



DIRECTIONS

From our Chepstow office proceed along the Wye Valley Road into Llandogo, as you enter the village you will find Spring Cottage on your left hand side, just after you enter the 20 mile an hour zone.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.
Council Tax Band G

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



SPRING COTTAGE, LLANDOGO, MONMOUTH, MONMOUTHSHIRE, NP25 4TE

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OFFERS OVER £350,000

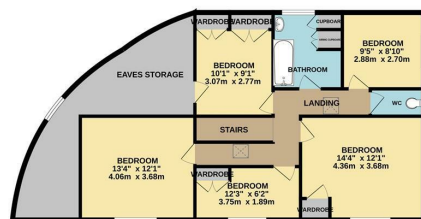
Sales: 01291 629292

E: sales@thinkmoon.co.uk

GROUND FLOOR
978 sq.ft. (90.8 sq.m.) approx.

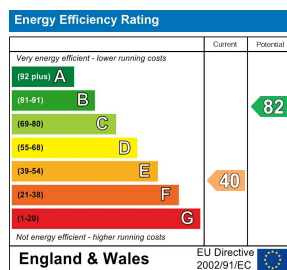


1ST FLOOR
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA: 1980 sq.ft. (184.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Spring Cottage comprises a much-loved family home located in the ever-popular Wye Valley village of Llandogo, situated between the historic towns of Chepstow and Monmouth with their attendant range of facilities and road networks.

The Wye Valley is an area designated of Outstanding Natural Beauty and Spring Cottage along with many other houses in the village enjoy most attractive river views and aspects of this beautiful part of the country.

The property is in need of extensive renovation and modernisation and offers immense potential to create a comfortable and spacious family property.

GROUND FLOOR

ENTRANCE PORCH

Leads into :-

ENTRANCE HALL

A spacious entrance hall with stairs to first floor.

LIVING ROOM

4.26m x 3.68m (13'11" x 12'0")
With window to front elevation. Period clay brick fireplace. Snug area (2.88m x 2.69m)

STUDY AREA

2.88m x 2.04m (9'5" x 6'8")
With window to front elevation. Door to store area.

DINING ROOM

4.47m x 3.68m (14'7" x 12'0")
A well proportion dining room with window to front elevation. Attractive feature fireplace with tiled inset.

KITCHEN/BREAKFAST ROOM

7.91m x 3.67m (25'11" x 12'0")
A spacious kitchen/breakfast room with an extensive range of storage units having ample ample work surfacing over. Walk-in pantry. Door to side garden.

FIRST FLOOR STAIRS AND LANDING

Access to all first floor rooms.

BEDROOM 1

4.36m x 3.68m (14'3" x 12'0")
With window to front elevation with attractive views of the River Wye. Feature fireplace.

BEDROOM 2

4.06m x 3.68m (13'3" x 12'0")
With window to front elevation, again with attractive river views. Feature fireplace.

BEDROOM 3

3.07m x 2.77m (10'0" x 9'1")
With window to side elevation. Wash hand basin. Door to large storage room. Built-in wardrobes.

BEDROOM 4

3.75m x 1.89m (12'3" x 6'2")
With window to front elevation. Built-in wardrobe.

BEDROOM 5

2.88m x 2.70m (9'5" x 8'10")
With window to side elevation.

BATHROOM

With high level step-in bath and wash hand basin. Window to side elevation.

WC

With WC and wash hand basin.

OUTSIDE

A small courtyard garden to the side and rear currently very overgrown.

PARKING

The property benefits from two parking spaces, approximately 70 metres up the road toward Brockweir on the opposite side of the road.

SERVICES

Mains water, electricity and drainage. Oil fired central heating.

