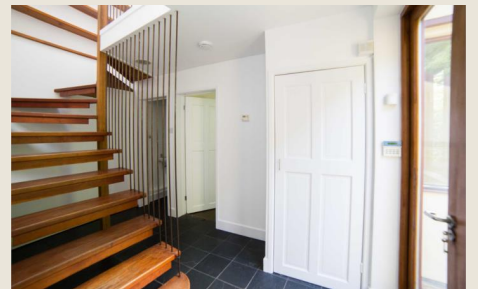


FINE & COUNTRY
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Bridge Cottage
Tintern
Monmouthshire | NP16 6TH



BRIDGE COTTAGE

Unique & individual 3 bed cottage in semi-rural location
 Separate annexe/studio
 Low maintenance garden & sunken courtyard

- Edge of very popular village location
- Ideal for professional couple or as a family home
- Recently completely re-decorated throughout
- Vestibule, entrance hall, cloakroom
- Kitchen/dining room, living room
- 3 bedrooms, en-suite and bathroom

DESCRIPTION

This light and airy unique detached three bed roomed cottage is situated on the edge of Tintern, a village on the west bank of the River Wye, close to the border with England and about 5 miles from Chepstow and the M48 Motorway network. It is a popular village well known for its exquisite countryside and spectacular scenery and the ruined Cistercian Abbey.

Approached via a wooden bridge spanning the Angiddy River the water power which was instrumental in turning the wheels of industry for hundreds of years in the valley making it one of the earliest places in the UK to industrialise, the sunken courtyard leads up to the glazed front door and the following accommodation: vestibule, entrance hall, kitchen/dining room, living room, cloakroom, three bedrooms (bedroom one with en-suite) and bathroom. There is also an annexe/studio which is an ideal teenagers den or studio.

OUTSIDE

The low maintenance gardens are predominately to the side of the property with a sunken flagstone courtyard area to front with built-in barbecue. The side garden comprises patio, situated to make the most of the myriad of local birdlife. Steps lead down to lawned area, well enclosed with fencing, mature shrubs and trees.

ANNEXE/STUDIO: Which would make an ideal teenagers den or studio. Comprising base cupboards with worktops, stainless steel sink unit, plumbing for automatic washing machine, eaves storage area, Velux roof light.

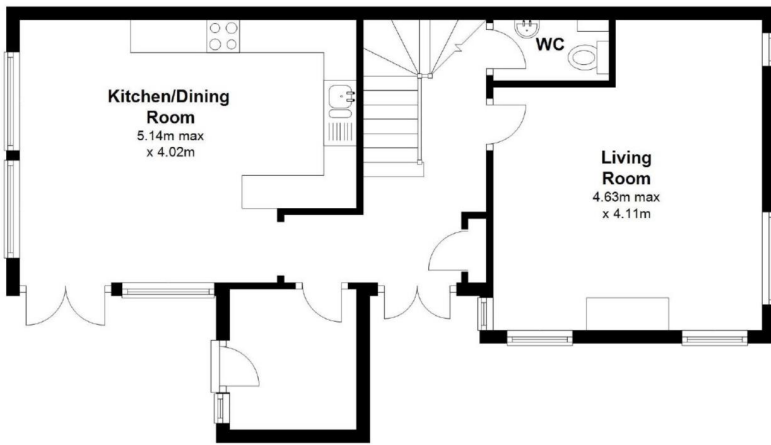
DIRECTIONS

From Chepstow take the A466 Wye Valley road, past Chepstow Racecourse, through St Arvans and on into Tintern. Past the Abbey on the right hand side and turn left into Forge/Raglan Road, immediately before the George Hotel. Continue until the road forks and keep to the right hand lane. The property is a little way up, next to the former Cherry Tree Inn.

ADDITIONAL INFORMATION

Room descriptions and measurements, along with further information and photographs are available at www.fineandcountry.com.

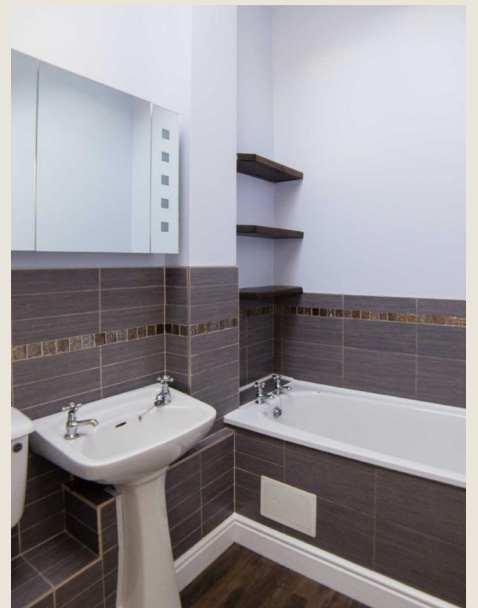
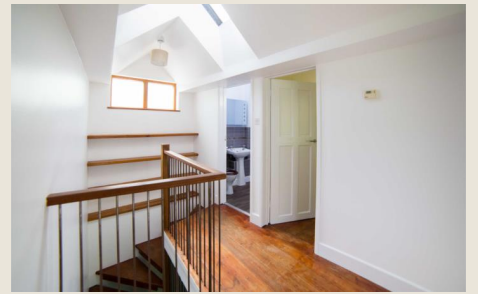
Ground Floor



First Floor



Second Floor



Postcode: NP16 6TH | Tax Band: F | Tenure: Freehold

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Floorplans should be used for guidance only. Photographs are reproduced for general information and must not be inferred that any item shown is included with the property.

Energy Efficiency Rating				Environmental Impact (CO ₂) Rating					
		Current	Potential			Current	Potential		
Very energy efficient - lower running costs	(92-100) A	64	81	Very environmentally friendly - lower CO ₂ emissions	(22-50) A	56	74		
	(81-91) B				(51-81) B				
	(69-80) C				(39-50) C				
	(55-68) D				(29-38) D				
	(39-54) E				(19-28) E				
	(21-38) F				(11-18) F				
	(1-20) G				(1-10) 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			



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