



TY BRYN

LLANDOGO | MONMOUTH | MONMOUTHSHIRE







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TY BRYN IS A MAGNIFICENT, DOUBLE FRONTED, LATE VICTORIAN, DETACHED FAMILY HOME SITUATED IN A SUPERIOR, ELEVATED POSITION WITH COMMANDING VIEWS OVER THE STUNNING RIVER WYE. TY BRYN HAS PREVIOUSLY BEEN RUN AS A SUCCESSFUL AND HIGHLY ACCLAIMED B&B.

Ty Bryn offers the opportunity to acquire a large family property with fantastic views, yet still offering good accessibility to the Severn Bridge, Bristol and Cardiff.

4 bedrooms plus study

4 bathrooms

Flexible and versatile accommodation

Potential for dual family living arrangements

Patio with outstanding river views

Approximately 11.6 miles from The Severn Bridge

Close to woodland walks and Cleddon Falls

The total plot measures approximately a fifth of an acre

Ample off-road parking with electric vehicle charge point

Ty Bryn Residence: Entrance Hall • Dining Room • Sitting Room • Snug • Kitchen
Rear Entrance • Master Bedroom with Dressing Room • Three further Bedrooms all with En-Suite shower rooms • Study • Bathroom

Monmouth 7.8 miles • Chepstow 8.9 miles • Cardiff 39.9 miles
• Bristol 25.7 miles Bristol Airport 34.6 miles • Bristol Parkway Station 20.8 miles • Chepstow Train Station 9.1 miles • London 132.4 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

Ty Bryn 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, Browns General Stores, 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 7.8 miles from Monmouth. The town boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, the recently rebuilt state of the art Monmouth Comprehensive School and a selection of Primary Schools. 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 activities. Just 8.9 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

Ty Bryn is a magnificent, double fronted late Victorian, detached family home situated in a superior, elevated position with commanding views over the stunning River Wye. It would be extremely hard not to fall in love with everything this property has to offer.

Ty Bryn is an attractive, spacious and versatile family home designed to accommodate a growing family or paying guests. Ty Bryn has previously been run as a successfully acclaimed Bed and Breakfast with many returning guests.

The entrance hall sets the tone for the rest of the property. The glazed entrance porch with original stained glass feature windows allow shards of light through to the entrance hall. The exposed polished floorboards and neutral decor gives the entrance an elegant feel. This theme continues into both reception rooms at the front of the property. The dining room has a fireplace with woodburning stove and high ceilings making the room feel spacious and the double glazed sash window captures beautiful views of the ever-changing seasons outside. The sitting room has a fireplace with a stove standing proudly on the hearth, two arched alcoves are positioned either side of the fireplace. This room also benefits from a sensational view of the River Wye. A cosy snug with wood burning stove is tucked away at the rear of the property, the windows in this room overlook the rear gardens. The kitchen has a range of practical, white, base and wall units on an attractive tiled floor. A fitted oven and hob are perfectly positioned to utilise the corner of the kitchen and space for a second Range style cooker is available in the original fireplace. There is plenty of space for various under counter white goods including space for a dishwasher.

A staircase from the entrance hall leads up to the first floor landing. There are three immaculately presented double bedrooms each having their own original feature fireplace and en-suite shower room. There is a reason that the front aspect bedroom has chairs in front of the windows, that being the views at Ty Bryn are the epitome of breathtaking. The family bathroom is accessed via an inner hallway, the inner hallway also houses the stairs to the second floor. Once the door of the inner hallway is closed the family bathroom becomes part of the master bedroom suite.

The master bedroom suite dominates the entire second floor. It boasts a walk-in dressing room and large Velux windows on each roof apex giving you pleasant views to both the front and rear aspects, and a birds eye view of the mighty River Wye. There is potential to turn the master bedroom suite into a self-contained annexe by turning the dressing room into an en suite and the current bathroom into a kitchen, subject of course to any necessary planning consents.



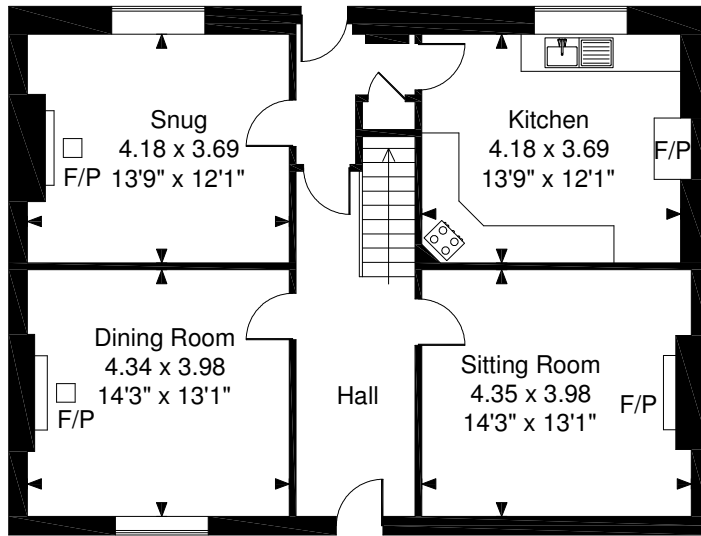
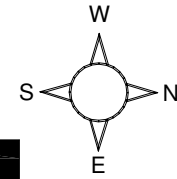
OUTSIDE

