



ALPINE LODGE

LLANDOGO | MONMOUTH | MONMOUTHSHIRE



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ALPINE LODGE IS A DETACHED THREE BEDROOM DORMER BUNGALOW, ELEVATED ON THE HILLSIDE IN LLANDOGO, OFFERING BREATHTAKING VIEWS ACROSS THE WYE VALLEY. THOUGHTFULLY RESTORED AND TASTEFULLY MODERNISED BY THE CURRENT OWNERS, THE PROPERTY PROVIDES EXCEPTIONAL PRIVACY, WITH LANDSCAPED TERRACED GARDENS AND GROUNDS EXTENDING TO APPROXIMATELY 0.3 ACRES.

- Three bedroom detached dormer bungalow •
- Outstanding views across The Wye Valley •
- Terraced gardens totalling 0.3 of an acre •
 - Updated by the current vendors •
- Situated between Monmouth and Chepstow •
- Close to woodland walks and Cleddon Falls •
- Surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4 •
 - Ample off-road parking •
 - Offered with no onward chain •

DISTANCES FROM ALPINE LODGE

Tintern 3.2 miles • Trellech 3.3 miles • Monmouth 8.5 miles
Chepstow 9.3 miles • Bristol 25.5 miles • Newport 26.9 miles
Cardiff 37.8 miles • London 133.9 miles

Chepstow Train Station 9.5 miles • Bristol Parkway Station 20.7 miles
Abergavenny Train Station 21.4 miles

Bristol Airport 36.9 miles • Cardiff Airport 51.5 miles
Birmingham Airport 83.9 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Alpine Lodge enjoys an excellent location surrounded by stunning Monmouthshire countryside yet boasting fantastic links to the larger centres of Newport/Cardiff/Bristol/London via the M4.

Llandogo is a picturesque village, in a designated conservation area within the Wye Valley Area of Outstanding Natural Beauty, located between Monmouth and Chepstow. It has a local village pub, The Sloop Inn, Llandogo Primary School and an annual River Festival. There are various walks and trails locally along with the beautiful Cleddon Falls.

The property is approximately 8.5 miles from the historic market town of Monmouth. The town boasts excellent schools including Haberdashers Monmouth School, Llangattock School, Monmouth with Montessori Nursery, and state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. The River Wye flows through Monmouth and is a popular tourist attraction offering canoeing, kayaking and rowing. Excellent road connections exist at Monmouth, with the nearby A40 / A449 providing access to the M4 / M50 and M5.

Just 9.3 miles from the property is Chepstow, a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain and Chepstow Racecourse. St. John's on-the-Hill is a co-educational day and boarding preparatory school with all-year round Day Nurseries.

An abundance of tourism and recreational activities exist within Llandogo and the wider region, especially within the beautiful Wye Valley and Brecon Beacons National Park located to the north of Abergavenny. Tintern Abbey, Raglan Castle, Monmouthshire and Brecon Canal are all easily accessible.

THE PROPERTY

Upon entering the property, you are welcomed by an entrance hallway providing access to all areas of the home. The heart of the house is a spacious open-plan kitchen and sitting room. The kitchen features ash shaker-style units along one wall, complemented by Cotswold oak laminate worktops and a central island with seating. The living area boasts a charming stone fireplace with a woodburner and French doors that open onto a raised deck, perfectly positioned to enjoy breathtaking views over the picturesque Wye Valley.

A door from the kitchen leads into the light-filled garden room, which also provides side access to the property and a door through to the utility room, offering space and plumbing for a washing machine and tumble dryer.

The ground floor includes two double bedrooms. The principal bedroom, located to the front, enjoys a large picture window framing stunning views of the Wye Valley and features fitted wardrobes. The second bedroom also benefits from fitted storage and a window to the side aspect. To the rear is a beautifully appointed modern shower room.

Stairs rise to the first floor, where you'll find two loft rooms with vaulted ceilings and Velux skylights to the front. The first loft room, which provides access to the second, would make an ideal study, dressing room, or hobby space. Both rooms include under-eaves storage, with the first offering access to an additional large storage area with restricted head height.



OUTSIDE

Access to Alpine Lodge is via a sweeping, sloping driveway leading to a parking area and a shed, with steps that rise to the main property. The front patio, adjoining the kitchen and living area, and a further sun terrace both offer stunning views over Llandogo village and the river, providing the perfect setting for alfresco dining and entertaining. To the side, a wooden structure offers potential to be converted into an additional outdoor recreational space, subject to the necessary permissions. The sloped and terraced grounds, extending to approximately 0.3 of an acre, have been thoughtfully landscaped to make the most of the property's elevated position, featuring a mix of mature fruit trees, raised flower beds, and shrubs.

