

Parklands Llandogo



ROSCOE ROGERS KNIGHT
Town and country properties



Parklands

Llandogo

Set in the heart of the Wye Valley, in an area of outstanding natural beautiful with picturesque woodland backdrop is this large five double bedroom chalet-style dormer bungalow set in approx.11 acres of landscaped gardens, enclosed paddocks and pastureland.

Originally constructed in 1987, the property offers expansive and versatile accommodation extending to approximately 2,309 square feet across two well-appointed floors, ideally suited for those looking for a large family home or multigenerational living. Private sweeping driveway detached double garage, open front carport, two-bedroom holiday cottage and a series out substantial outbuildings including a steel portal barn and large chicken sheds.

Traditionally constructed in brick with a combination of wooden frame and UPVC double glazed windows and doors set under pitched tiled roofs. Internal features include but are not limited to vaulted ceilings, exposed beams, two fireplaces, part glazed and wooden panelled doors, moulded skirting boards and architraves and a combination of wooden boarded, carpeted and ceramic tiled flooring. Underfloor electric heating to the ground floor and electric radiators to the first floor.

The dwelling is currently the subject of the original agricultural occupancy condition from 1989, however permission has recently been permitted to vary the condition to accommodate a rural enterprise worker or person eligible for affordable housing, the latter has yet to take effect. For further details please see permissions; **30933 (DC/2008/00196) approved 8.9.1989 and DM/2025/00996 approved 20.3.26**

The main entrance to the property is from the gravelled driveway, under a feature portico entrance and through a wooden panelled front door with glazed viewing panel into:

ENTRANCE HALLWAY: 3.61m x 3.26m (11'10" x 10'8")

Doors into the following:



LIVING ROOM: 5.58m x 5.19m (18'4" x 17'0")

Triple aspect window with pretty garden views. Exposed brick fireplace set on a matching hearth. A pair of arched doors into:



SITTING ROOM/BEDROOM: 3.16m x 3.85m (10'4" x 12'8")

Sliding patio door to side out to:



GARDEN ROOM: 2.69m x 2.65m (8'10" x 8'8")

Windows to front and side and a pair of doors out to the patio.

CLOAKROOM/UTILITY: 2.20m x 2.46m (7'3" x 8'1")

Window to side. Low level WC. Laminate worktop with a tiled splashback surround and inset stainless steel sink and side drainer. Consumer unit at high level. Full height storage cupboard.

FAMILY BATHROOM:

Window to the front. A white suite comprising a low-level WC, pedestal wash basin, corner bath seat and electric shower over with head on adjustable chrome rail. Wall mounted cabinet.

KITCHEN/BREAKFAST ROOM: 5.65m x 3.01m (18'6" x 9'11")

Window to the back with garden views. "U-shaped" laminate worktop with a tiled splashback surround and inset one and half bowl sink and side drainer and four ring electric hob with concealed extraction over. An extensive range of wooden panelled cupboards and drawers set under with integrated oven/grill. Complementary wall mounted cabinets. Recces for fridge/freezer. corner fireplace with raised hearth housing wood burner with a tall flu and wooden mantel over. Door into:





OFFICE: 2.09m (6'10") extending to .97m x 3.11m (13'0" x 10'2")
"L-shaped" with window to the back.

REAR HALLWAY:

External door with viewing panel to the back out leading to the garden and carport.



LIVING ROOM: 3.81m x 4.87m (12'6" x 15'12")

Integrated wardrobe with hanging rail, shelving and ample storage. Doors into:



BATHROOM:

Window to side. Suite comprising a low-level WC, pedestal wash basin and bath with mixer taps.

INNER HALLWAY:

Turning staircase with wooden balustrading and turned newel posts up to the first flooring landing. Doors into the following:

BEDROOM ONE: 3.06m x 3.14m (10'0" x 10'4")

Window to back with garden views. Bespoke fitted wardrobes along one wall with hanging rail, shelving and ample storage with mirrored sliding door accessing:



EN-SUITE SHOWER ROOM:

Window to back. Suite comprising a low level WC, pedestal wash basin and corner shower enclosure with head on adjustable chrome rail. Extraction fan at high level.



