

**Glyn Farm
Llandogo, Llandogo**



ROSCOE ROGERS KNIGHT
Town and country properties



Glyn Farm

Llandogo, Llandogo

Nestled in just under an acre of mature gardens and woodland, this beautifully presented and sympathetically extended 4-bedroom detached home is ideal for multi-generational living. Located in a desirable village in heart of the Wye Valley between Chepstow and Monmouth, providing easy access to the renowned schools major road networks. Detached workshop, cabin and off-road parking for several vehicles.

Originally built in the 1850's and mindfully restored and extended over the years, the property is of stone construction with a part painted rendered exterior. Inset mainly double glazed wooden framed windows and doors set under pitched tiled roofs. Internal features include exposed stonework and beams, a feature wood burner, wooden panelled and part glazed doors and a combination of ceramic tiled and boarded flooring.

The entrance to the property is via the gravelled driveway and through a wooden part glazed front door into:

ENTRANCE HALLWAY:

An "L-shaped" hallway with window and skylight to the front elevation. Turning contemporary style staircase up to the first-floor landing with metal balustrading, wooden handrail and square newel posts. Under stairs storage cupboard. Doors into the following:



LIVING ROOM: 3.88m x 5.87m (12'9" x 19'3")

Windows to the front and back elevations and French doors accessing the rear garden. Protruding chimney breast with a slate hearth and wooden surround.



BUTLERS PANTRY:

Two windows to the back elevation. L-shaped laminate worktop with inset ceramic sink. A range of contemporary cupboards and drawers set under with space and plumbing for washing machine. Complementary tall unit housing oven and microwave. Integrated fridge/freezer.



KITCHEN: 3.61m x 4.62m (11'10" x 15'2")

Windows to back elevation with views across the garden and woodland and part glazed stable door to side. "U-shaped" butchers block work surfaces with inset one and half bowl stainless steel sink and four ring electric hob with stainless steel circulating hood over. An extensive range of painted cupboards and drawers set under with space and plumbing for dishwasher and washing machine. Complementary tall unit housing Indesit oven and grill. Glazed wall mounted cabinets along three walls. Wooden central island unit with drawers and storage underneath. Space for free-standing fridge/freezer. Opening into:



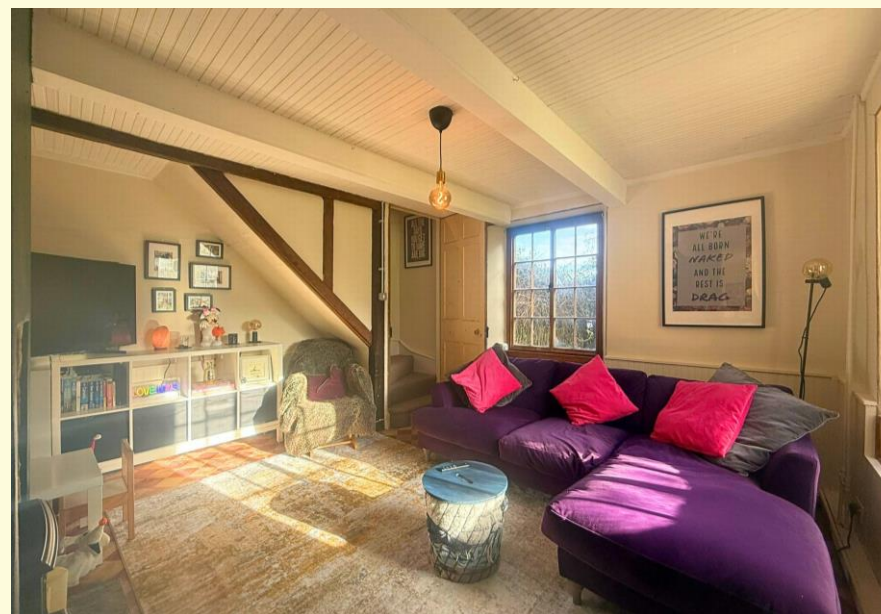
DINING ROOM: 2.42m x 4.38m (7'11" x 14'4")

