



LLANDOGO

Guide price **£575,000**



WYEHOLME

Holmfield Drive, Llandogo, Monmouthshire NP25 4TW



Five-bedroom detached family home
Three reception rooms
Outstanding views over The Wye Valley

Wyeholme is located in the popular and beautiful village of Llandogo. Llandogo itself is steeped in history, while the nearby Tintern attracts local tourism with the world-famous Cistercian abbey and superb restaurants and coffee shops. Wyeholme, originally being a farmhouse, dating back to the 1930's, is centrally located in the village common of Llandogo. Meaning the village hall, local primary school and a local pub are only a stones throw away.

The area is surrounded with scenic walks such as the Cukoo woods being directly behind, which lead up to Cleddon Falls, as well as the pursuits that the River Wye brings, making it ideal for the outdoor enthusiast or family adventures.

Both Monmouth and Chepstow have charming high streets, with bespoke shops, local cafes and restaurants along with well-known retailers such as Marks & Spencer and Waitrose. While situated in a rural position, the property offers fantastic road links, being ideally located on the border, allowing easy commuting to both Wales and England. Wyeholme, with its smart white render and double bay frontage, is a pretty house in Llandogo with a charming view and yet close to all the amenities that this village provides.



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KEY FEATURES

- Five-bedroom detached family home
- Outstanding views over The Wye Valley
- Popular village location
- Character and charm throughout
- Three reception rooms
- Garage & ample parking



STEP INSIDE



As you enter the property, you are greeted by an inviting entrance hallway giving access to all ground floor accommodation and stairs to the first floor.

The living room is a generous size and benefits from exposed wooden flooring that is continued through the ground floor, oozing character and charm throughout, a log burner and deep bay fronted window overlooking the surrounding views.

The dining room, again of generous proportion, also has a deep bay fronted window and open fireplace, making it the perfect space for entertaining.

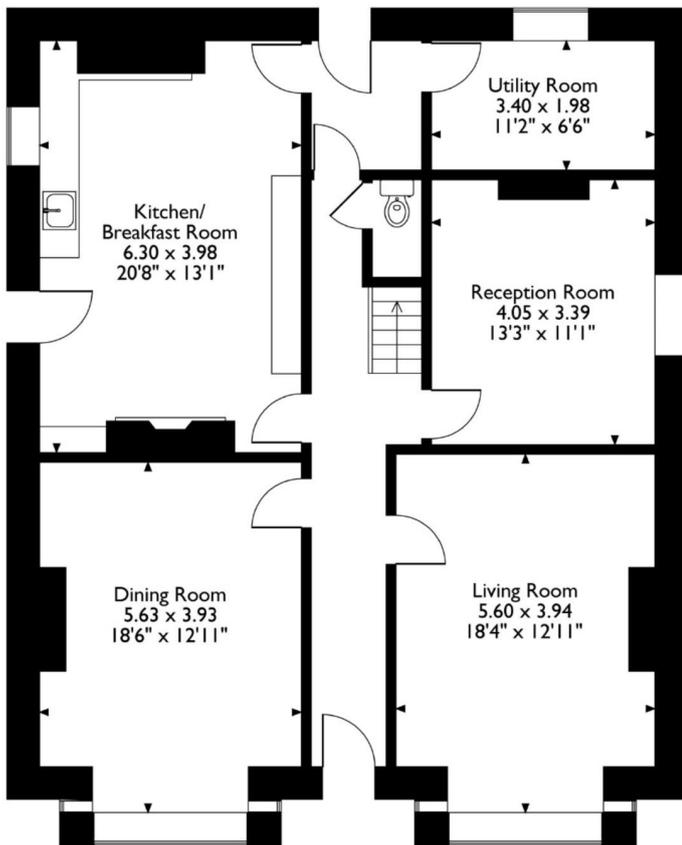
The large kitchen is located to the rear of the property and has a farmhouse style and charm with a traditional Aga set into a chimney breast, French door to the garden and plenty of space for a large table and chairs.

The hub of the house, the kitchen is light and airy and is fitted with an extensive range of wooden units offering plenty of storage.

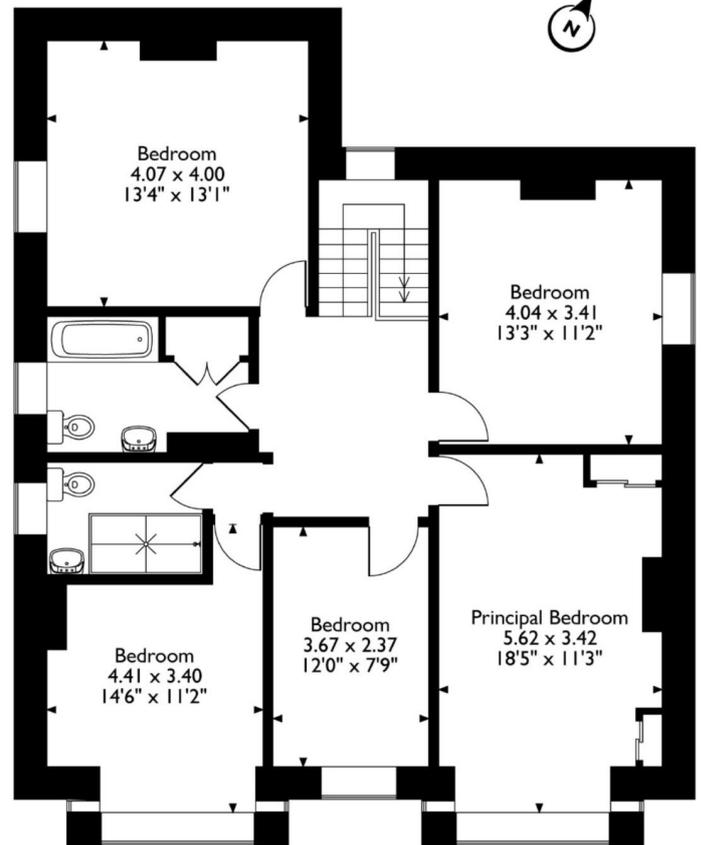
The ground floor also comprises a third reception room that could be used as an office/study or playroom.

Finally, there is a large utility/pantry room with space for washing equipment and generous racking for household storage etc and alongside a WC.

Approximate Gross Internal Area 203 Sq M/2185 Sq Ft



Ground Floor



First Floor

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, the large landing gives access to all the bedrooms and the two bath/shower rooms.

Four of the bedrooms are generous doubles, two of which have similar bay windows to the reception rooms below and capitalise on the valley views.

The one single bedroom is still a good size and offers plenty of space for storage. Finally, there is one family bathroom and a shower room, both tastefully decorated with modern white tiles.

STEP OUTSIDE



Outside access to the house by car is attained from the rear with only a footpath to the frontage, keeping the pretty frontage uncluttered. There is ample parking and a detached double garage.

Stone steps lead down to the house itself, or the footpath and front gate allow level access.

The pretty gardens mainly to the side and front of the house consist of lawned areas with established shrubberies, flower borders and fruit trees etc surrounded with hedging.

AGENTS NOTE:

There is a covenant over the land immediately in front of the house to prevent any building and to preserve the magnificent view.

INFORMATION

Postcode: NP25 4TW

Tenure: Freehold

Tax Band:

Heating: Oil

Drainage: Mains

EPC: E





DIRECTIONS

From Monmouth take the A466 road south through Wyesham, Redbrook and into Llandogo. Follow the road and turn right into The Woodland and immediately veer left. Follow the road around to the right into Holmfield Drive right the way to the top where Wyeholme will be located on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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