

# Primrose Cottage Forge Road, Tintern



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## Primrose Cottage Forge Road, Tintern

Occupying an idyllic village location surrounded by mature woodland in an Area of Outstanding Natural Beauty is this elegantly presented and tastefully renovated four-bedroom stone-built cottage. Offering bright and spacious accommodation throughout with a sympathetic blend of original features and quality fixtures and fittings. Pretty landscaped gardens featuring a babbling brook, off-road parking, attached single garage.

### Asking price of £625,000 Freehold

Traditionally constructed with a part lime pointed part lime washed exterior and inset double-glazed windows and hardwood doors set under pitched tiled roofs. Internal features include inglenook fireplaces, original exposed stonework and beams, sectional radiators, engineered oak and flagstone flooring, and a combination of vertically boarded, ledged and braced, and oak doors. A gas-fired combi boiler provides domestic hot water and heating to radiators throughout with underfloor heating to the kitchen and downstairs bathroom.

**The main entrance to the cottage is from the gravelled front garden through a part-glazed wooden door into:**

**ENTRANCE HALLWAY: 1.76m x 3.48m (5'9" x 11'5")**

Full-height wooden panelling to one wall. Doors into the following:

**LIVING ROOM: 5.97m x 3.07m (19'7" x 10'1")**

Two windows to the front elevation with seats. Feature stone fireplace housing "I cast F2" wood burner set on a matching hearth with oak mantel over and recesses either side for log storage. Full-height wooden panelling to one wall.

**KITCHEN/BREAKFAST ROOM: 7.67m x 2.44m x 4.32m (25'2" x 8'0" x 14'2")**

"L-shaped" with dual-aspect windows to front and back elevations. Bifold doors to the side accessing sun terrace with attractive garden views. A beautifully appointed farmhouse kitchen with a combination of Chinese slate and oak worksurfaces. Inset double Belfast sink and Falcon gas cooking range with five rings. A range of cupboards and drawers set under with space and plumbing for a dishwasher. Complimentary bespoke fitted dresser with cupboards and drawers. Protruding chimney breast with fireplace. Space for a fridge/freezer. Electric underfloor heating. Opening into:

**DINING ROOM: 3.90m x 4.83m (12'10" x 15'10")**

Window to the side. Feature Inglenook fireplace with stone hearth and oak mantel. Staircase with wooden balustrading and square newel posts up to the first-floor landing. Oak sliding door into:

**UTILITY ROOM: 2.43m x 3.49m (7'12" x 11'5")**

Skylight, Window, and stable door to side elevation accessing the rear garden. Slate worktop with inset Belfast sink with tiled splashback surround. Space and plumbing for a washing machine/tumble dryer under. Vertically boarded full-width storage cupboard with wooden slatted shelving. Oak door into:

**FAMILY BATHROOM: 2.29m x 3.21m (7'6" x 10'6")**

Window and skylight to side elevation. A quality contemporary suite comprising a low-level W.C, pedestal wash basin, freestanding roll-top bath with central mixer tap and separate handheld attachment and fully tiled walk-in shower with a rain head. Sectional-style towel rail. Underfloor heating.

**FIRST FLOOR LANDING:**

Two cupboards accessing under eaves storage. Doors into the following:

**SHOWER ROOM:**

Skylight to side elevation. Contemporary suite comprising a low-level W.C, pedestal wash basin, and fully tiled shower enclosure with glazed screen, mixer valve, and head on an adjustable chrome rail. Chrome ladder-style radiator.

**BEDROOM TWO: 3.37m x 3.14m (11'1" x 10'4")**

Vaulted ceiling with a window to the front elevation.

**BEDROOM FOUR: 2.50m x 3.14m (8'2" x 10'4")**

Vaulted ceiling with a window to the front elevation.

**BEDROOM THREE: 2.67m x 3.18m (8'9" x 10'5")**

Vaulted ceiling with a window to the front elevation.

**BEDROOM ONE: 3.65m (max) x 4.00m (11'12" x 13'1")**

An incredibly bright principal bedroom with two windows to the front elevation. Recess for wardrobe. Roof access hatch.

**SERVICES:**

Mains electric, water, and drainage. Calor gas tank. Council Tax Band G. EPC Rating E.

