



Kinsale

Gloucester Road | Tutshill | Chepstow | Gloucestershire | NP16 7DH

FINE & COUNTRY



# Step inside

Kinsale

Guide price £800,000

Located in a special spot within the popular Gloucestershire village of Tutshill, this much-loved home called Kinsale dates back to the 1800s and offers a perfect blend of cherished period features mixed with impressive new modern additions to create an immensely impressive home.

The immaculately presented five-bed property includes period fireplaces, coving, picture rails and tiled flooring from the past combined with modern features, such as a new roof and full fibre broadband, added during a carefully thought out renovation by the current owners.

As well as a massive loft and hidden cellar that both might have the potential to be converted subject to planning consent, the house boasts a modern kitchen and utility, five bedrooms, a family bathroom and four spacious reception rooms including a truly breathtaking orangery that overlooks the huge, south-facing garden at the back of this adored abode.

You might even recognise Kinsale because the property was used as a filming location for Sky's series A Discovery of Witches', which is testament to the home's timeless and unique appeal.

The house is nestled within the heart of the popular village of Tutshill, on an exclusive no-through road that offers a view to the front of trees and a parcel of grass.

From the front door all of the local village amenities and facilities are within walking distance, including pubs, reputable schools, shops, a cafe, and a doctor's surgery. The village prides itself on being a friendly community, a welcoming place for a family to effortlessly settle down and thrive.

Just a leisurely walk or short drive into Wales the characterful town of Chepstow boasts a majestic castle and a wider range of shops, eateries and social groups to effortlessly entice you across the border.

Tutshill is an address to envy, located at the coastal end of the River Wye it sits on the doorstep of some of the country's most stunning scenery. The Wye Valley Area of Outstanding Natural Beauty and the Forest of Dean are two of the most exceptional of nature's playgrounds, both offering memorable days out and adventures to share, with so much landscape to explore and land and water based activities to enjoy.

If work or travel pulls you away from home, Tutshill is well located to easily access main roads to destinations including Cardiff, Bristol, London and Gloucester and Chepstow's mainline train station, but coming back home to beautiful Kinsale will always be the highlight of the day.

## STEP INSIDE:-

Step inside Kinsale through the beautiful original front door and this immaculately presented and inviting Victorian home instantly envelops you in a visual feast of impressive period character.

From the floor tiles to the coving, the picture rails to the intricately carved stair newel post, the charming period features add elegance and grandeur to this welcoming abode that has been cherished by its current owners, who have renovated, restored and added stunning extra features to find as you continue your tour.

There's a long list of works completed on this much-loved home that includes a new slate roof, fascias and gables, a new boiler system, installation of full fibre superfast Gigaclear broadband, and new wood-effect sash windows to the entire front of the house.

Meander into the front reception room and you're into an effortlessly inviting and substantial space - a place to find peaceful solitude or host family and friends within a cosy ambience created by the marble feature fireplace, especially during the colder months of the year. This room also has a large bay window.

Whether accessing from the hallway, with its underfloor heating, or through the ornate door between the rooms, the second reception room is another charming space full of character plus a gas effect log burner providing instant heat to keep the room toasty and warm. Double doors into the courtyard gives huge light and easy access.

The room is currently being used as a children's playroom but it's a flexible space, with options for a new owner that include a snug, library, cinema room or a home office guaranteed to make all your work colleagues jealous.

This room also has a secret - it's where you'll find the access door to the hidden cellar, a bonus space that has the potential to be added to the home's abundant accommodation as an impressive wine cellar.

Further down the hall is the well-equipped, modern kitchen that is a cook's paradise, packed with storage, preparation space, and hidden appliances. The central island with an integrated breakfast bar is the perfect place for visitors to the room to linger and chat. Open the set of French doors leading to the courtyard garden and fresh summer breezes can join the gathering too.



The house just keeps on going, with a door in the kitchen leading into a formal dining room that is a very welcoming space. Many family meals, friends gatherings, and Christmas dinners have been enjoyed in this room, and when the last mouthful has disappeared the diners have a choice - to wander out into the garden courtyard with a drink to settle down in a comfy garden chair, or retire to a bonus room that is one of the gems of this beautiful property.

A set of bifold doors offers a seamless connection from the dining room into the the impressive and unexpected gem that is the orangery, found at the rear of the house and it is a truly breathtaking space.

The wall of glass doors and windows ensure absorbing garden views that stretch to the Severn Estuary flood the space, as well as the cascades of light. It's a room that's a magnet for people to gather and socialise, with a direct connection to the garden, but also to enjoy peaceful relaxation.

Settle down in a comfy chair, because the orangery offers you a front row seat to watch the weather turn wild, the seasons change, the flowers and shrubs burst into colour, and the birds get busy in the garden.

The attention to detail in constructing the orangery includes practical features such as an insulated roof, double glazed windows, and temperature control. But the appearance of the room has been given much thought too, with the noticeable vaulted ceiling and stunning American walnut floor adding to the room's visual appeal.

The final room to find on the ground floor is the utility room which includes a WC facility plus fitted cupboards and space for two washing machines, but before you climb the stairs there's more thoughtful design to impress you in the hall - if you can find it. Under the stairs a bespoke storage system is hiding, with drawers and cupboards offering an abundance of space that is so handy within a busy family home.

