing landing.

There are two staircases providing access to both sections of the property, making it perfect for guests and family living, yet are all connected via the second bedroom.

There is a mezzanine level from the first floor, which is a great space for further storage or as a relaxing additional space.



# STEP OUTSIDE



The property has a unique frontage with beautiful climbing wisteria and is deceiving in size with it almost appearing to be two properties.

The whimsical gardens are a wonderful feature, with various sections and direct access to the public footpath leading to the walks along the river.

An established weeping willow tree watches over the lawned gardens, while through the wooded area, there is a further gravelled section of the gardens, where there is ample space for landscaping, where garden storage is currently kept, and parking is provided.

A private patio area to the side of the property allows for seating and al fresco dining.

**AGENTS NOTE:**  
There is a public footpath at the front of the property, going down along the river.

## INFORMATION

Postcode: NP25 4TD

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Mains

EPC: D







## DIRECTIONS

From Monmouth take the A466 road south through Wyesham, Redbrook and into Llandogo. Carry on through the village, past the pub. Turn left onto Church Road, follow Church Road down to the end and then take the left lane, the property is located on your left-hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E		
(21-38)	F		
(1-20)	G	22	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

2 Agincourt Square, Monmouth, NP25 3BT  
 01600 713030  
 monmouth@archerandco.com  
 www.archerandco.com



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