

The Falls Tintern, Chepstow



ROSCOE ROGERS KNIGHT
Town and country properties



The Falls

Tintern, Chepstow

Overlooking the River Wye in the historic village of Tintern, this substantial 6-bedroom detached property is set over 3 floors with breathtaking views over the river and Tintern Abbey. It's generous plot of approximately 2.4 acre has an extensive flat lawned garden, multiple stone terraces, woodland and stunning natural waterfall, stream and pond, flowing into the river.

Set in an Area of Outstanding Natural Beauty, The Falls is thought originally to have been a mill believed to date back to the mid-1700s. Stone built with sympathetic brick extensions with a rendered exterior inset with a combination of hardwood and UPVC double glazing under pitched Welsh slate tiled roofs. Worcester Oil fired boiler providing hot water and central heating to radiators throughout. Features include hardwood stained glass front doors, Canadian maple flooring, shelving and window sills, inglenook stone fireplaces with oak lintels above, raked ceilings with exposed beams and a useful cellar.

Until 1993 it had, for decades, been a guest house - newspaper adverts show it as offering lodgings in the early 1900s. In the 1850s through to the 1920s it was occupied by the local doctors and the parking area is the former stable area for the property. Over time it has been sympathetically extended, refurbished and modernised. Currently a large family home, it can easily be configured to suit a variety of uses thanks to multiple separate entrance points and kitchen and bathroom facilities.

There are excellent road connections providing easy access to Chepstow and Monmouth. Nearby motorways and railway stations offer convenient access to Bristol, Cardiff, London and the Midlands.

The property is approached from street level up stone steps to a front garden, along a gravel path between mature shrubbery and a lawned area, through a wooden red double door with attractive stained-glass panels into:

FRONT PORCH:

Spaces and hooks for coats and shoes. Secondary internal wooden door with stained glass panelling into:

ENTRANCE HALLWAY:

Doors into the following:

MORNING ROOM: 6.87m x 3.45m (22'6" x 11'4")

Large bay window (overlooking the front garden) and window to side both with views over the River Wye and countryside beyond. Fireplace with stone surround and slate tiled hearth. Door into rear hallway.



SITTING ROOM/DINING AREA: 6.93m x 6.17m (22'9" x 20'3")

Large bay window overlooking the front garden and enclosed courtyard. Stone fireplace with stone hearth and oak lintel (currently boarded). A raised fireplace with oak lintel above, brick surround and stone hearth. Alcove maple wood shelving either side. Door into rear hallway.



REAR HALLWAY OPENING INTO:

KITCHEN/BREAKFAST AREA: 6.66m x 2.64m (21'10" x 8'8")

Window with view over the River Wye and Skylight over breakfast area. Maple worktops with tiled splashback over cherry and rosewood drawers and cupboards with matching wall units. Stainless steel sink and drainer. Spaces for fridge/freezer, dishwasher and cooker. Worcester oil fired boiler. External door to covered area with steps up to the back garden and down to the road and parking area. Door into:



UTILITY ROOM: 3.40m x 2.68m (11'2" x 8'10")

Two windows to side. Laminated worktops with inset sink with wooden cupboards beneath and matching wall units. Spaces and plumbing for washing machine and tumble dryer. Space for fridge/freezer. Door into:

CLOAKROOM:

White low-level W.C.

FIRST FLOOR LANDING:

Airing cupboard with hot water tank.

BEDROOM TWO: 3.57m x 3.54m (11'9" x 11'7")

Dual aspect windows to front and side with river and Abbey views.

DOOR INTO:

EN-SUITE SHOWER ROOM: 3.57m x 3.54m (11'9" x 11'7")

White suite with low level W.C., basin with pedestal and shower cubicle with glass shower screen with electric shower and tiled surround.

DOUBLE DOORS THROUGH ARCHWAY INTO:

REAR LANDING:

Doors into the following:

BEDROOM THREE: 4.62m x 2.87m (15'2" x 9'5")

Oriel style window with panoramic views over the River Wye. Wrought iron fireplace with wooden mantel and surround. Door into:



EN-SUITE SHOWER ROOM:

White suite with low level W.C., basin with pedestal and shower cubicle with shower screen door with electric Mira shower and mosaic tiled surround.