**OUTSIDE:**

The property is approached via a quiet country lane leading to a spacious parking area supplying access to: **ATTACHED GARAGE: 5.33m x 2.50m:** Vertically boarded part-glazed garage doors to the front and secondary door to back. Matching construction with a concrete base, power, and light. The front garden is low maintenance with a shaped gravelled area enclosed by a low-level stone wall. Set to the side, a beautifully maintained and creatively landscaped country garden with well-stocked herbaceous borders and an abundance of interspaced mature trees and shrubs. Adjoining the kitchen, a spacious sun terrace and set area capitalizing on the property's tranquil location with the lovely sound of the babbling brook running along the boundary of the garden.

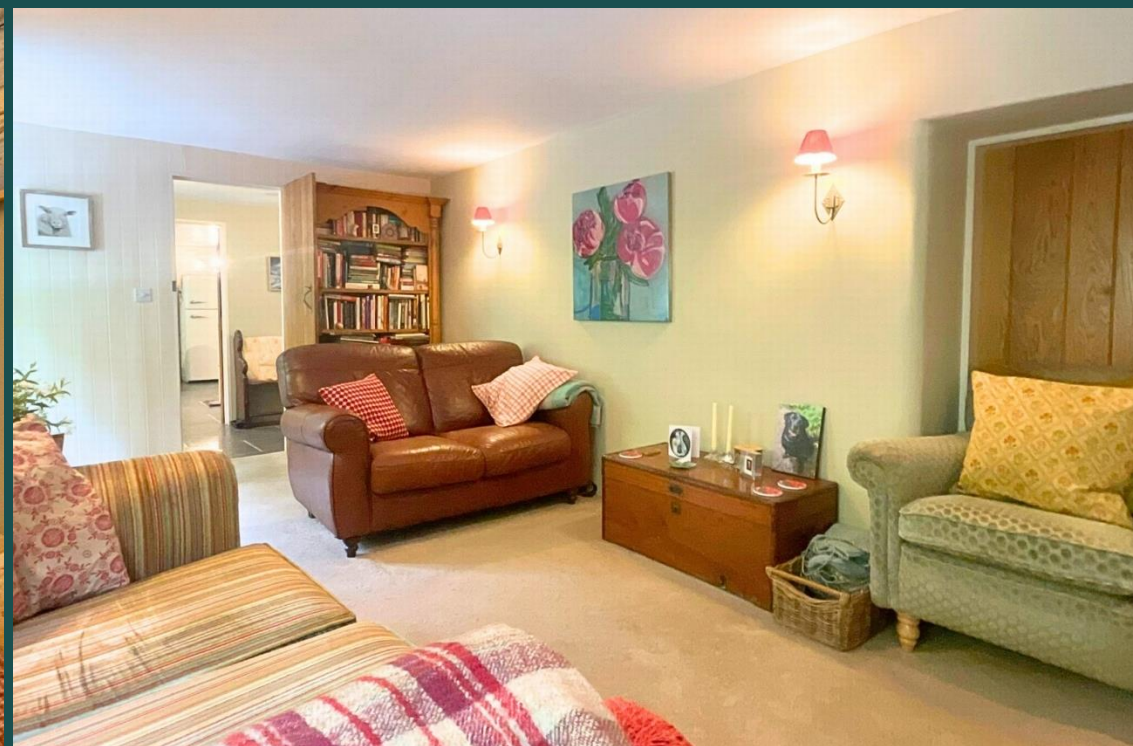
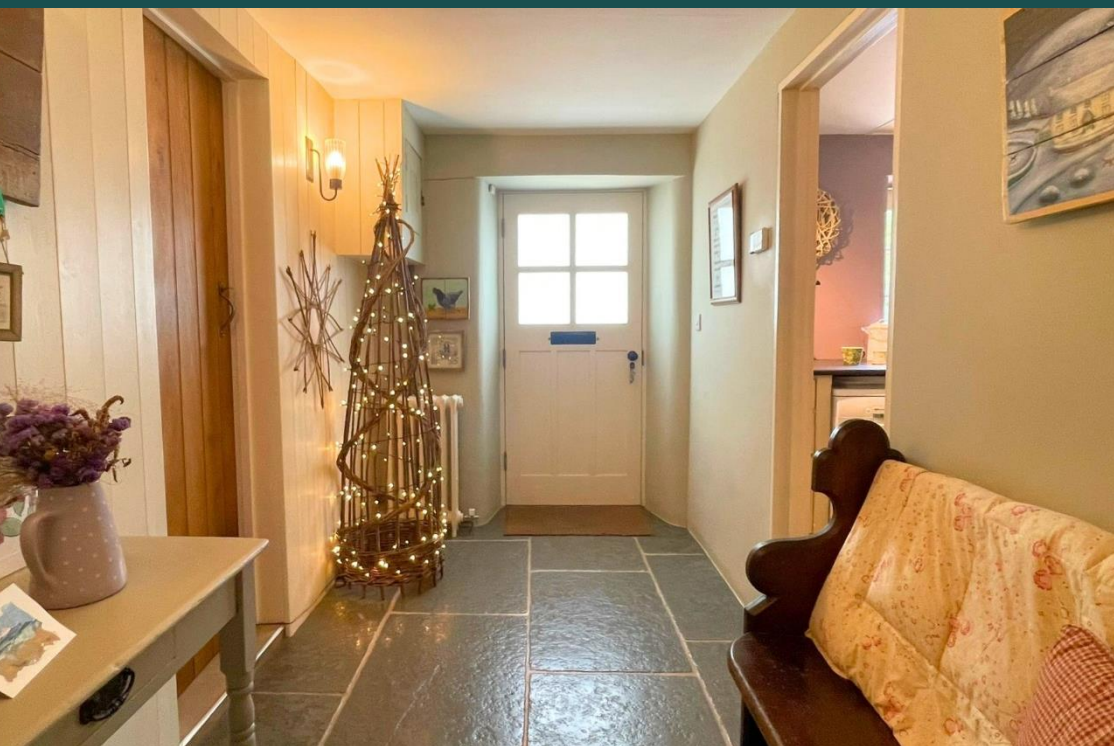
**DIRECTIONS:**

