



BIGSNAP

LLANDOGO | MONMOUTHSHIRE

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BIGSNAP IS A DELIGHTFUL CHARACTER COTTAGE SITUATED IN A HIGHLY DESIRABLE, IDYLIC LOCATION IN THE HEART OF BIGSNAP WOODS. IT HAS THE FEELING OF BEING MAGICAL IN EVERY WAY AND AT ONE WITH NATURE. IT FEELS TOTALLY ISOLATED AS THERE ARE NO IMMEDIATE NEIGHBOURS BUT IS JUST A SHORT DRIVE TO ALL THE LOCAL AMENITIES LLANDOGO HAS TO OFFER. THERE IS ALSO GREAT ACCESSIBILITY TO THE SEVERN BRIDGE AT CHEPSTOW, BRISTOL AND CARDIFF.

- Family home in a rural woodland setting with no immediate neighbours •
 - Rustic open plan kitchen and dining area with Aga •
 - Sitting room with woodburning stove and a feature staircase made from a tree trunk •
 - Three bedrooms and a recently upgraded family bathroom •
 - Bright and airy sunroom with corner multi fuel stove •
- The total plot measures approximately three quarters of an acre •
- Outstanding position in the heart of Bigsnap Woods with direct access onto public footpaths •
 - Gated entrance and ample off-road parking •

Monmouth 7.6 miles • Chepstow 9.9 miles • Bristol 26.7 miles
London 133.3 miles • Bristol Airport 35.0 miles
Cardiff Airport 51.7 miles • Birmingham Airport 84.0 miles
Lydney Train Station 9.6 miles • Chepstow Train Station 10.6 miles
Bristol Parkway Station 21.8 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

Bigsnap enjoys an excellent location surrounded by stunning Monmouthshire woodland 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, Browns General Stores, Llandogo Primary School and an annual River Festival. There are various walks and trails locally along with the beautiful River Wye. The property has direct access onto public footpaths located outside of the properties boundaries that take you through Bigsnap Wood and on to Trellech Beacon Woods and Cleddon Waterfalls.

There are good connections to the main road network with the historic border town of Monmouth being just over 2 miles away. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangatock School Monmouth with Montessori Nursery, and recently rebuilt 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 PROPERTY

Bigsnap is believed to date back to approximately 1850. The property has been designed to blend in with and complement its surroundings. It has many natural, rustic features that create a seamless flow between the woodland outside and the family home inside. American Anderson windows and doors feature throughout maximising ambient light flooding into the property.

Step into the entrance hall that has plenty of space for storing coats and footwear. There is a cloakroom to the left of the entrance hall. The cloakroom has a white w.c, wall mounted wash hand basin and a heated towel rail.

The sitting room has a beautiful stone feature fireplace with a Jotul woodburning stove providing the main focal point in the room.

This room has 11 windows allowing as much light as possible to enter the space. The staircase, made from a tree trunk with its branches used for balustrades is located in the sitting room.

From the sitting room step through into the open-plan kitchen and dining room. The dining area has a solid wood floor and a window





and door opening into 'The Pottery'. Step down into the rustic Schreiber kitchen that has an Aga sitting proudly between the kitchen units. There is an integral dishwasher and space for a freestanding electric cooker and a fridge freezer. The stainless steel sink with flexi hose mixer tap is perfectly placed under the kitchen window with deep display sill.

Open a glass door from the kitchen into the garden room that has a Morso multi fuel stove sitting on a stone hearth in the corner of the room, enabling the room to be used during all seasons. A ceiling fan keeps the room cooler in the summer along with two Velux windows. Two sets of American Anderson sliding doors and a single door open out to the rear garden. All of the doors and windows in the property have fitted fly screens. A door from the sunroom opens into 'The Pottery' / utility room.

The utility room is affectionately nicknamed 'The Pottery' because it was once used as a space for making pottery. It has glazing to three sides, a solid roof and there is plenty of space for white goods. It could also be utilised as a craft room or artist studio. This room has connecting doors to both the kitchen/diner and the sunroom.