Up to the first floor to find five double bedrooms that can all boast space, light and character with either garden or country views. The principal bedroom at the front oozes charm, with a period fireplace a central feature and destination for the eyes to linger, deep skirtings, and picture rail, all flooded with cascading light from the bay window. It's a spacious sanctuary that will embrace you with a calm ambience at the end of a busy day and effortlessly promote restful sleep.

Along the split-level landing a four-piece bathroom waits to revive you in the morning in the walk-in shower and the offer of a relaxing and soothing soak in a bubble bath before bedtime. There's a final bonus to find at Kinsale; a vast loft space (34m.sq already professionally boarded, with integrated ladder loft hatch) ripe for converting, if planning allows, that can boast the best rural and village rooftop views from its elevated position.





#### VENDOR INSIGHT:-

"Kinsale has been our home for nearly a decade. Dating back to the late 1800s, it's evolved to become a beautiful family home through modernisation, which we have always been careful to execute with sensitivity, to respect its former grandeur while integrating contemporary amenities. We love the original features such as the high ceilings, picture rails, ceiling roses and stunning floor tiles in the entrance hall, but with the added bonus of underfloor heating. It was an exciting day when we are asked that our house be used as a filming location for "A Discovery of Witches," testament to its timeless and unique appeal."

"In the drawing room, the marble fireplace is a captivating centrepiece for us to light the fire in the winter, while the orangery becomes our favourite space during the summer months. Its huge bifold doors, when opened, allows us to soak in the garden and look beyond to the picturesque landscape stretching over the Severn Bridge. Watching the changing seasons from this beautiful room, with evergreen trees giving a year-round ambiance, is a joy we have never tired of. Being able to open both sets of bifold doors to have a space that flows from kitchen to garden is truly unique."

"The snug, a versatile space rivaling the size of the lounge, has served various purposes over the years, from a craft room to our daughter's play room come study now."

"During winter, the drawing room comes into its own, giving us a cosy room to snuggle up and light the fire, and at Christmas time decorating the Christmas tree in the bay window has become a tradition we'll cherish for years. We were drawn to the versatility of the house, and its deceptively expansive dimensions and ceiling heights. When we first viewed the house, we were left speechless that it just kept going and going. It's a home which has really evolved with our family - from a venue for lively gatherings in our pre-parenthood days to a cherished family home."

"Upstairs, the five bedrooms give us so much flexibility. The master bedroom boasts a bay window and fireplace which really bring so many features to the generous space. Looking out of the various windows, you can take in the Forest of Dean, the winding River Wye, and the bridges spanning the Severn."

"Our neighbours share our dedication to nurturing a strong community ethos. The village has a genuine welcoming atmosphere, meaning we couldn't entertain leaving the area for another location; it indisputably offers all the amenities we could hope for."

"The outside space has played so well so versatile; the predominantly lawned garden, basking in the southern exposure, has been the setting for countless rounds of family games, alfresco barbecues and drinks under the stars. We've enjoyed entertaining here - from 30th birthday celebrations to our daughters many birthday parties, its catered for all occasions with ease. We've even hired a hot tub for a family celebration and sat looking at the night stars with a glass of bubbles."

"Ideally suited for a family, this property is brimming with the hope another family will create their own lasting memories."

"We will fondly reminisce about the cherished memories created within these walls - from welcoming our daughter into the world to hosting festive gatherings around the dining table, it really has delivered everything we hoped it would and more. While we regret not having transformed the cellar into a proper wine cellar, we take pride in having tackled the less glamorous maintenance tasks. It is now time for a new custodian to imprint their mark on this residence, having inherited the fruits of our labour."



# Step outside

## Kinsale

Step outside into the 138 foot south-facing rear garden and into a sanctuary splashed with sunlight and home to an abundance of wildlife. A private and peaceful place to relax and admire the far-reaching view across the local landscape to the Bristol Channel, this substantial outdoor space is also perfect for hosting the best parties and family BBQs.

The generous patio can host the whole range of alfresco dining, from a leisurely weekend brunch to an atmospheric evening drink under the stars, as well as any type of sizeable social gathering.

An immaculate lawn, flanked by mature trees and shrubs together with fig, apple and damson trees, is nature's playground for games and activities to tire out children and dogs, plus there's a handy double storage shed and ample space to grow your own produce within the garden's 138 foot expanse.

Hidden away from the main garden, to the side of the house and accessed via a gated side entrance or from the kitchen, dining room and second reception room is a charming courtyard area. Cocooned by the walls of the house, sitting out here with a drink or reading a book, it feels like you're enjoying a secret space away from the noise and stress of the outside world. There is also an outdoor tap and electricity

To the front of the house the driveway affords off road parking for three cars and is joined by views of the attractive grass and tree area that flanks the no-through road through which there are enticing glimpses of sweeping rural vistas.

### DIRECTIONS

What3words: ///casually.sweetened.woven



## Approximate Gross Internal Area 236 Sq M/2541 Sq Ft

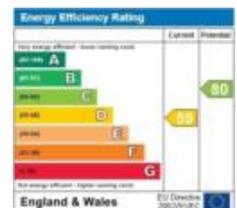


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP16 7DH | Tenure: Freehold | Tax Band: F | Authority: Forest of Dean | Heating: Gas | Drainage: Mains



\*Internet speed according to the BT Availability Service using the postcode and landline  
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