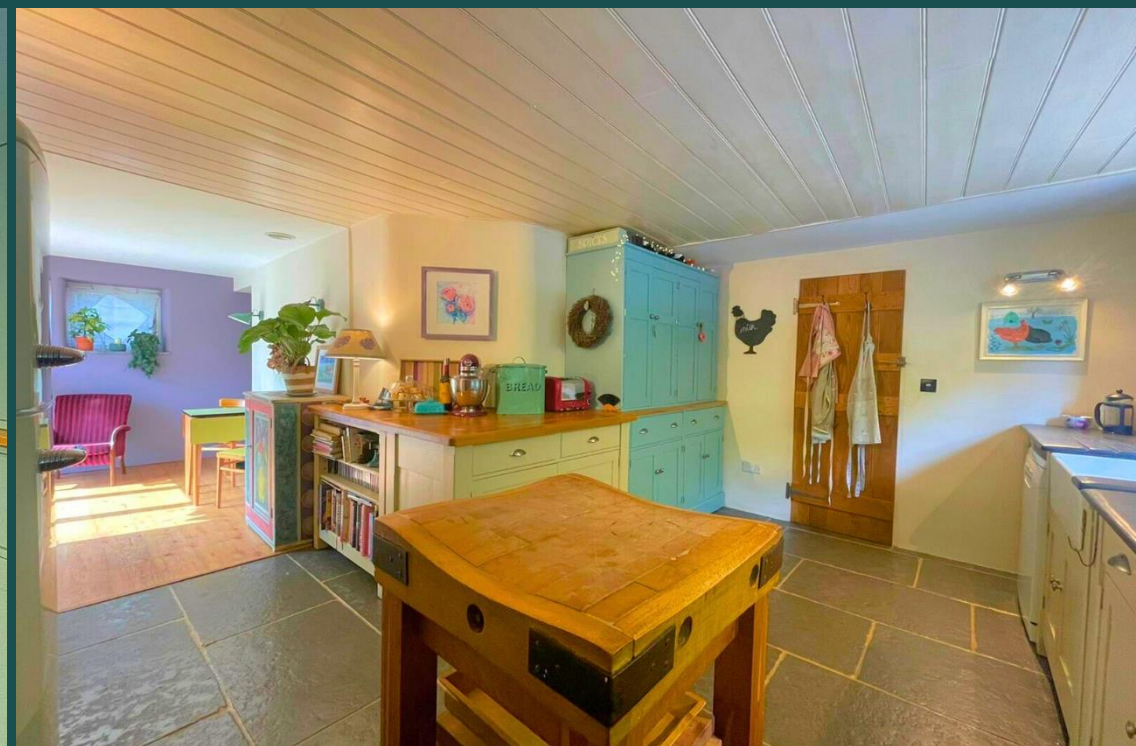
From Monmouth take the A466 to Chepstow. Continue through Redbrook and Llandogo until you reach the village of Tintern. Upon reaching "The Wild Hare" restaurant take an immediate right and follow Forge Road for approximately 0.6 miles where Primrose Cottage can be found on the left-hand side.