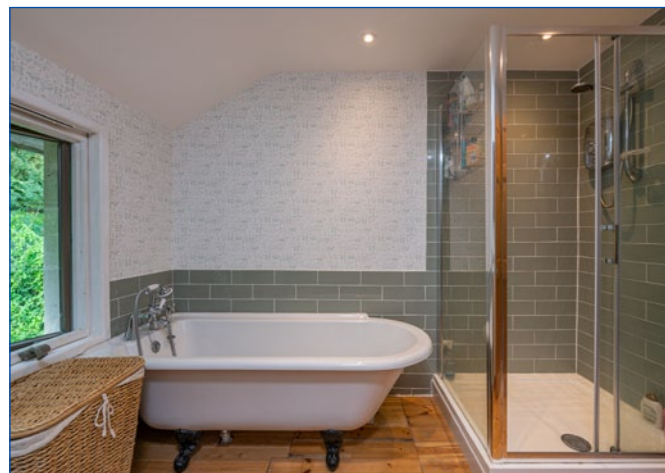
Climb the staircase from the sitting room up to the first floor landing. The landing has an airing cupboard and windows overlooking the gardens. There are three double bedrooms on the first floor all having dual aspect views across the garden and woodland. The master bedroom has a feature stone wall and along with the second bedroom has fitted wardrobes. The third bedroom has a vaulted ceiling with Velux windows.

The recently refurbished family bathroom has a freestanding ball and claw bath perfectly placed in front of the window so you can relax in the bath and enjoy a view of the woods. There is a separate shower cubicle, a vanity unit with wash hand basin, a heated towel rail and an internal window overlooking the staircase with frosted effect screen.

OUTSIDE

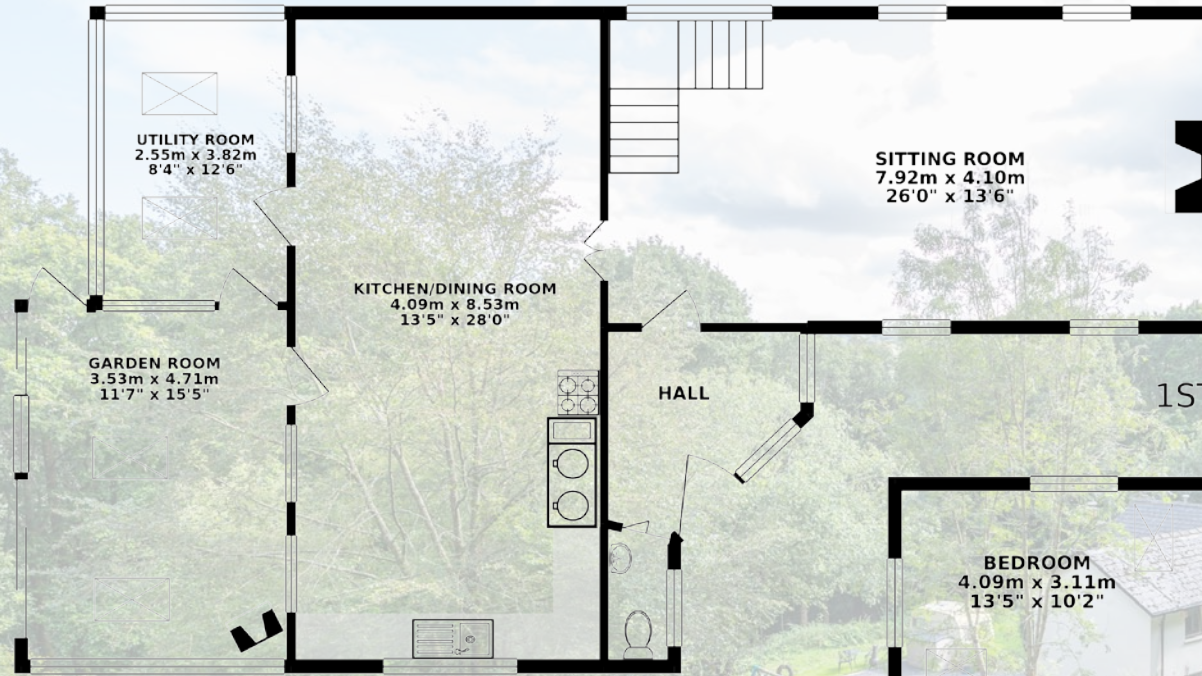
Bigsnap is situated in a conservation area in the heart of Bigsnap Woods. The property has direct access on to public footpaths that lead to Trellech Beacon Woods and Cleddon Waterfalls.

