



Misty Cottage, Llandogo
Monmouth, Monmouthshire, NP25 4TF

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An attractive four-bedroom country cottage with double car port occupying an elevated position with stunning views and overlooking the River Wye meandering in the valley far below

- Stunning setting above the Wye Valley
- Characterful four-bedroom cottage
- Large living/dining room with wood burner
- Country style fitted kitchen
- Sunroom
- Downstairs WC
- Two ensuite bath/shower rooms
- Elevated garden areas
- Terraced area with exceptional views
- Double car port

Offers in excess of
£575,000

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Description

The Wye Valley in all its glory provides a stunning setting for this fabulous country cottage. Approached from a private road shared with a cluster of country properties set high above the village of Llandogo and a short walk from the Cleddon Falls. Aptly and romantically named Misty Cottage as this cottage overlooks the mist that swirls over the River below. This four-bedroom detached house has been extended over time and now offers two double bedrooms, both with ensembles, in the extended part of the house which have direct access to the rear garden and two further bedrooms in the older part of the house. A country style fitted kitchen sits at the heart of the house between the living/dining room and the conservatory. There is a useful downstairs cloakroom with WC. Outside a paved terrace offers a fabulous sitting out area enjoying the stunning views with pretty lawned garden areas, orchard and a separate wild garden area set up behind the property.

Situation

Located off a country lane which links the Monmouthshire villages of Llandogo and Trellech. Set a short distance above Llandogo and 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.

Accommodation

Misty Cottage has been extended over the years and comprises the older part of the house, dating back a couple of hundred years, with more recent additions in the last 20 years. In the older part of the house the focal point of the dual aspect living/dining room is a stone fireplace with wood burner and beamed ceiling. A staircase leads up to two good sized bedrooms, one of which is currently used as a study/hobby

room with a pretty inset fireplace with views over the River Wye while the other bedroom has a fitted wardrobe.

At the heart of this home is the kitchen with a fully fitted kitchen with cream shaker style fitted units, range cooker with extractor hood over, solid wood worktops and integral appliances including fridge/freezer, microwave, dishwasher and washing machine. Slate tiled floor in the hallway has underfloor heating. A lobby off the kitchen leads to the glazed sunroom with a solid roof and offers stunning views up the valley and has a door to the garden. The lobby also leads to the downstairs cloakroom/WC (where the Worcester boiler is also located) and stairs lead up to the two double ensuite bedrooms. The double bedrooms each have well-appointed bathrooms one recently fitted with large walk-in shower, WC and wash hand basin while the other has a corner bath with shower over. An attractive feature is the wooden panelled landing serving these bedrooms which has a scandi feel and has two sets of double doors leading into the garden.

Outside

Approached from a private drive that provides access solely to the houses in this cluster of homes above Llandogo. A shared parking area a short distance before reaching the property offers parking for visitors. At the property a detached double car port with terrace over offers parking for two cars and outside storage. It would be possible to enclose these garages if desired. Steps lead up to a covered porch and front door with a paved area leading up to the terrace, enclosed by railings, this is a stunning spot from which to enjoy a spectacular view up the Wye Valley with its wooded sides stretching out below. The garden extends up behind the property and can be accessed from both the Conservatory and the landing serving the two ensuite double bedrooms. The pretty garden has established flowerbeds and rockeries with an orchard and higher up a separate wild garden.

Vendors Experience

"The views are a daily joy. Being surrounded by nature and a kind and supportive community makes this a very special place. I have loved living here."

Services

Mains electricity, water and electricity.
Oil fired central heating (Worcester combi boiler)
EPC Rating: E

Local Authority

Monmouthshire County Council
Council Tax Band F

Agents Note

The vendor advises that the access lane is private and the residents take care of that part which is outside each of their respective properties. The access lane is maintained by the council up to the communal parking area.

Tenure

We are informed the property is freehold, intending purchasers should verify this with their solicitors

Viewing

Strictly by appointment via the Agents David James Chepstow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	54 E	
21-38	F		
1-20	G		

PLANS AND PARTICULARS

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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.











DAVID JAMES



Misty Cottage Llandogo, Monmouthshire, NP25

Approximate Area = 1508 sq ft / 140.1 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for David James. REF: 1375480