

The Rosary Llandogo



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Nestled in the heart of the Wye Valley, an Area of Outstanding Natural Beauty, this stylishly presented and immaculately maintained three double-bedroom stone "chocolate-box" cottage enjoys an elevated position with panoramic views over the River Wye and the surrounding countryside, along with beautifully landscaped terraced gardens, a detached garage, and private parking for two vehicles.

Guide Price £600,000 Freehold

Originally built in the early 19th century, the property is traditionally constructed in stone with a combination of cottage-style wooden-framed and uPVC windows and doors set under pitched slate roofs. Internal features include exposed beams and stonework, low-voltage downlighters, moulded skirting boards and architraves, ornate ceiling covings, ledged-and-braced doors with Suffolk latches, and a combination of flagstone, carpeted and wooden boarded flooring. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

The entrance to the property is through a hardwood stable door with viewing panel into:

ENTRANCE HALLWAY:

Window to front elevation. Door into:

SHOWER ROOM:

Window to rear. A contemporary suite comprising a low-level WC, walk-in shower enclosure with glazed screen, Mira shower with head on adjustable chrome rail, and wall-mounted wash basin.

From entrance hallway, opening into:

KITCHEN/BREAKFAST ROOM: 6.97m (max) x 2.74m (22'10" x 8'12")

Two windows to side and internal window into living room. Butcher's block worktops along two walls with a tiled splashback surround and inset Belfast sink. A range of cream cottage-style cupboards and drawers set under, with integrated fridge and space and plumbing for washing machine/tumble dryer. Tiled recess housing with lighting and oak mantel above housing Rangemaster cooker with five-ring gas hob, double oven and grill. Staircase with wooden handrail up to the first-floor landing area. Complementary wall-mounted cabinets and tall units. Space for American-style fridge/freezer. Opening with steps down to:

LIVING ROOM: 6.92m x 3.34m (22'8" x 10'11")

An incredibly bright principal reception room with window to front elevation and a pair of French doors to the side opening onto the sun terrace and seating area. Feature stone inglenook fireplace housing wood burner set on a raised brick hearth with oak mantel over. Wide opening into:

GARDEN ROOM: 3.46m x 3.37m (11'4" x 11'1")

Enjoying outstanding Wye Valley views, the garden room is uPVC framed and glazed to three sides, set under a polycarbonate lantern roof, with a pair of French doors seamlessly accessing a raised seating area.

From the kitchen, upstairs to:

FIRST FLOOR LANDING:

Skylight to rear. Airing cupboard with full-height wooden slatted shelving. Roof access hatch. Doors into the following:

FAMILY BATHROOM:

Skylight and window to side. A white suite comprising a low-level WC, pedestal wash basin, free-standing roll-top bath, and fully tiled shower enclosure with chrome rail, mixer valve and rain-head attachment.

BEDROOM THREE: 3.10m x 2.91m (10'2" x 9'7")

Vaulted ceiling with window to side elevation. Original fireplace opening with stone mantel.

BEDROOM TWO: 3.26m x 3.43m (10'8" x 11'3")

Dual-aspect windows to front and side elevations with rolling countryside views.

BEDROOM ONE: 3.42m x 3.76m (11'3" x 12'4")

Dual-aspect windows to front and side elevations enjoying spectacular views across the Wye Valley. Original fireplace with open grate.

OUTSIDE:

The property is accessed from Llandogo Road via a shared driveway, which leads down to two private parking spaces for The Rosary, as well as a detached garage. The garage is of matching construction to the main residence, set on a concrete base and fitted with an up-and-over door to the front, all beneath a pitched roof. It is also supplied with power and lighting.

At the far end of the parking area, a winding pathway rises to the upper tier of the terraced gardens, where there is a lawned section bordered by low-level stone walling. Adjoining the front and side of the cottage is a generous sun terrace, ideally positioned to take full advantage of the elevated setting and far-reaching views. This provides an excellent space for alfresco dining and entertaining. The terraces are enhanced by well-stocked herbaceous borders filled with a variety of established shrubs and flowering plants. From here, stone steps descend to a large lawned garden with additional herbaceous borders, fully enclosed on all sides by mature hedging.

SERVICES:

Mains electricity, water and drainage. Oil-fired central heating system. Council Tax Band F. EPC Rating E.

DIRECTIONS:

Follow Wye Valley Road through Redbrook, crossing Bigsweir Bridge and continuing into the village of Llandogo. Take the right turn immediately after Browns Village Stores onto Llandogo Road. Continue along this road for a short distance, then turn left down the driveway signposted "Orchard House and Jiggers House." The Rosary is located on the left-hand side.

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 of 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.