FAMILY SHOWER ROOM:

Window to back garden. White suite with low level W.C, basin with pedestal, shower cubicle with glass shower screen with Mira electric shower and mosaic tiled surround.

FIRST FLOOR KITCHENETTE:

Window to garden. Light grey laminate worktop with wooden units and drawers beneath. Stainless steel sink with drainer. Electric hob and space for fridge. Door into:

UTILITY AREA:

External door with obscured glazed panel to rear garden. Space for coats and shoes.

BEDROOM FOUR: 5.62m x 2.95m (18'5" x 9'8")

Window to side and front.

BEDROOM FIVE: 4.57m x 2.54m (14'12" x 8'4")

Window to front with river views. Secondary door to first floor landing.



STAIRCASE UP TO: SECOND FLOOR WITH VELUX SKYLIGHT. DOOR INTO:

SECOND FLOOR LANDING:

Doors into the following:

BEDROOM ONE: 5.48m x 4.60m (17'12" x 15'1")

Two Velux skylights with blinds and window to side with river and Abbey views. Vaulted ceiling with exposed beams.

FAMILY BATHROOM:

Velux skylight. Vaulted ceiling with exposed beams. White suite with low level W.C., sink with pedestal, corner wet room style shower and separate bath with tiled panels and built in shelving above. Chrome towel rail. Fully tiled walls.



BEDROOM SIX: 3.94m x 2.00m (12'11" x 6'7")

Two Velux skylights. Vaulted ceiling and exposed beams.

OFFICE: 3.20m x 2.56m (10'6" x 8'5")

Velux skylight. Door out to upper level back garden terrace. Vaulted ceiling with exposed beams. Exposed feature stone wall. Opening into:

**STUDY/STORAGE: 2.50m x 2.45m (8'2" x 8'0")**

Velux skylight. Vaulted ceiling with exposed beams.

ACCESSED FROM THE STREET:**CELLAR:**

(measurements TBC) Houses the mains electrics and water stop tap.

OUTSIDE:

The property sits high above the road and river thus enjoying total privacy and panoramic views from all aspects of the grounds. The attractive, stone walled gardens have three routes of access from the main house and stone steps surrounding the property. There is a rare and extensive flat lawn and patio area, as well as stone steps leading to a large, multi-level terraced plot, which was once an orchard/kitchen garden of the main house, and woodland beyond. Direct access via a gate to the parking area.

There is a stunning waterfall cascading over the natural rockface into a pond and stream running through the garden. The garden contains mature trees, shrubs and flower borders. Behind a stone wall at the front of the property is an arched stone outhouse which houses the oil tank. There is a summer house with power. There is a stone walled enclosed parking area for several cars, with potential to be covered and gated subject to local planning regulations.

A newspaper article in June 1893 refers to the holding of a "moonlight dance" in the garden; "The lawn presented a beautiful appearance at night as it is nearly surrounded by rocks and trees, accompanied by a waterfall which shone beautifully by the aid of the light from numerous lamps".

SERVICES:

Mains water, electric and drainage. Oil fired central heating and domestic hot water. Council Tax Band H. EPC rating E.

DIRECTIONS:

From Monmouth take the A466 to Chepstow. Continue through Redbrook and Llandogo until you reach the village of Tintern. Upon entering the village pass the garage on the left-hand side and the first set of parking areas on your left. The Property is the second on the right-hand side signposted The Falls.

N.B:

All sizes are approximate. The vendors have advised the property does not suffer from flooding.

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 have been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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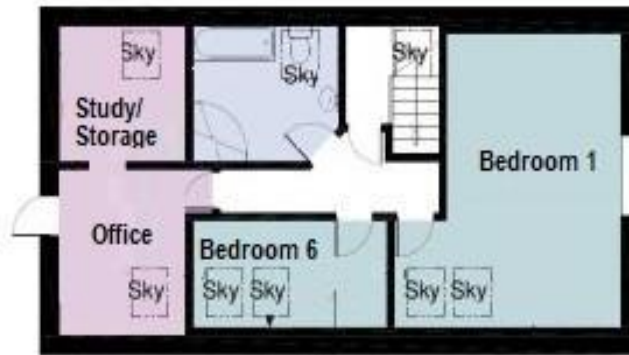




Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

Main House gross internal area = 2,819 sq ft / 262 sq m



Second Floor



First Floor

