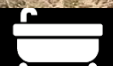

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**Sibrwd-Y-Coed, Llandogo Monmouth**

**offers in the region of £675,000**

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## About the property

Commanding an elevated position above the beautiful River Wye, with exceptional panoramic views stretching into the distant countryside. The charming property boasts a wealth of character on the ground floor with a number of original features, coupled with meeting modern interior living expectations. An inviting Sitting room with exposed stone fireplace with woodburner and natural wooden floors. Delightful open plan fitted Kitchen/Dining Area, with Utility and Cloakroom. Lounge area with Hot Tub, appreciating the spectacular views. Private Study. On the first floor, luxury Bath/Shower Room, four Bedrooms, all enjoying the views. One with French Doors opening out on to a stylish decked Balcony, ideal for morning coffee. Outside, set towards the end of the lawned garden, bordering the woodland, is a pretty Guest Studio, with reception area having kitchenette to one corner. Bedroom and Shower Room, attic room to one side. The balcony leads around to a splendid hot-tub with independent solid fuel stove to provide heating the water. Steps lead up into the woodland, providing further enjoyment with the captivating views.

The popular village of Llandogo offers a Village Hall, Pub and Primary School, with the charming Tintern Abbey and local shops in the adjacent village of Tintern. With Monmouth and Chepstow, providing further amenities and good access to road links.

## Accommodation

### Approach

from the parking area, a path leads up to the front of the property. Through a feature veranda. Entering via Triple folding glazed doors opening into;

### Open Plan Sitting Room

11' x 20' inc hearth (3.35m x 6.10m inc hearth)

Additional twin glazed panel, enjoying panoramic view. Feature fireplace with stone surround, woodburner mounted on a flagstone hearth. Exposed natural wooden floorboards, Opening through to the following:

### Kitchen/Dining Area

20' x 11' (6.10m x 3.35m)

Characterful double aspect room with continuation of the exposed wooden floorboards. Fitted base and wall units comprising cupboards and drawers, with work surfaces incorporating sink unit, integrated dishwasher, Britannia stove with five ring electric induction hob, oven and extractor hood. Door to side parking area. Door to:

### Utility Room

8' 11" x 4' (2.72m x 1.22m)

Space and plumbing for washing machine. Door to:





### Cloakroom

W.C. and wash basin.

### Lounge

12' x 8' (3.66m x 2.44m)

Approached from the Sitting Room via short staircase into a relaxing dual aspect room with stunning far-reaching views beyond the garden across the valley. French doors leading out to the garden. Currently housing the Hot Tub.

### Inner Hall

Staircase to upper floor. Door to:

### Study

9' x 9' (2.74m x 2.74m)



### First Floor

#### Galleried Landing

Velux rooflight. Doors to following:

#### Bedroom 1

11' x 14' (3.35m x 4.27m)

Impressively decorated, dual aspect room appreciating fine views.

#### Bedroom 2

10' 10" x 10' max (3.30m x 3.05m max)

Views to front aspect.

#### Bedroom 3

10' x 8' max (3.05m x 2.44m max)

Beautiful countryside views.

#### Bedroom 4

9' x 9' extending to 11' 11" (2.74m x 2.74m extending to 3.63m)

French doors opening out on to decked balcony which overlooks the garden and beyond.



### Shower/Bathroom

Vintage style pedestal basin, low level W.C.. Corner shower unit. Roll top Bath with shower attachment and ornate claw feet.

### Outside

#### Detached Studio

With Balcony to front. Ideal self-contained accommodation previously used as a short-stay Holiday Let.

#### Living Room

12' x 11' (3.66m x 3.35m)

With attractive wood flooring.

#### Bedroom

7' x 6' (2.13m x 1.83m)

#### Shower Room





## Decked Area

With Scandinavian style Hot Tub with wood burner.

## Lawned Gardens and Woodland

Approached via driveway, which in turn leads to a convenient parking area. The lawned garden leads around the front of the property to the side, where there is ideal space to enjoy entertaining with the spectacular vista. The pretty woodland extends behind the property.

To the far boundary there is a further useful wood store and a lower area where the holding tank for the household Spring Water supply is situated. There is also a Footpath, which shares the driveway, then falls away down onto a lower path, leading away from the property.







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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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