Ty Bryn is accessed via a driveway with the parking bay at the bottom of the driveway being shared with a neighbouring property. There is ample off-road parking for Ty Bryn at the top of the driveway next to the house. At the corner of the driveway the current owners have installed an electric vehicle charge point. A large patio at the front of Ty Bryn has proven to be the perfect spot for al fresco dining during the summer months. The views from this spot are outstanding, each season providing an ever-changing landscape surrounding the River Wye. To the rear of the property is a gravelled entertaining space and then steps lead up to a second tier. There is a 2-storey stone cottage within the grounds of Ty Bryn, in need of renovation but utilised by the current owners as a storage facility. The cottage is detached from Ty Bryn but attached to a neighbouring property. The original privy is also located nearby. A gate on the rear boundary opens out on to a public footpath allowing direct access to fantastic walks in nearby woodland and up to Cleddon Falls. Located at the top corner of the garden is a summer house with wood burning stove and glazed doors. There is a deck in front of the summer house where you can sit and dangle your legs over the wild flower garden below. The summer house is positioned to capture views towards the River Wye.

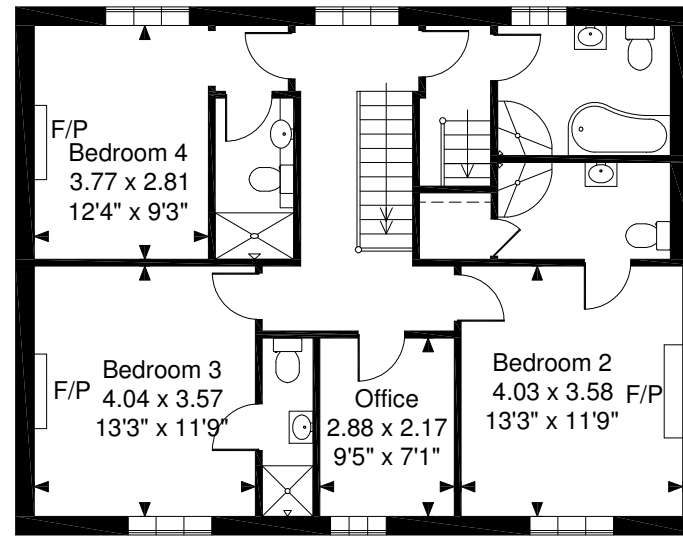


FLOORPLAN

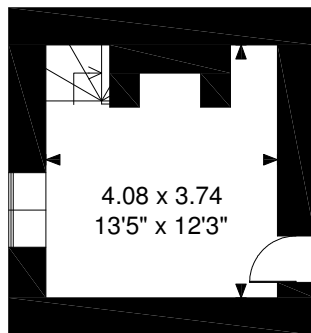
Ty Bryn, Monmouth
Approximate Gross Internal Area
Main House = 2159 Sq Ft/201 Sq M
Cottage = 318 Sq Ft/30 Sq M



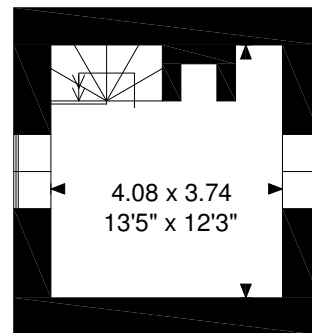
Ground Floor



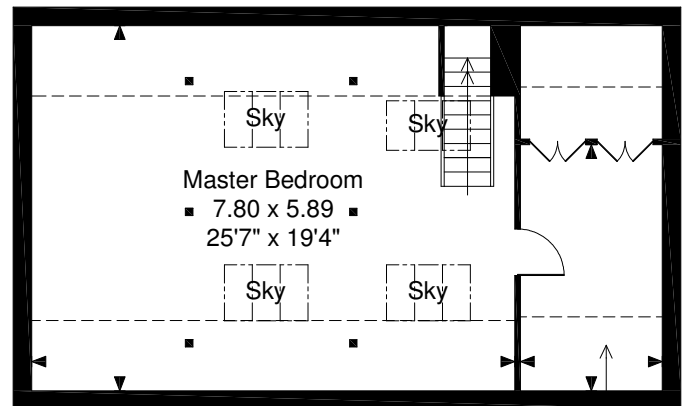
First Floor



Cottage Ground Floor



Cottage First Floor



Second Floor

Dressing Room
 3.97 x 2.27
 13'0" x 7'5"

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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KEY INFORMATION

Services: Ty Bryn benefits from mains water, mains electricity, oil fired central heating and private drainage.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements and all private and public 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: County Council Band H

Local Authority: Monmouthshire County Council.
Telephone 01633 644644

Viewings: Strictly by appointment with the selling agents.

Directions: From Monmouth head towards the Dixton 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. Continue through the village passing Wye Valley Arts Centre, Browns Village Stores and The Sloop Inn. After a short distance you will see Ty Bryn on the right-hand side, a for sale board is in place at the property.

Postcode: NP25 4TA.

Powells Chartered Surveyors, Land & Estate Agents

Singleton Court Business Park

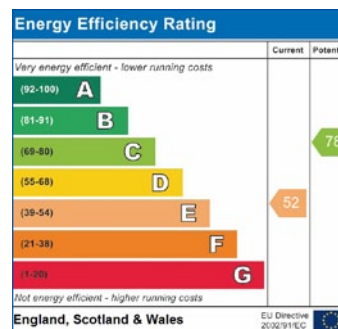
Monmouth

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