



Primrose Cottage Forge Road, Chepstow, NP16 6TH

OPEN DAY: 11th May 11am-1pm. Please call to book in. OFFERS INVITED. We are delighted to offer this beautifully presented four bedroom detached cottage situated in Tintern. This period property dates back approximately three hundred years and has many original features and offers much character and charm.

The present owners have renovated and restored the property to a high standard which now offers fine country living. The property is situated in a valley which has stunning woodland views. The garden is picturesque - a place of serenity overlooking the Angidy Brook. An internal viewing is highly recommended.

The property benefits from four bedrooms and a shower room on the first floor. On the ground floor is a reception hallway, lounge, dining room, farmhouse kitchen/breakfast room, utility room and bathroom. The outside has beautiful gardens, off road parking and a garage.

Price £625,000

Primrose Cottage Forge Road

Tintern, Chepstow, NP16 6TH



- Tintern - An Area of Outstanding Natural Beauty
- Beautiful Woodland Views
- Bespoke Kitchen
- Garage
- Detached Period Property
- Four Bedrooms
- Utility Room
- Full of Character & Charm
- Three Reception Rooms
- Delightful Garden

Location

The property is located in Tintern, an area of outstanding natural beauty. The property was formally a mill and is described on the Tintern Trail as 'The Barrels'. The Wye Valley is a beautiful place to explore offering many woodland walks to enjoy. The picturesque River Wye runs along Tintern with panoramic views. Tintern has a fine restaurant, The Wild Hare and public house. There are road links to Chepstow 5.6 miles, M48 and M4 Bristol and Cardiff, and Monmouth 11.1 miles.

Entrance Door

Bespoke hand made Iroko wood door leading to the reception hallway.

Entrance Hall

Mandarin stone floor, part tongue and groove walls, wall mounted cupboard housing electric meter, reclaimed column radiator, latch oak doors leading to the lounge, dining room and kitchen. 'Timeless' double glazed windows throughout.

Lounge

19'7 max x 10'1 (5.97m max x 3.07m)

Feature stone chimney breast with inset wood log burner with wooden beam over, recess with stone surround, space for TV, further recess for storage of logs. Two double glazed windows, two window seats, column hardwood stable door access to garden. Double glazed window to rear, Jim Lawrence lighting.

Dining Room

15'10 max reducing to 11'8 min x 12'9 (4.83m max reducing to 3.56m min x 3.89m)

Chimney breast with open fireplace, two column radiators, oak doors and lintels, space for table and seating, part stone walls. Double glazed window to rear with pleasant views to the garden. Door to utility room which leads to the bathroom, open through to breakfast room and stairs to first floor.

Farmhouse Kitchen/Breakfast Room

25'2 x 8 and 14'2 x 10'6 (7.67m x 2.44m and 4.32m x 3.20m)

This superbly appointed kitchen is L shaped and comprises of handmade bespoke solid wood cupboards, slate and oak wood worktops built in dresser with two double cupboards with drawers and cupboards under, Falcon range cooker, comprising of five ring gas hob with grill, fan oven and additional oven and storage. Double ceramic Belfast sink, mixer taps, Jim Lawrence spot lighting. Chimney breast with wood burner (not currently in use.) Mandarin stone floor with electric underfloor heating. Original tongue and groove ceiling, two double glazed windows to front.

Breakfast Area: Space for fridge/freezer, column radiator, engineered oak floor, hardwood bifold door. Access to rear garden. Double glazed window to rear, stone window sill.

Utility Room

11'7 x 7'9 (3.53m x 2.36m)

Built in storage with radiator, ceramic Belfast sink with mixer taps, space for washing machine, slate worktop. Mandarin stone floor and window sill, Fakro roof window. Oak sliding barn door, handmade

Bathroom

Bathroom suite comprising of free standing ceramic rolltop bath with mixer taps and shower attachment, low level WC. Ceramic pedestal wash hand basin, taps, splashback tiled walls, heated towel rail/column radiator. Built in linen cupboard. Walk in shower with rain head and additional shower attachment. Mandarin stone floor with underfloor heating. Fakro roof window, oak beam. Double glazed window to the rear, spot lighting.

Stairs to First Floor

Landing: Extensive under-eaves storage in two section, doors to bedrooms and shower room.

Master Bedroom

13'1 x 11 (3.99m x 3.35m)

Two double glazed windows to front, column radiator, access to loft.

Bedroom 2

10'5 x 8'9 (3.18m x 2.67m)

Double glazed window to front, column radiator.

Bedroom 3

10'11 x 10'2 (3.33m x 3.10m)

Double glazed window to the front, column radiator.

Bedroom 4

10'5 x 8'5 (3.18m x 2.57m)

Double glazed window to front, painted floorboards, column radiator.

Shower Room

Step in shower cubicle with fitted shower, partly tiled walls, heated towel rail. Painted floorboards. Fakro roof window, oak door.

Outside

The garden is picturesque with scenic woodland views. Patio area leading to the rear garden. The Angidy brook flows through part of the garden and is a lovely feature with stone retaining walls, flowering shrubs and plants grow alongside. The landscaped garden is predominately laid to lawn and has been well tended to with an abundance of flowering shrubs and plants. There are trees and screen hedging. To the rear of the garden is a summerhouse with windows and double doors. Currently the vendors have chickens, this area would make an ideal vegetable garden, there is a screened area where there is a tank for Calor gas. There is a gate which leads to the front access.

Front

Off-Road parking leading to the garage. Pathway leads to the entrance door. Garage: double doors, power and light with door to the rear.



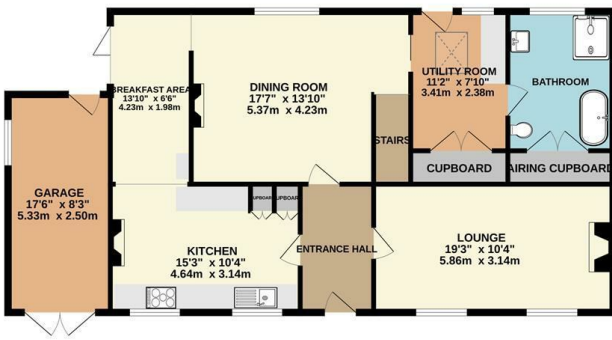
Directions

From the Chepstow Racecourse proceed along the A466 towards Tintern. Continue for approximately 4.3 miles into Tintern. Turn left just before the Wild Hare onto Forge Road. Continue along this road for 0.5 miles. When the road splits stay on the right hand side. Proceed along the road and the property can be found on your left-hand side.

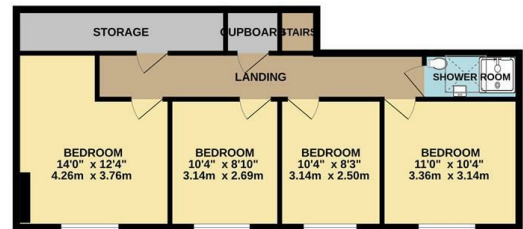


Floor Plan

GROUND FLOOR
1106 sq.ft. (102.8 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 1752 sq.ft. (162.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F		36	(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	