



LLANDOGO

Guide price **£399,000**



THE OLD BAKERY

Llandogo, Monmouth, Monmouthshire NP25 4TA



Stunning character throughout
 Popular village location in the heart of the Wye Valley
 Three double bedrooms

This charming three-bedroom character property is deceptively spacious and rich in period charm and original features throughout. Originally dating back to 1740, the home has been thoughtfully extended over the years, first in 1860 as a bakery, and again around 1960, creating a unique and characterful residence full of history and individuality.

The property offers three generous double bedrooms alongside distinctive reception rooms, each retaining a wealth of traditional features and providing flexible living and entertaining space. The accommodation enjoys lovely open views across the surrounding countryside and towards the picturesque River Wye, adding to the home's sense of tranquillity and setting. Though in an elevated position, the property is just a three-minute walk from the river via a public footpath.

Further enhancing the appeal is an attached studio, which offers excellent potential for use as an Airbnb, home office, guest suite, or additional reception room, depending on individual requirements. In addition, a purpose-built garden office with power and lighting enjoys attractive outlooks and provides an ideal space for remote working, creative pursuits, or quiet relaxation.

Altogether, this exceptional property combines historic character, generous accommodation, and a beautiful setting, making it a truly unique and versatile home.

Located in the charming village of Llandogo, near Tintern and its 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 good transport links to the M4 and A40.



Guide price
£399,000



KEY FEATURES

- Former bakery with a wealth of original features
- Deceptively spacious
- Three double bedrooms
- Studio and garden home office
- Wye Valley river views
- Off-road parking for two vehicles



STEP INSIDE



Enter the property into the hallway. The hallway has a window to the front aspect, stairs leading down to the living accommodation. Doors from the hallway lead to the three double bedrooms and shower room.

The spacious principal bedroom is a fantastic size with exposed beam and a window to the rear aspect with beautiful views over neighbouring fields and the River Wye and distant wooded hilltops beyond.

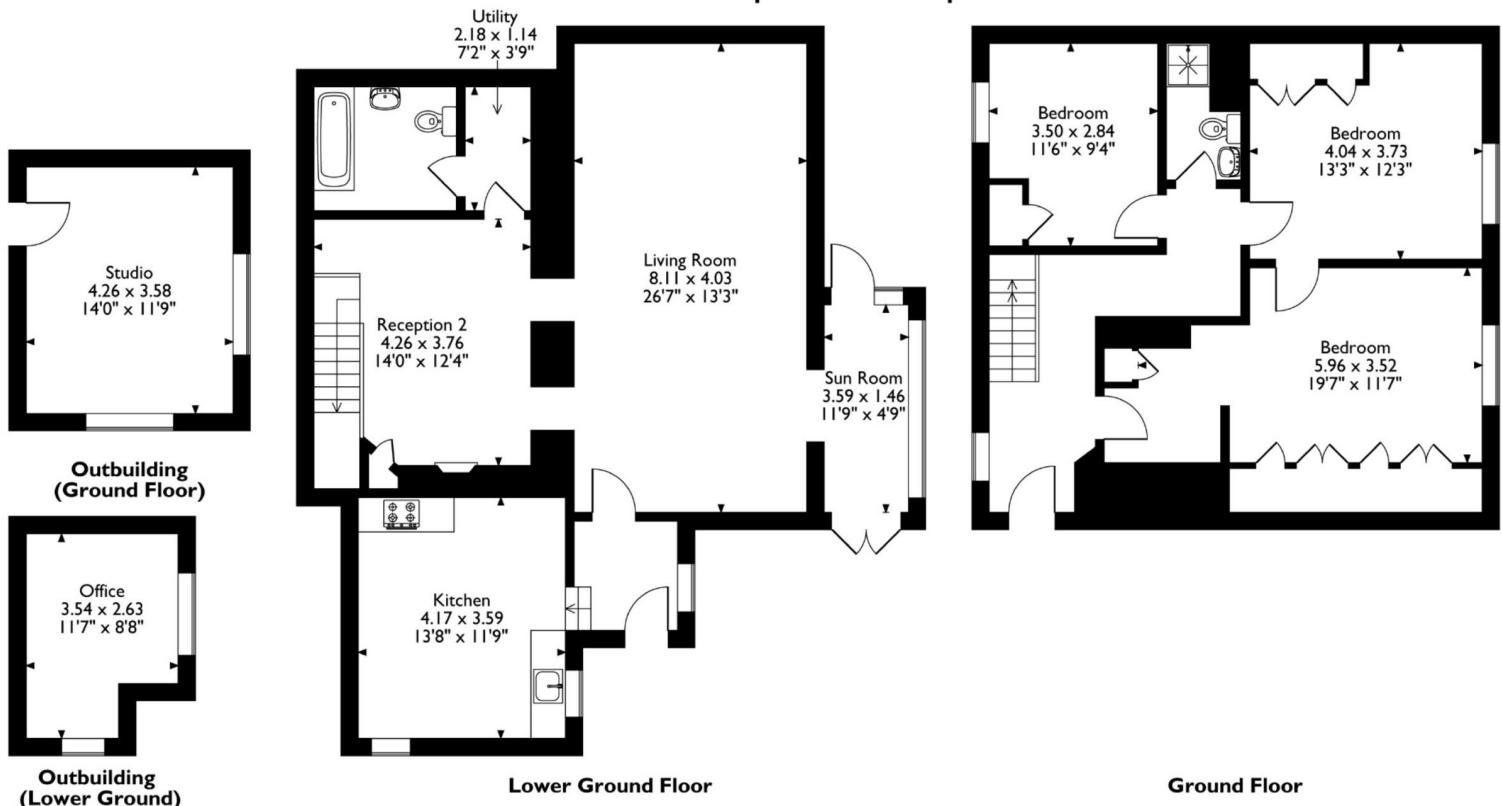
The bedroom offers a good range of fitted wardrobes as well as a useful shelved cupboard. A doorway leads to bedroom two.