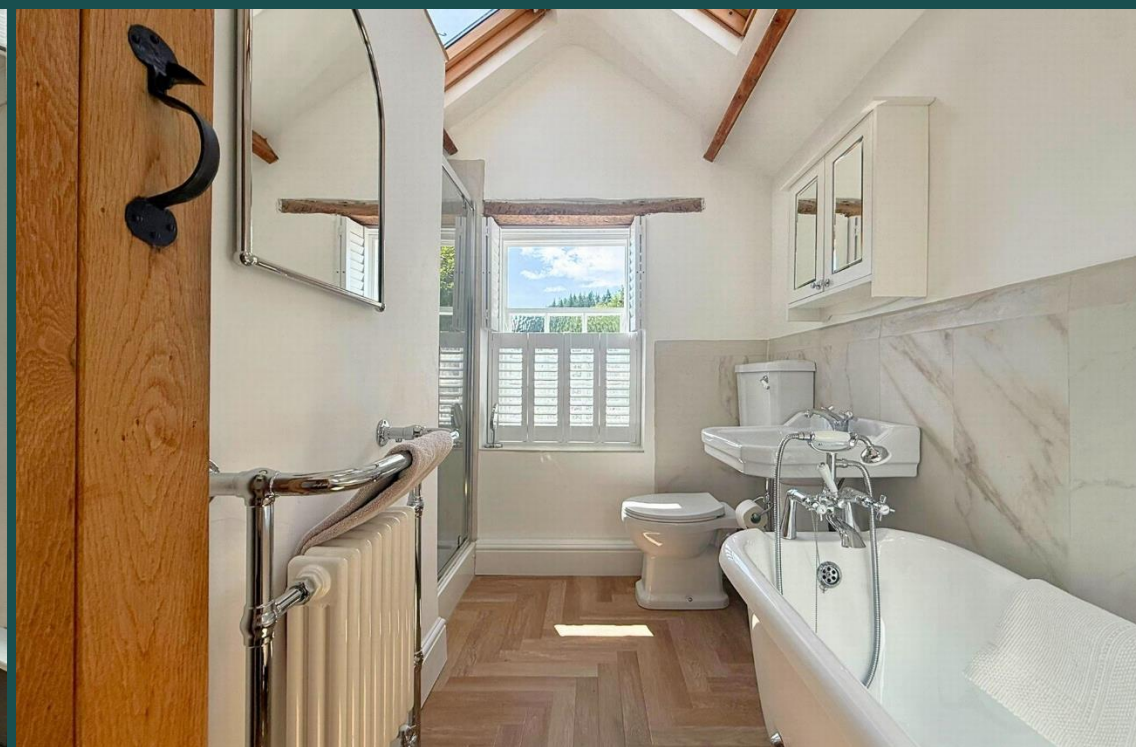


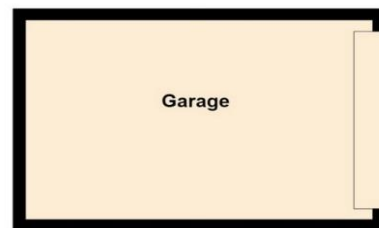


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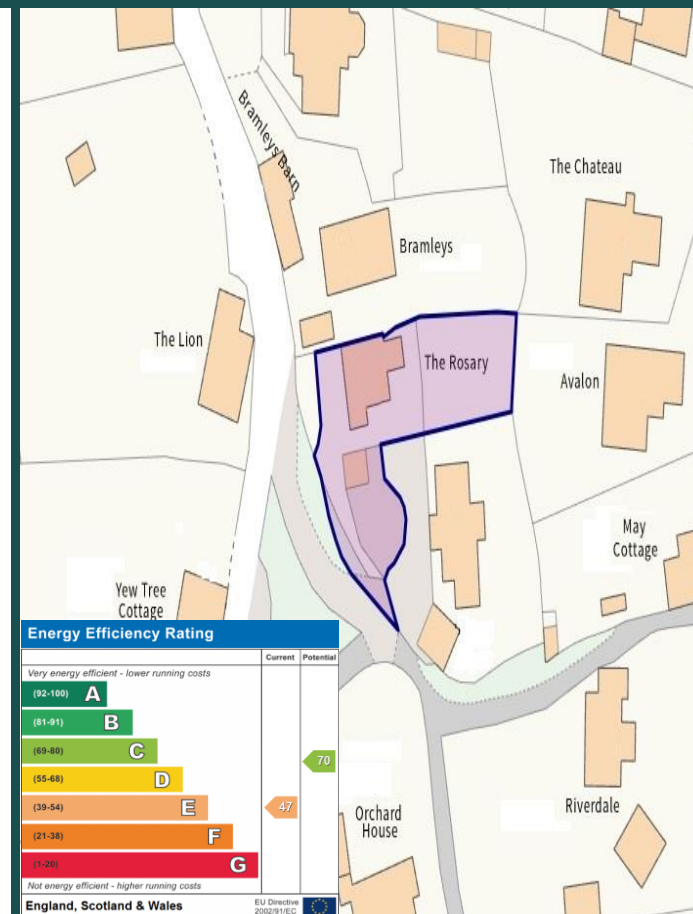
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Total area: approx. 126.1 sq. metres (1357.3 sq. feet)



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