BEDROOM TWO: 2.95m x 2.56m (9'8" x 8'5")

Window to front. laminate worktop along one wall with inset stainless steel sink and side drainer. place and plumbing set under for washing machine/tumbler dryer and dishwasher. Space for fridge freezer. Wall mounted cabinets along one side.

From inner hallway, up turning staircase to:

FIRST FLOOR LANDING: 3.91m x 4.10m (12'10" x 13'5")

A generous area which is currently utilised as an additional reception room with a vaulted ceiling and dormer window to the front.

BEDROOM THREE: 3.83m x 4.10m (12'7" x 13'5")

Vaulted ceiling with skylight to the back. Integrated wardrobe with hanging rail. Under eaves storage. door into:



EN-SUITE SHOWER ROOM:

Vaulted ceiling with skylight to the side. Suite comprising a low level WC, pedestal wash basin and fully tiled shower enclosure with head on adjust rail. Extraction fan at high level.



BEDROOM FOUR: 3.94m x 4.41m (12'11" x 14'6")

Vaulted ceiling with skylight to the back. Under eaves storage and door into sizeable loft space. Door into:



EN-SUITE BATHROOM:

Vaulted ceiling with skylight to front. Suite comprising a low-level WC, wall mounted wash basin and bath with a panelled front and mixer taps.

OUTSIDE:

The property is approached via a gated, tree-lined driveway leading to a spacious parking area with room for multiple vehicles and access to the detached double garage. Constructed to complement the main residence, the garage features an up-and-over door to the front, a concrete floor, and a secondary side access door, all beneath a pitched tiled roof. Power and lighting are connected. To the left-hand side of the property is additional parking together with an oak open-ended carport beneath a pitched tiled roof.

The beautifully landscaped formal gardens are situated to the front of the property and are predominantly laid to lawn, with shaped grass areas complemented by well-stocked herbaceous borders. Meticulously maintained, the gardens are interspersed with a variety of mature trees, flora, and fauna, all enjoying delightful views across the surrounding woodland. The gardens continue to the rear, where they are bordered by a low-level brick wall planted with an attractive selection of shrubs and flowers. Adjoining the garage is a timber-framed storage area.

The grounds total approximately 11 acres and comprise three parcels of enclosed paddocks which all have vehicular access which can alternatively be reached via a second driveway that goes from the road previously used for agricultural access. **TWO OUTBUILDINGS**, purpose built and formerly used in connection with poultry farming, offer scope for conversion or alternative use (subject to necessary consents). Additionally, there is a substantial **DUTCH BARN** (approximately 3,240 square feet in gross internal area) of steel-frame construction. The barn is of traditional design and remains suitable for storage.

Accessed via a separate driveway with a gravelled parking area is the two-bedroom detached **HOLIDAY COTTAGE**: The property features a contemporary open-plan kitchen, living and dining area alongside two generously sized double bedrooms. There is a family bathroom and the principal bedroom benefits from an en-suite bathroom.

AGENTS NOTE:

Development Clawback: The property will be subject to a Development Clawback Overage Provision which will capture a 30% uplift in value for any future housing developments from the date of sale.

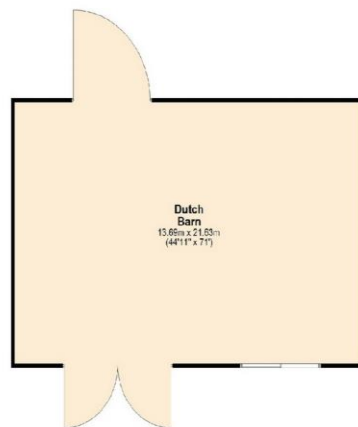
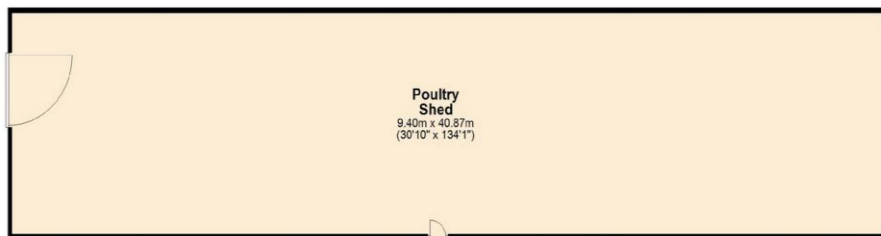
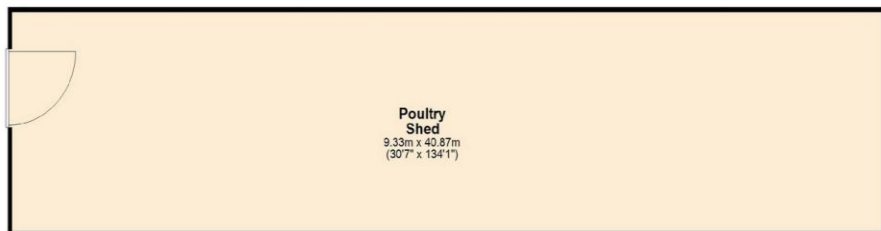
SERVICES:

Mains water and electric. Private drainage. Council Tax Band G. EPC Rating House D; EPC Cottage E. Council Tax Band tbc.

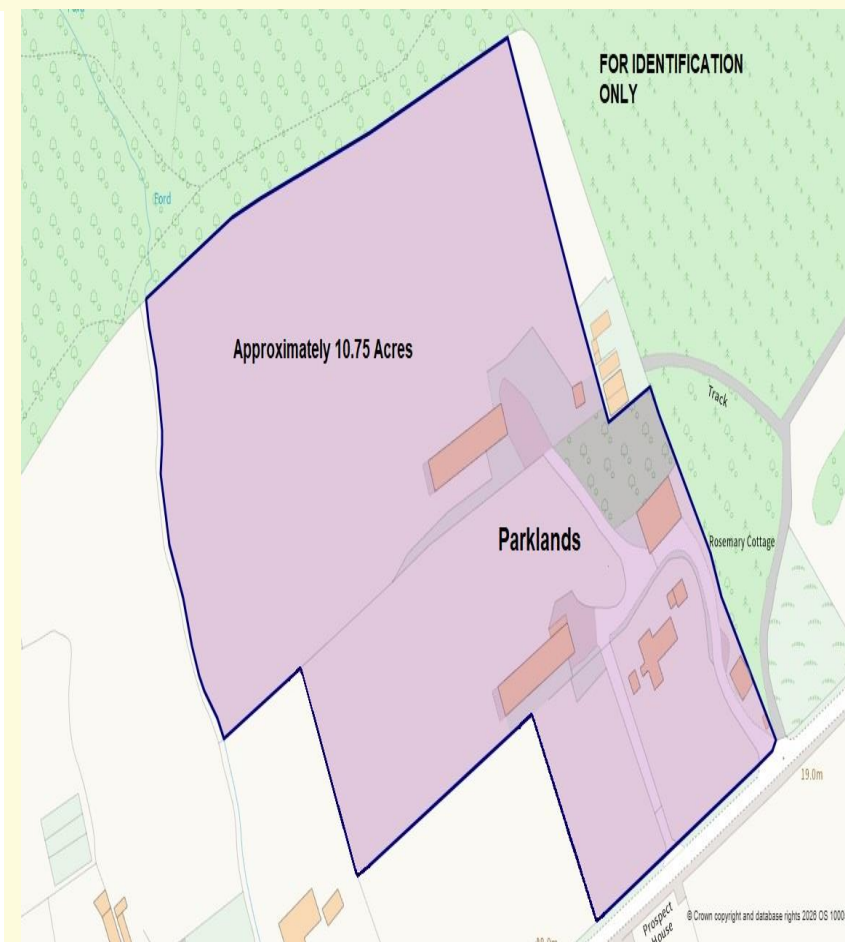
DIRECTIONS:

Follow the Wye Valley Road passing through Redbrook, over Bigswier bridge and onto the village of Llandogo. Continue straight on this road for a short distance where Parklands can be found on the right-hand side opposite Abbey Carpets.





Total area: approx. 1119.3 sq. metres (12048.2 sq. feet)



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

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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 or 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.

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Asking price of £990,000