



Lagreach
Botany Bay | Tintern | Chepstow | Monmouthshire | NP16 6NJ

FINE & COUNTRY

SELLER INSIGHT

“The views here were the main attraction for us. The Wye Valley is a beautiful place to live but having an elevated view from the house flooding in daily feels truly special,” say the owners of this modernised home dating back to the 1800s. “From the long hours of sunlight in summer to the shifting colours of the tree-lined valley in autumn, every season showcases nature at its best.”

Since moving in, the owners have made several improvements to the property, with more plans underway. They explain, “we’ve had planning approved for a single-storey extension – around 8 by 4 metres – which will become a sitting room with full-height glazing on two sides. The groundwork is already done, with full foundations laid, and we’ve got all the technical drawings, engineer’s calculations, and contractor quotes ready to go.” This new space will open onto a patio and balcony that connects beautifully to the levelled garden. “There’s also planning permission in place for a 5x6 metre garage, and the concrete pad has already been poured.” The owners have also converted the timber-clad outbuilding into a fantastic home office and social space, which sits above a fully equipped gym.

Lagreach is peacefully set back from the road. “You arrive through a charming stone-gated entrance and follow a tree-lined drive that gently opens out into a wide, level lawn – perfect for summer gatherings or simply soaking up the views. Locally quarried stone gabions add a beautiful, natural touch.” At the end of the drive, a levelled parking area provides ample space for several cars.

Positioned in an idyllic setting within a small hamlet of around 16 houses, the owners share, “The house sits within a designated Area of Outstanding Natural Beauty, and the scenery is truly breathtaking. One of the best things is simply sitting on the patio with a glass of wine, watching the natural world go by, or heading out for a walk with the dog through the nearby forest.” They add, “we love climbing the stairs to the sunny, south-facing patio, surrounded by established plants. Around the back, there’s another peaceful garden and a two-storey, wood-clad outbuilding, which doubles as a gym and home office, complete with a balcony offering wonderful 180-degree views across the valley.”

This excellent property enjoys a peaceful rural setting near historic Tintern, known for its pubs, shops, village hall, and iconic Tintern Abbey. “Equidistant from Monmouth and Chepstow, it falls within top school catchments and benefits from reliable local transport links.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

Lagreach

Spacious, character-rich four-bedroom detached cottage in an idyllic location, with stunning panoramic views over the Monmouthshire countryside. A large, multi-level garden offering generous lawns and a separate building housing a gym with an office above add to the desirability of this partially stone-built property for those looking for a semi-rural base with good transport links.

Step inside

Lagreach sits above the glorious Monmouthshire countryside, views of which can be enjoyed from several parts of the house.

The front door leads to a large, south east-facing sitting room with French doors that flood the space with light and frames the garden beyond. A patio sits immediately beyond the sitting room, allowing this space to extend outside on warm days.

Stone feature walls, wooden floor boards and a fireplace with a stone surround housing a woodburning stove combine to create a cosy atmosphere. A door leads immediately into a smaller room, with its own stone fireplace, free-standing woodburner, front-facing window and delightful integrated cupboard. This part of the house is currently used as a snug/TV room.

Another fabulous family space is the large, open plan contemporary kitchen, which offers plenty of space for preparing food and dining and is lit by two windows that look out into the garden.

Wooden beams and an exposed stone wall, together with attractive slate -tiled flooring, are complemented by quality solid wood cupboards and worktops, a one-and-a-half bowl Belfast sink with an extending hot water tap and a range-style cooker. There is room for a large fridge-freezer too. Other delightful touches include pendant lights and multi-coloured tile splashbacks behind the cooker and sink. Next to the kitchen is a utility room with fitted units and plumbing for a washing machine.

Stairs from the sitting room lead to a landing, off of which are the four bedrooms, the largest of which has an en suite with a shower and built-in storage cupboard. Both it and the neighbouring bedroom have feature stone walls and windows to the front of the property framing far-reaching views. This second bedroom also has a fireplace.

One of the bedrooms to the rear of the house has built-in storage space.

The elegant family bathroom has a bath with a shower over it, a WC and sink.





