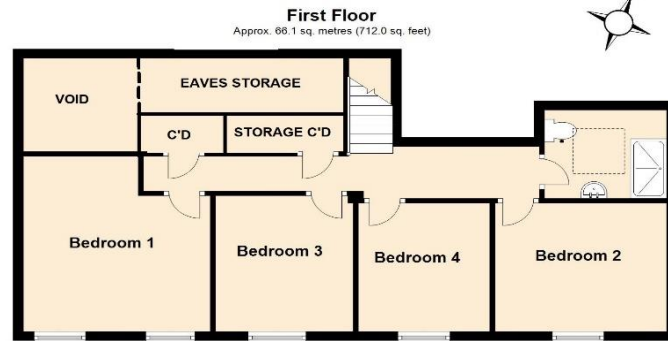
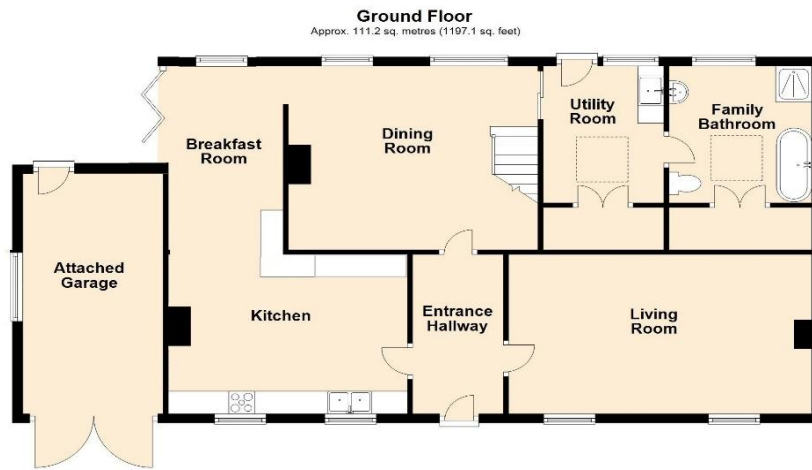
**Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

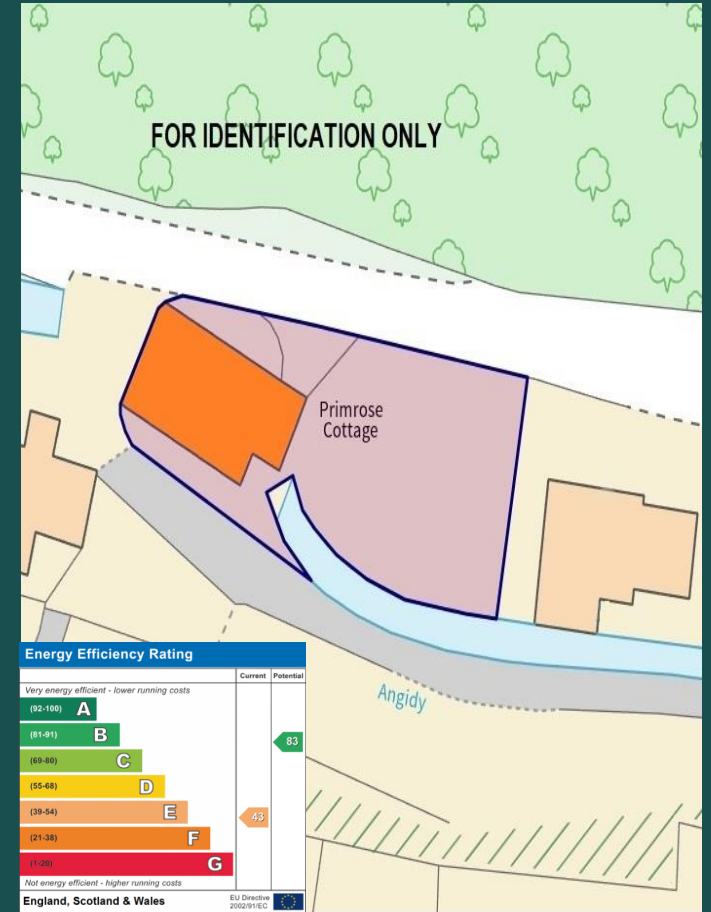








Total area: approx. 177.4 sq. metres (1909.1 sq. feet)



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