

The Old Bakery Llandogo, Monmouth



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Town and country properties



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Nestled in the heart of the Wye Valley this very characterful and unique 18th century cottage with Victorian and modern additions is set in a popular pretty village located between Monmouth and Chepstow. Situated in an elevated position and just a two-minute walk via a footpath to the River Wye. This former bakery benefits from a wealth of original features and is beautifully presented. The mature terraced gardens take full advantage of the outstanding views across the Wye Valley and open countryside. Attached studio/reception and a garden office and separate off-road parking for two vehicles nearby.

Offers Over £449,000 Freehold

Semi-detached and constructed in traditional local stone with mainly double-glazed windows set under a pitched double Roman clay and tiled roof with decorative wooden barge boards. The inverted layout features vertically boarded wooden doors with Suffolk latches, exposed stonework, beams, trusses and moulded skirting boards and architraves. Oil fired central heating system with radiators throughout.

The approach to the property is down two stone steps and through a part glazed wooden door into:

ENTRANCE HALL/GROUND FLOOR LANDING:

"L" Shaped with dormer window to back. Staircase with wooden balustrading and square newels down to ground floor. Doors into the following.

BEDROOM 1: 3.56m x 4.51m (11'8" x 14'10") extending to 6.66m (21'10")

Picture window to the front with attractive views and Velux skylight. Integrated wooden wardrobes to one wall with shelving and hanging rails. Cupboard housing hot water tank with immersion heater. Roof access trap with telescopic ladder. Secondary door into:

BEDROOM 2: 3.72m x 4.04m (12'2" x 13'3")

Picture window to the front with Wye Valley views. Integrated wardrobe with shelving and hanging rail. Bespoke wall mounted bookcases to two walls.

BEDROOM 3: 2.82m x 3.49m (9'3" x 11'5")

Dormer window to back. Storage cupboard with shelving and hanging rail.

SHOWER ROOM:

White suite with low level W.C and wall mounted vanity unit with inset single bowl basin with mixer tap and cupboard under. Recessed fully tiled shower with mixer valve and head on adjustable rail and glass bi-fold screen. Chrome ladder towel rail.

From Entrance Hall/Landing down stairs to; LOWER GROUND FLOOR:

SITTING ROOM: 4.21m x 3.75m (13'10" x 12'4")

Exposed stonework to one wall and Inglenook fireplace with inset GAZCO coal effect LPG stove set on a stone hearth with oak mantel above. Under stairs storage cupboard with shelving to three walls with original Victorian cast iron safe. Door into; LOBBY with UTILITY SPACE having plumbing for washing machine/tumble dryer. Shelving to one wall. Door into:

FAMILY BATHROOM:

Low level W.C, pedestal basin with mixer taps. Panelled bath with mixer taps and shower head on adjustable rail with glass shower screen. Ceramic tiling to four walls. Extraction fan.

From the sitting room are two wide openings into;

LIVING ROOM: 4.03m x 8.09m (13'3" x 26'7")

Windows to the front with views to sun terrace and pond. Feature exposed painted stonework to one wall. Wide opening into:

CONSERVATORY: 3.58m x 1.46m (11'9" x 4'9")

Full height glazing on three sides with hardwood frames and inset double doors and glazed roof enjoying Wye Valley views. Door with feature stained glass into:

BACK PORCH: 1.76m x 2.08m (5'9" x 6'10")

Windows to front and external part glazed door to side out to sun terrace and gardens. Steps up to:

KITCHEN: 3.59m x 4.18m (11'9" x 13'9")

Windows to front and side at high level. Farmhouse style pine panelled cupboards and drawers set under "L" shaped bespoke slate worktops with ceramic tiled splashbacks inset one and half bowl sink with fountain tap. Matching tall dresser unit. Oil fired double oven Aga with tiled splashback. Electric Belling cooker and space for fridge/freezer. Storage cupboard with full height shelving.

From the pavement through part glazed door into:

STUDIO/RECEPTION ROOM: 3.62m x 4.22m (11'11" x 13'10")

Vaulted ceiling with exposed truss and beams and large picture window to front with attractive views of the Wye Valley as well as windows to side and back. This spacious room is ideal as an office/studio or an additional guest bedroom.

OUTSIDE:

The terraced mature gardens are set on two levels at the back and are also accessed via a door and steps to the side of the cottage. They have a combination of paved, gravelled, and grassed areas with interspaced with mature shrubs and plants and planted borders. Adjacent to the conservatory is stone sun terrace bound by low level retaining wall with an attractive fishpond and fountain. A part glazed door leads into:

OFFICE: 2.58m x 2.59m (8'6" x 8'6") Extending to 3.54m (11'7")

Constructed in blockwork with lean to roof and windows to front with attractive views. Power and light. Steps down to a circular sun terrace and enclosed garden with raised vegetable beds and shrubs.

PARKING:

Situated a short distance from the property set on the opposite side of the road at the top of a shared tarmac drive with two bays marked out in the parking area.

SERVICES:

Main's water, electricity and drainage. External Worcester boiler. Council tax band: F and EPC rating E.

DIRECTIONS:

From Monmouth take the A466 Wye Valley road passing through Redbrook and over Bigsweir bridge and onto the village of Llandogo. Pass Brown's shop and the pub carpark until you see a glass fronted building on your right a short distance after. Turn into the drive adjacent to Avalon and there are two spaces allocated on the right hand side for the Old Bakery. The Old Bakery is the last but one property on the left hand side next to the road with red railings and footpath sign in front of it.

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 or 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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Total area: approx. 166.1 sq. metres (1787.8 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
73	48

England, Scotland & Wales

EU Directive 2002/91/EC



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