Bedroom two is a generous double enjoying the same views as the principal bedroom, fitted wardrobes and a broad feature beam to the ceiling with a further doorway leading back to the hallway.

Bedroom three, again a double room, has a window to the front aspect and a shelved cupboard.

The shower room offers a fully tiled shower cubicle, low flush W.C. And a wall hung wash basin with storage cupboard beneath.

The Old Bakery, Llandogo, Monmouth
Approximate Gross Internal Area
Main House = 159 Sq M/1712 Sq Ft
Outbuilding = 23 Sq M/247 Sq Ft
Total = 182 Sq M/1959 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.

The lower ground floor offers stunning spacious living accommodation.

The second reception room offers a versatile open space. There are beautiful features to include exposed beams, a large open stone fireplace with a gas-fired stove, opening and steps down to the living room, plenty of understairs storage, a door to the utility room, which then leads to the family bathroom.

The spacious lounge continues the characterful theme with stone walling, a beamed ceiling, and a window overlooking the rear. It opens to the sun lounge, which is surrounded by windows and offers lovely garden views and distant scenery.

From the lounge, a doorway leads to a boot room with an external door, and two steps lead to the kitchen breakfast room, formerly the village bakery circa 1860.

The kitchen features a rear-facing window with lovely Wye Valley River views, tiled flooring, farm-style base units with slate worktops, and free-standing antique dressers and units that enhance its charm. There is an AGA and additional space for an oven, as well as ample room for a table and chairs.

STEP OUTSIDE



From the pavement a separate door gives access to the:

Studio / Reception Room

This spacious room features a vaulted ceiling with exposed trusses and beams, and a large picture window to the front offering attractive views over the Wye Valley. Additional windows to the side and rear provide plenty of natural light, making this an ideal space for a home office, studio, or additional guest bedroom.

Access to the Garden

Side steps lead down to the rear garden, which comprises lawned and patio areas along with a feature pond. Steps descend to a sun terrace and a further enclosed area, perfect for a vegetable garden, with additional lawn space beyond.

Home Office

A purpose-built home office is equipped with heating, power, and lighting, and enjoys lovely views over the surrounding countryside and the River Wye.

INFORMATION

Postcode: NP25 4TA

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Mains

EPC: 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 car park 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.



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	48	
(1-20) G		73
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

2 Agincourt Square, Monmouth, NP25 3BT

01600 713030

monmouth@archerandco.com

www.archerandco.com

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

A ARCHER
& CO