KEY INFORMATION

Agents Note: Planning permission has been granted for the erection of a Garden Room, to be used daily as living space, ancillary to the existing dwelling. Ref DM/2024/01443.

Services: Mains electric, water and drainage. Oil fired central heating and domestic hot water.

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: F

Local Authority: Monmouthshire County Council. Telephone: 01633 644 644

Viewings: Strictly by appointment with the selling agents.

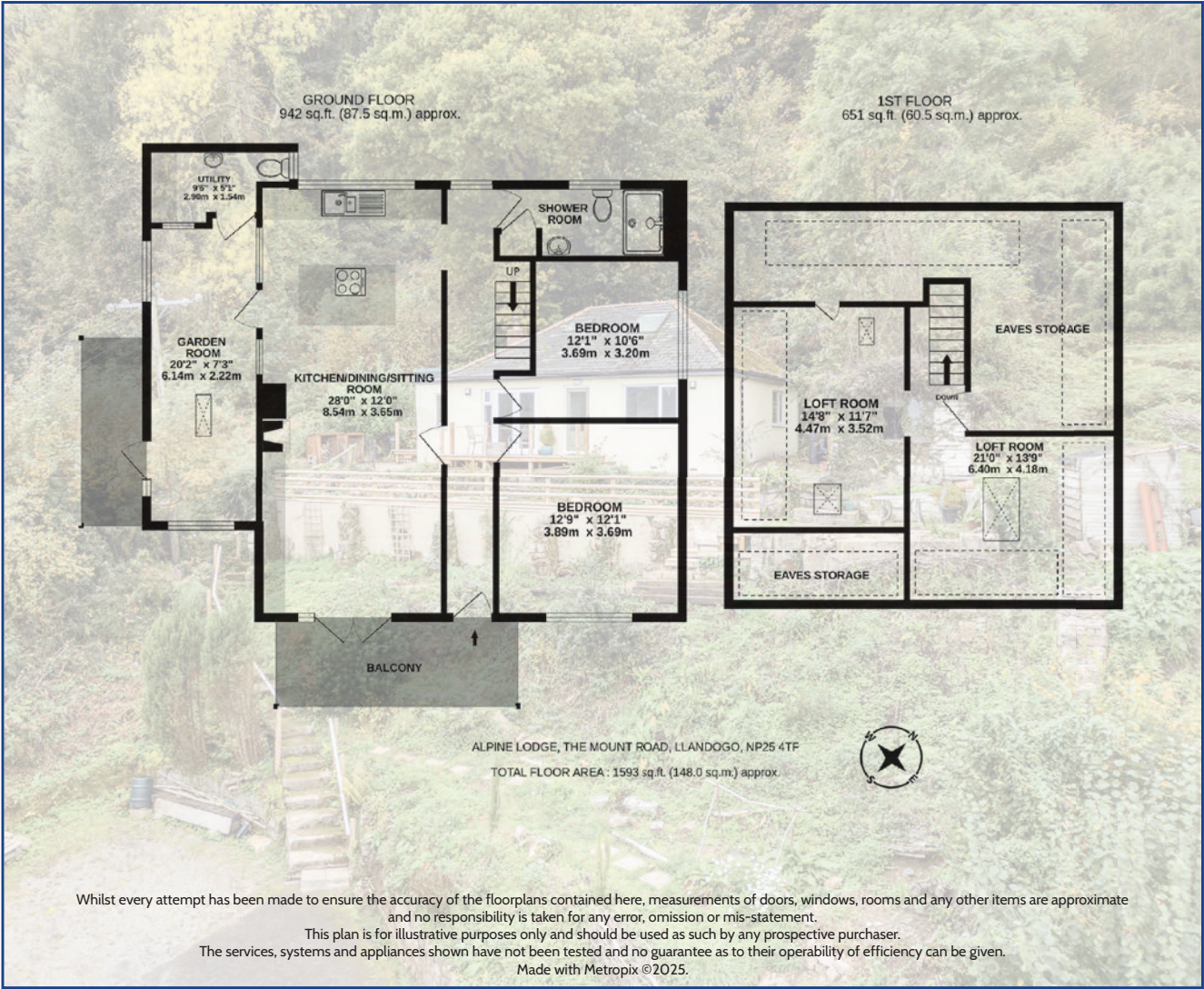
Directions: From Monmouth proceed along the A466 towards Chepstow. Continue through the village of Redbrook, cross Bigsweir bridge and after approximately 8 miles you will reach Llandogo. Turn right just after the village shop (Browns Stores) and proceed up this road heading out of the village into the woodland. After a short distance take the sharp right hair pin bend heading back on yourself up the hill. At the fork take the left and the property is the fourth driveway on your left.

Postcode: NP25 4TF

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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