Timber gates open onto a driveway that leads to a gravelled off-road parking area for many vehicles. To the right of the drive is a raised flat lawn currently utilised as a childrens play area. The property has a paved entrance with a stone arch and pathway leading to the side garden. A green lawn wraps around the side of the property to the rear. At the rear is a patio outside of the garden room which is an ideal spot for alfresco dining during the summer months. A summer house currently used as a storage shed sits next to the lawn. It has a veranda where you can sit and relax and enjoy views of the gardens and woodland beyond its boundaries.

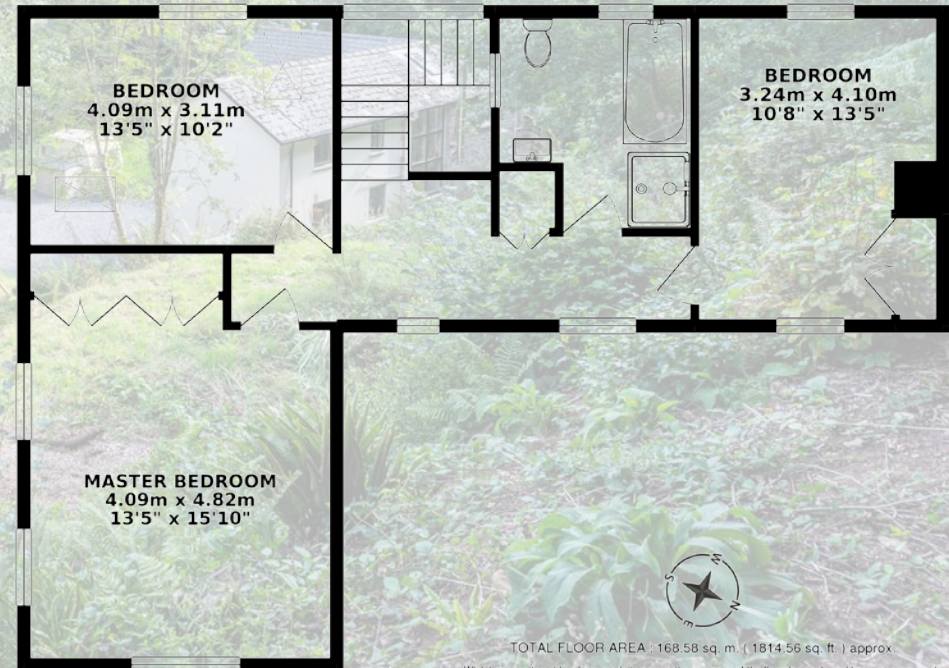


FLOORPLAN

GROUND FLOOR 101.19 sq. m.
(1089.18 sq. ft.)



1ST FLOOR 67.39 sq. m.
(725.38 sq. ft.)



TOTAL FLOOR AREA : 168.58 sq. m. (1814.56 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by 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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KEY INFORMATION

Services: Mains electricity and water, oil fired central heating and private drainage.

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: G

Local Authority: Monmouthshire County Council. Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth head towards the Dixon roundabout taking the third exit onto the A40. At the traffic lights turn left over the Wye Bridge. At the roundabout take the second exit onto the Redbrook Road and continue along the A466 until you reach Llandogo. You will see a 40 mile per hour speed limit sign. Turn immediately right after the sign onto the track leading to the property. Follow the track as far as it will go and the property will be found on the left.

Postcode: NP25 4TS

Powells Chartered Surveyors, Land and Estate Agents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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