

Alpine Lodge Llandogo, Monmouth



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Town and country properties





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Nestled high above this popular Wye Valley village with unrivalled, far-reaching views, this 3-bed dormer bungalow has been sympathetically restored and tastefully modernised. Enjoying excellent levels of privacy, its terraced grounds and gardens of approx. 0.3 of an acre have been creatively landscaped. Private driveway links with parking for multiple vehicles.

Asking price of £525,000 Freehold

The property has a painted rendered exterior with inset double-glazed uPVC windows and doors set under a pitched tiled roof. Internal features include moulded skirtings and architraves, panelled doors, LVT oak finish flooring, exposed beams and a natural stone fireplace with multi-fuel burner. An oil-fired boiler provides domestic hot water and central heating to radiators.

The property is approached up a private sweeping driveway to the parking area and stone steps leading up to the patio with a part glazed door into:

ENTRANCE HALLWAY: 8.82m x 1.04m (28'11" x 3'5")

Window to back. Open tread stairs up to the first floor. Doors into the following:

BEDROOM ONE: 3.60m x 3.88m (11'10" x 12'9")

Picture window to the front with outstanding views across the Wye Valley. Fitted wardrobe with hanging rail and ample storage.

BEDROOM TWO: 3.03m x 2.98m (9'11" x 9'9")

Picture window to side.

SHOWER ROOM:

Window to back. A white contemporary suite comprising a low-level WC, pedestal wash basin and double width shower enclosure housing Mira Shower with head on adjustable chrome rail. Airing cupboard housing water cylinder and wooden slatted shelving. Tiling to all walls.

KITCHEN/LIVING ROOM: 3.65m x 8.55m (11'12" x 28'1")

An incredibly bright principal reception room with internal window into garden room, window to back and French doors with matching side panel to front accessing the raised patio with stunning views of the Wye Valley. A bespoke fitted ash shaker style kitchen with units along one wall with Cotswold oak laminate worktops and complimentary central island with seating. Inset one and half bowl stainless steel sink and four ring induction hob with extraction over. A range of cupboards and drawers set under with integrated dishwasher and Caple oven. Consumer unit at high level. A protruding stone fireplace housing a wood burner set on a polished slate hearth. Feature vertical panelling to one wall. Part glazed wooden door into:

GARDEN ROOM: 5.94m x 2.18m (19'6" x 7'2")

External door to side and dual aspect windows to front and side with panoramic views. Roof light. Quarry tiled flooring. door into:

UTILITY ROOM:

Window to side. Low-level WC and wall mounted wash basin. Space and plumbing for washing machine/tumble dryer. Floor mounted Worcester oil-fired boiler.

From entrance upstairs with feature wooden panelling into:

LOFT ROOM ONE: 6.43m (max) reducing to 3.41m x 3.73m (21'1" max reducing to 11'2" x 12'3")

Vaulted ceiling with Velux skylight to front. Under eaves storage cupboards. Door into another large storage area with restricted head height. Power and light. Door into:

LOFT ROOM TWO: 4.50m (max) x 3.50m (14'9" x 11'6")

Raked ceiling with Velux skylights to front and back. Under eaves storage cupboards.

OUTSIDE:

Access to Alpine Lodge is via a sweeping and sloping driveway up to a parking area and shed with steps that lead up to the property. Adjoining the kitchen/living room is the front patio area and further sun terrace both enjoying superb views over Llandogo village and the river creating an ideal place for alfresco dining and entertaining. Set to the side is a wooden structure with potential to be made into another recreational outside space subject to the necessary permissions. The sloped and terraced grounds extend to approximately 0.3 of an acre which have been thoughtfully designed to capitalise on the property's enviable elevated aspect with a mix of mature interspaced fruit trees, raised flower beds and shrubs.

AGENTS NOTE:

Planning permission has been granted for the erection of a Garden Room, to be used daily as living space, ancillary to the existing dwelling. Ref DM/2024/01443.

SERVICES:

Mains electric, water and drainage. Oil fired central heating and domestic hot water. Council tax band F. EPC Rating tbc.

DIRECTIONS:

From Monmouth proceed along the A466 towards Chepstow. Continue through the village of Redbrook, cross Bigsweir bridge and after approximately 8 miles you will reach Llandogo. Turn right just after the village shop (Browns Stores) and proceed up this road heading out of the village into the woodland. After a short distance take the sharp right hair pin bend heading back on yourself up the hill. At the fork take the left and the property is the fourth driveway on your left. What3words: ///blend.blindfold.profile

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.