STEP OUTSIDE

Lagreach

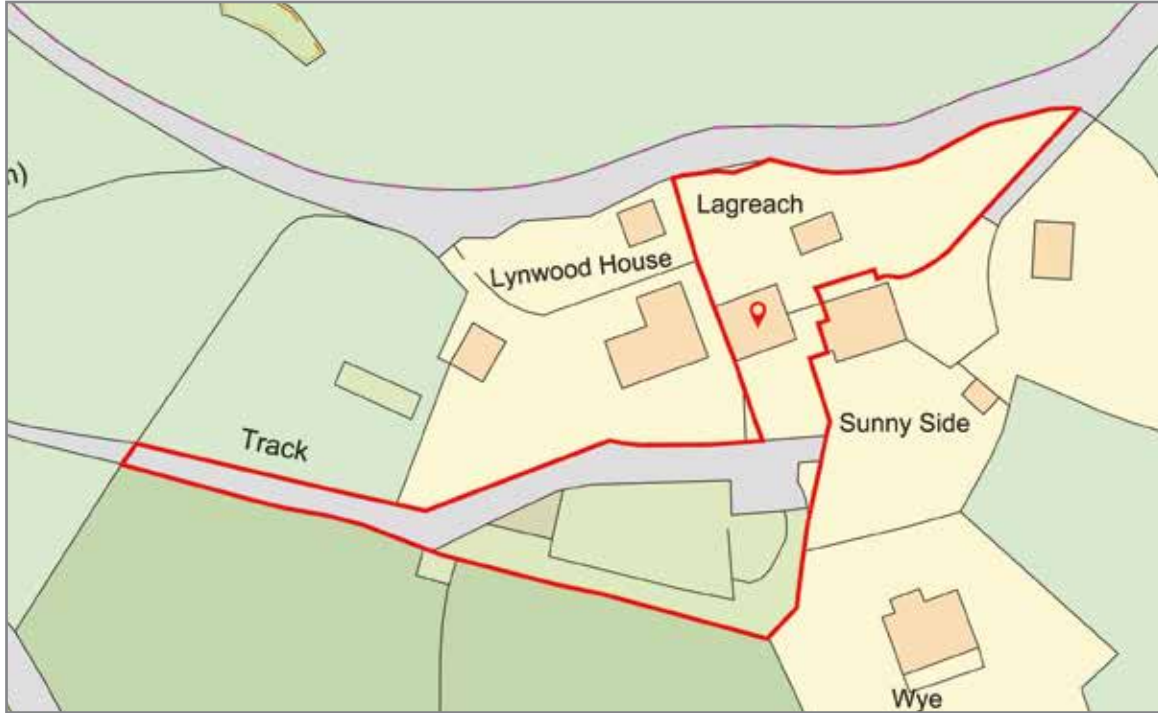
Step outside

Lagreach is approached along a gated sloping driveway that leads to a large, off-road parking area. A colourful garden with extensive stone paving that's perfect for al fresco dining and entertaining lies in front of the house. A toughened glass balustrade provides an invisible, attractive and safe 'wall' to the level below and allows views of the tree-rich landscape to be enjoyed. Steps lead from this garden to the parking area for three vehicles below.

Lagreach has two large and flat lawned areas that are perfect for a growing family. One lies below the house and adjacent to the driveway and overlooks a belt of trees and the surrounding countryside beyond, while the other is located in a sheltered and private spot behind the house and could easily be used as a garden. It has a dry stone boundary wall, a large wooden outbuilding with a woodstore and pedestrian access to a footpath offering beautiful countryside walks. The property also has a small wild orchard. All in all, Lagreach sits within an acre of land.

A wood and stone-built detached building behind the house is currently used a gym and storage area, with plenty of space for training equipment, and an upstairs office with timber flooring and French doors that contribute to the light and airy feel of its environment and open to reveal a decked balcony with uninterrupted views of the Wye Valley. Access to the upper floor is provided by external steps. This building has potential to be used for letting or inter-generational living.





INFORMATION

Lagreach

Agent's Notes

Planning permission has been approved for an 8 x 4m flat-roofed, single-storey extension in front of the house, which will include a balcony extending from the main bedroom, and a detached garage.

Location and situation

Botany Bay is a small hamlet that sits above the village of Tintern in the Wye Valley, an Area of Outstanding Natural Beauty.

