



Pentwyn House

Llandogo, Monmouthshire, NP25 4TE



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- Outstanding Surrounding Wye Valley Views
- Extensive Sunny Garden Measuring 0.36 acres
- Renovated Period Cottage
- Double Stone Garage - 16'9 x 15'8 ft
- Stone Outbuilding / Accommodation with Shower Room
- Four Bedrooms to Main House
- Beautifully Presented Ensuite Bathroom
- Second Ensuite Shower Room
- Incredible Views from Reception Rooms
- Driveway Parking for Several Cars
- Various Storage Outbuildings
- Utility Outbuilding
- Primary School within Walking Distance
- Commutable to Bristol, Chepstow & Cardiff

Guide Price

£750,000

87 Monnow Street, Monmouth
Monmouthshire, NP25 3EW
monmouth@david-james.co.uk
Tel 01600 712916
www.david-james.co.uk

DESCRIPTION

Enjoying far-reaching views across the Wye Valley, Pentwyn House is an impressive period, four-bedroom home. Originally a cider mill dating to the 1700s, offering a wonderful blend of character and period features, including exposed stone walls and fireplaces. Thoughtfully updated with sympathetic interiors throughout, the property provides light-filled, well-proportioned accommodation, ideally suited to modern family living. Pentwyn House features generous reception rooms, a farmhouse-style kitchen / breakfast room, two ensembles, a family bathroom and flexible outbuildings. The detached stone outbuilding is currently arranged as a home office / additional guest accommodation, alongside a further detached stone garage. Mature gardens envelop the property, creating a peaceful setting from which to enjoy the exceptional surrounding views. Pentwyn House combines practicality and period character in a tranquil, yet accessible, countryside location.

SITUATION

Located at the southern end of the village of Llandogo situated in the lower reaches of the Wye Valley, an area of Outstanding Natural Beauty, the village lies midway between Monmouth and Chepstow, some 8 and 9 miles' distance respectively, with access to the M48/M4 motorway at Chepstow, eastbound via the Severn Bridge to Bristol, the M32, the M5 interchange and London via the original Severn Bridge, and westbound to Newport, Cardiff and south-west Wales. Access via Monmouth on to the M50 and M5 northbound. Llandogo provides local services to include a Public House, Village Hall, Primary school and beautiful Church of St Oudoceus. The local area provides a plethora of walks through the scenic Wye Valley, along the River Wye or through the many forest tracks such as Offa's Dyke path with Cleddon Falls a short walk away. The popular tourist village of Tintern is a short drive away offering an abundance of restaurants and the scenic medieval attractive of Tintern Abbey.

ACCOMMODATION

Upon entering the house into a welcoming **Hallway** with a window to the side and access into the dining room and kitchen / breakfast room. The staircase leads to the first floor and landing area. The **Family Kitchen / Breakfast Room** is incredibly light with superb Wye Valley views with ample space for a large dining table, a truly social space ideal for families. There are deep window ledges and dual aspect windows to the

front and side. The space is fitted with quality oak fitted storage units with oak worktops, there is a range cooker which runs on Calor gas with an extractor fan over and tiled splashbacks. A Belfast sink has a window above it facing the views and there is a plate rack and a glass fronted attractive wooden fitted cabinet for china. The **Main Reception Room** is vast in size with beautiful low window seats into the bay windows which overlook the views. At one end of the room is a woodburning stove adding to the characteristic appeal. There are exposed stone walls and double doors which conveniently lead out on to the terrace, ideal for families or entertaining. Adjacent to the main Reception Space, double glass panelled doors lead into the **Dining Space / Playroom** which has charming, exposed stone walls, a window and a stone fireplace. Doorway circles back into the entrance hallway.

To the **First Floor and Landing Area** are skylights providing light into the space and a loft access hatch. The **Master Bedroom** is particularly impressive with low sitting windows overlooking the views of the valley and surrounding woodlands. The current owners have recently upgraded the **Ensuite Bathroom** which is tastefully appointed with stylish porcelain Mandarin stone tiles. There is a double walk-in shower cubicle, roll top freestanding bath with a fantastic view of the Wye Valley, alongside a vanity unit, wash hand basin as well as a lavatory. **Bedroom Two** is a double bedroom with loft access, again overlooking the views and a **Second Ensuite Shower Room** with a shower cubicle, lavatory and wash hand basin. **Bedroom Three** is a generous size with a window to the rear as well as **Bedroom Four** which is to the side which is also of good proportions. The **Family Bathroom** offers a bath with shower over and tiled splashbacks, lavatory and a wash hand basin as well as windows to two sides.

Behind the house a **Small Outbuilding** can be found, currently providing provisions as a **Utility Room** with space and plumbing for a washing machine.

OUTSIDE

Standing on grounds occupying 0.36 acres in total, the garden offers a level lawned area overlooking the view ideally positioned off the main reception rooms. The garden offers an abundance of mature shrubs and fruit trees with quaint seating areas elevated above the superb views of the Monmouthshire surroundings and Wye Valley. There is a level paved seating area with gateway leading to the driveway parking.

Conveniently located at the foot of the driveway is a **Double Detached Garage** measuring 16'9 x 15'8 ft providing an abundance of space, parking and storage, with two up and over garage doors, level to the road with a space above for storage and bikes.

Within the grounds is a further **Detached Stone Outbuilding / Accommodation** which is currently used as ancillary accommodation to the main house with a modern shower room which provides a walk-in shower, wash hand basin and WC. There are impressive views from the space making it an ideal **work from home study** space also. Below is further storage space.



LOCAL AUTHORITY
Monmouthshire County Council

GENERAL
Air Source Heat Pump
New Radiators Throughout
Double Glazing Throughout
Mains Drainage

EPC
EPC Band D

VIEWING
Strictly by appointment with the Agents:
David James, Monmouth
Tel 01600 712916.

GUIDE PRICE
£750,000

PLANS AND PARTICULARS

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Llandogo, Monmouth, NP25

Approximate Area = 1552 sq ft / 144.2 sq m
 Garage = 262 sq ft / 24.3 sq m
 Outbuildings = 268 sq ft / 24.9 sq m
 Total = 2082 sq ft / 193.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for David James. REF: 1458019