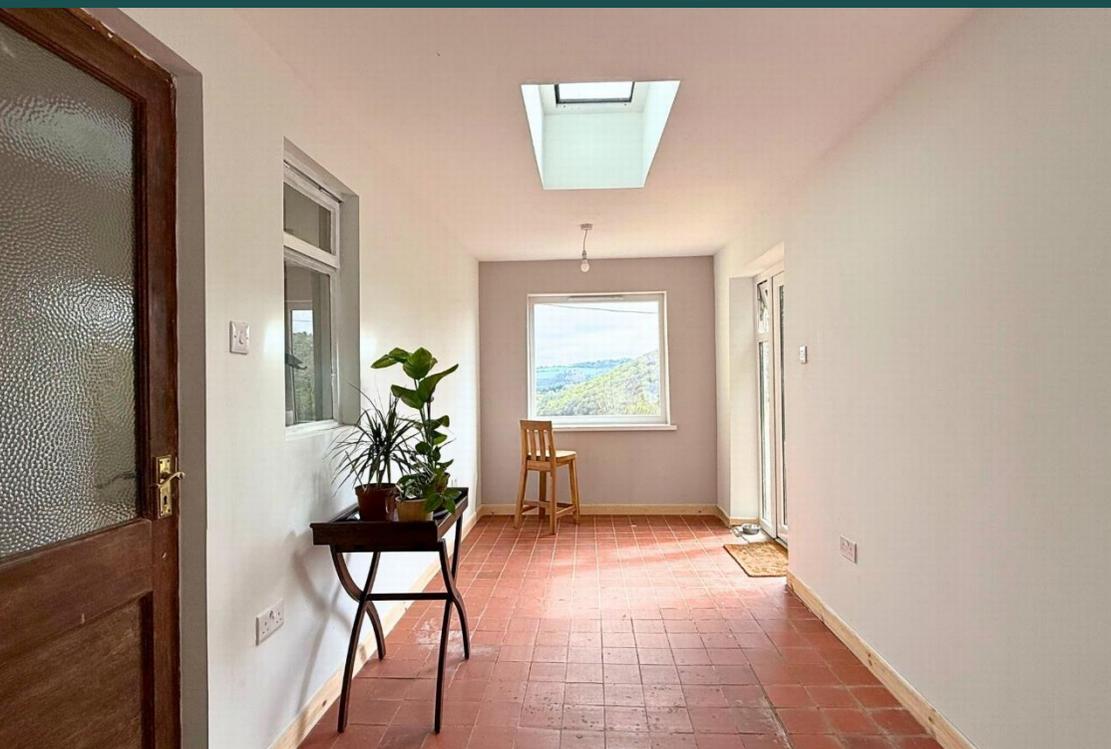


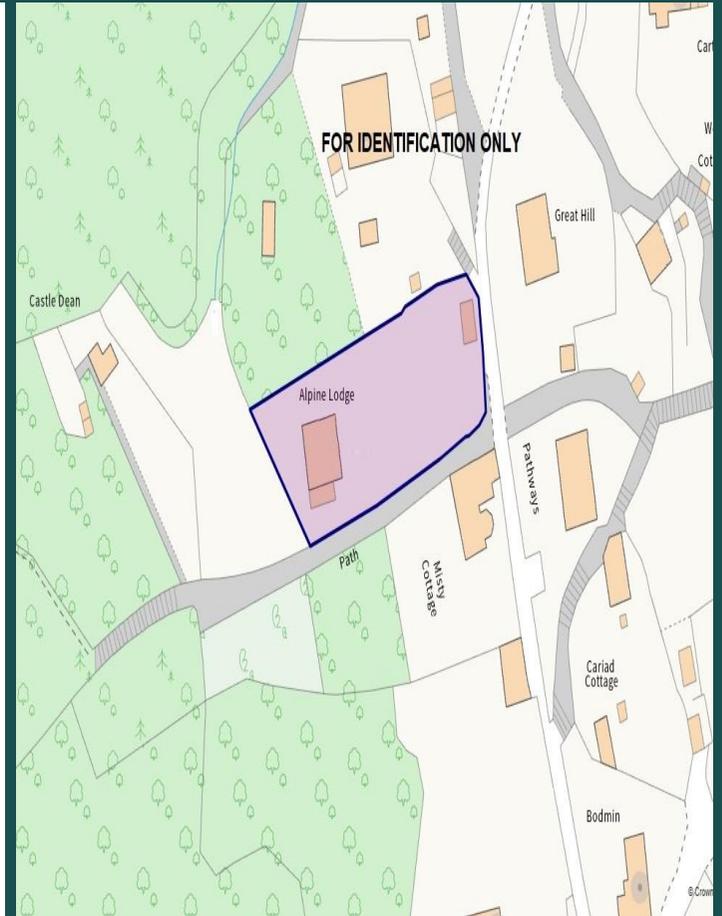
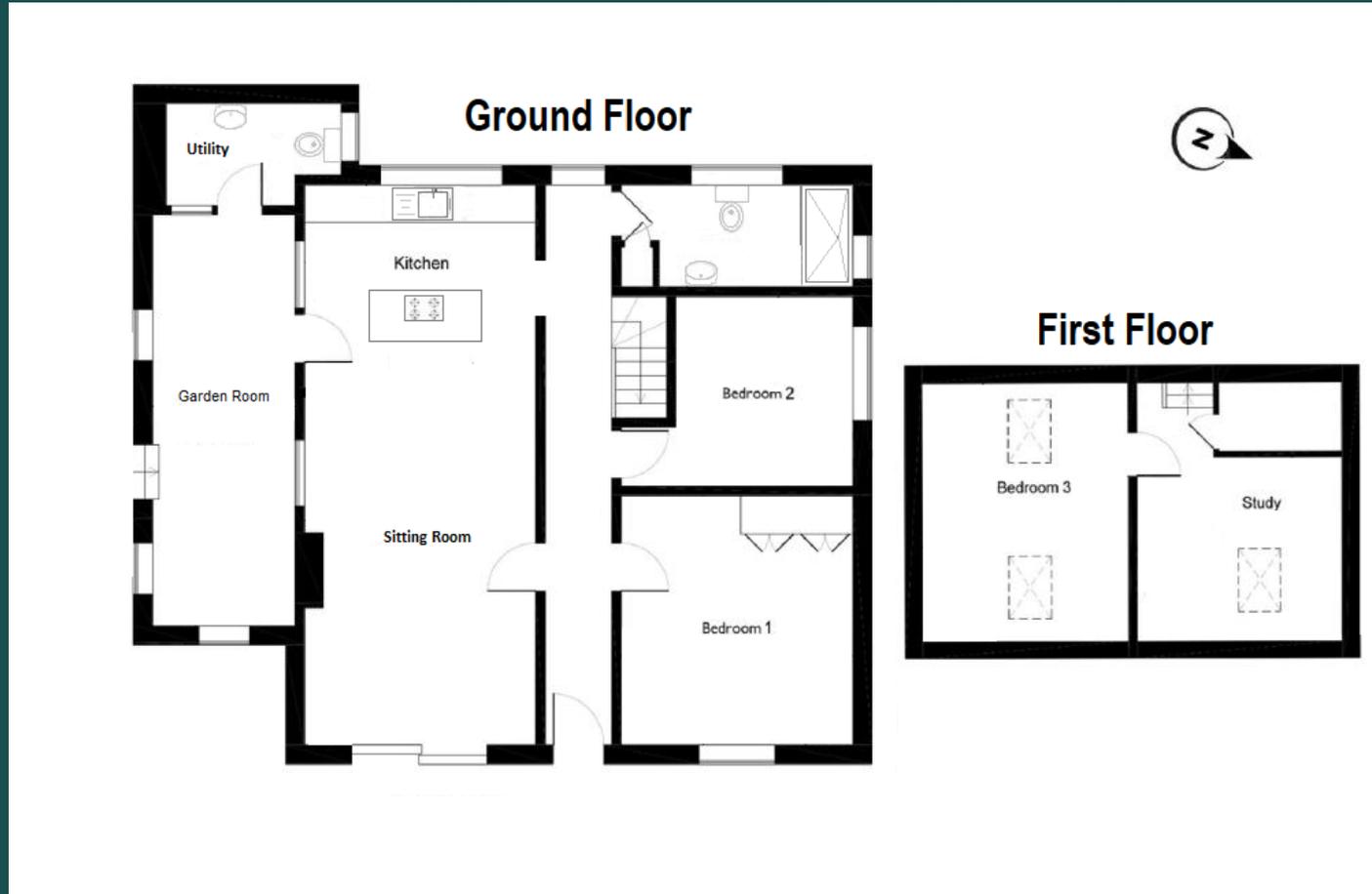


Telephone: 01600 772929

3 Agincourt Square, Monmouth, Monmouthshire, NP25 3BT

www.roscoerogersandknight.co.uk





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