Window to the side with garden views. Dado height wooden panelling to all walls. Central chimney breast with openings both sides into:



SNUG: 4.36m x 3.80m (14'4" x 12'6")

Windows to side and front elevation with views of the sun terrace and lawned gardens. Stone fireplace housing wood burner set on a slate hearth. Opening into the original entrance porch with arched hardwood door and feature stained glass windows. Quarry tiled flooring, secondary staircase up to first floor landing area:



FIRST FLOOR LANDING:

Skylight to front. Fitted linen cupboard along one wall with slatted shelves and ample storage. Roof access trap. Opening into:



STUDY: 1.00m x 1.90m (3'3" x 6'3")

Restricted head height with Skylight to back elevation. Vaulted ceiling with wooden panelling.

BEDROOM ONE: 3.83m x 5.84m (12'7" x 19'2")

An incredibly bright principal reception room with a vaulted ceiling. Windows to side elevation and skylights to the front and back. Bespoke fitted wardrobes with hanging rail, shelving and storage. Dado height wooden panelling along one wall. Door into:



EN-SUITE SHOWER ROOM:

White suite comprising a low-level W.C., wall mounted wash basin and fully tiled shower enclosure with mixer valve and head on adjustable chrome rail. Ladder style radiator.

FAMILY BATHROOM:

Window to back. A white suite comprising a low-level W.C., pedestal wash basin and panelled bath with mixer taps. Airing cupboard housing water cylinder and full height wooden slatted shelving. Tiling to all walls.



BEDROOM THREE: 3.62m x 2.35m (11'11" x 7'9")

Vaulted ceiling. Window to back elevation with attractive views across the garden.

BEDROOM FOUR: 3.38m x 2.59m (11'1" x 8'6")

Window to side elevation with garden views. Integrated wardrobe with hanging rail and storage.



BEDROOM TWO: 4.36m x 3.80m (14'4" x 12'6")

Vaulted ceiling with window to side enjoying countryside views.



OUTSIDE:

Set behind a tall, hedged boundary at the end of the cul-de-sac, Glyn Farm is approached via a gravelled turning area bordered by shaped and herbaceous planting, with parking for multiple vehicles and an EV charger.

DETACHED WORKSHOP: 5.06m x 3.54m (16'7" x 11'7")

Wooden construction with a metal corrugated roof and extensive wrap around log storage bay. Wooden panelled bolted door to front and Perspex windows to side. Range of fitted shelving along three walls. Power and light. The grounds total approx. 1 acre consisting of mature gently sloping woodland and extensive terraced lawned areas all of which take full advantage of the properties tranquil and private location. A babbling brook softly meanders down the length of garden through an array of interspaced mature trees and plants.

DETACHED CABIN:

Positioned within the largest lawned area at the heart of the garden is a substantial timber cabin, currently used by the vendors as a peaceful home office. Featuring veranda doors that overlook the brook, it provides a tranquil setting for working from home or pursuing hobbies, offering a quiet retreat away from the main house.

SERVICES:

Mains electric, water and drainage. Oil fired central heating system. EPC Rating E. Council Tax Band G.

Asking price of £699,000

WILDLIFE:

Glyn Farm's distinctive natural setting provides the perfect backdrop for an abundance of wildlife. A variety of species regularly visit and reside within the grounds, creating a unique and everchanging landscape that offers endless interest and enjoyment throughout the seasons.

DIRECTIONS:

Follow the Wye Valley Road passing through Redbrook, over Bigswier bridge and onto the village of Llandogo. Take the right turn directly after "Browns Village Stores" onto Llandogo Road. Continue for a short distance taking the second left onto Smithy Road and Glyn Farm will be found at the end of the lane. What3words:///milky.important.perform



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.
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 - 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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