Tintern, located on the west bank of the River Wye in Monmouthshire, is an historic village on the border of Wales and England that's well known for its ruined abbey and a rocky limestone outcrop known as the 'Devil's Pulpit'. The village, designated as a Conservation Area, has pubs, an award-winning vineyard, GP Surgery, a produce market twice a month and several shops, pubs and cafes. It offers delightful routes for walking and horse and bike riding, and various clubs.

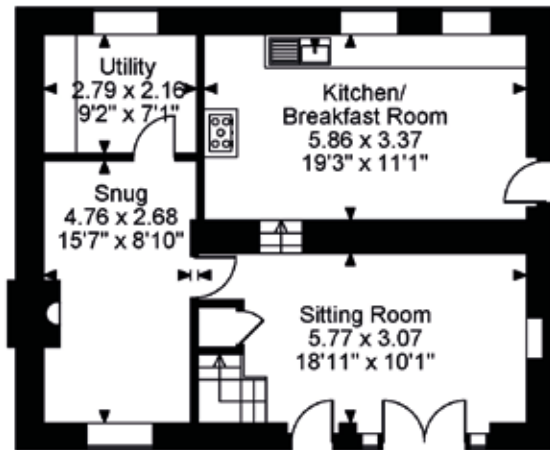
Tintern is around five miles from Chepstow, a thriving market town with a high street offering a range of independent shops, restaurants, public houses and services, along with a racecourse and a castle – the oldest surviving post-Roman stone fortification in Britain. It is around 10 miles from Monmouth, which has an upscale shopping street, branches of Waitrose and M&S Food and two theatres.

The area around Tintern is well-served by excellent educational institutions schools, including the Haberdashers' independent schools in Monmouth.

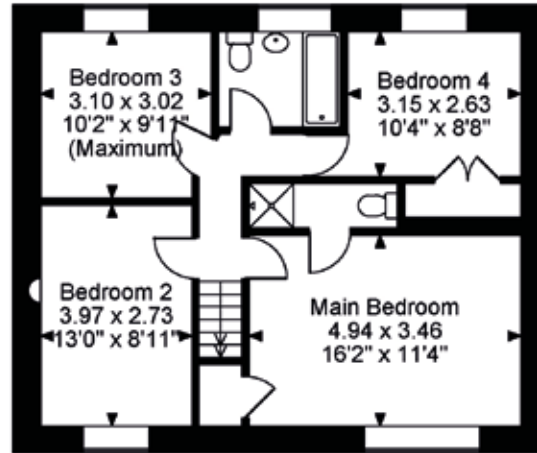
Tintern has excellent transport links and is about six miles from Junction 2 of the M48 Motorway, which crosses the Severn near Chepstow and links to the M4 giving easy access to Cardiff, Newport, Bristol and London.

The rail station at Chepstow is a 15-minute drive away, with journeys to London taking just over two hours and Bristol 45 minutes.

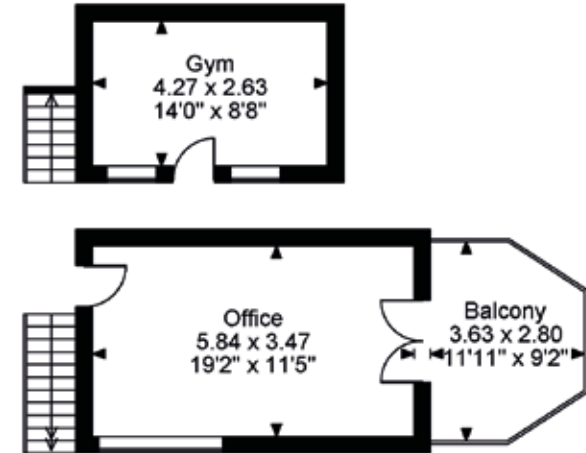
Lagreach Botany Bay, Tintern, Chepstow
Approximate Gross Internal Area
Main House = 1349 Sq Ft/125 Sq M
Gym Building = 339 Sq Ft/31 Sq M
Balcony external area = 96 Sq Ft/9 Sq M
Total = 1688 Sq Ft/156 Sq M



Ground Floor



First Floor



Floor Above Gym

Council Tax Band: G
 Tenure: Freehold

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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