



**FINE & COUNTRY**  
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Sunnyside  
Botany Bay | Tintern | Near Chepstow  
Monmouthshire | NP16 6NJ





# SUNNYSIDE

£585,000

Charming 4 bed cottage in idyllic setting

Popular location, within 5 miles of M48 motorway network

Gardens and grounds extending to approx 0.78 acres

- Porch, entrance hall, living room, study
- Cloakroom, dining room/snug, conservatory, utility room
- Recently fitted Shaker style kitchen (within last 3 years)
- Four bedrooms, en-suite shower room & family bathroom
- Ample parking & double garage
- Oil fired central heating

## DESCRIPTION

Nestled in idyllic countryside this charming cottage has been a much loved home for the present Vendors for the last 18 years who decided once their children had grown up to move to a home with more space and grounds in which to indulge their passion in gardening. They turned the somewhat overgrown grounds into what they are now, a veritable oasis of tranquillity and peace.

This four bedroomed property is situated approximately one mile out 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 known for its exquisite scenery, beautiful countryside offering a wealth of outdoor pursuits and the ruined Cistercian Abbey.

Approached along its own unmade up track leading to ample parking and the double garage, the double glazed front door leads into the following accommodation: porch, entrance hall, living room, study, cloakroom, kitchen, dining room/snug, conservatory, utility room, four bedrooms (bedroom one with en-suite shower room) and family bathroom.

## OUTSIDE

The south facing terraced gardens and grounds extend to approximately three quarters of an acre and comprise meandering paths leading down to lawns, mature shrubs, established perennial borders, acers, extensive vegetable garden, wild flower meadow and productive fruit bushes. Terrace seating area situated to make the most of the idyllic setting and wonderful views. Outside tap.

OUTBUILDINGS include sheds, greenhouse, summerhouse, DOUBLE GARAGE with twin doors, power and light.

## DIRECTIONS

From Chepstow take the A466 to Tintern. At the Wye Valley Hotel turn left onto the Trellech Road signposted for Catbrook. Proceed along this road for approximately half a mile until you see the Craigo Farm Cottages sign on your left hand side - take the next left turn after this. Signposted Sunnyside. Proceed along this unmade up track and the property is at the end of the lane.

## AGENT'S NOTE

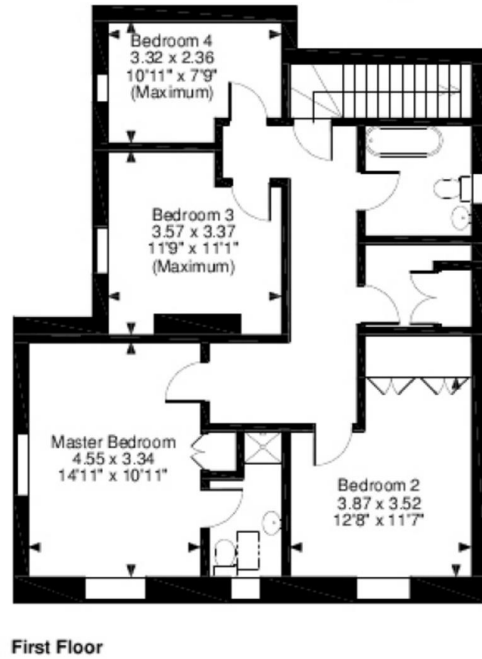
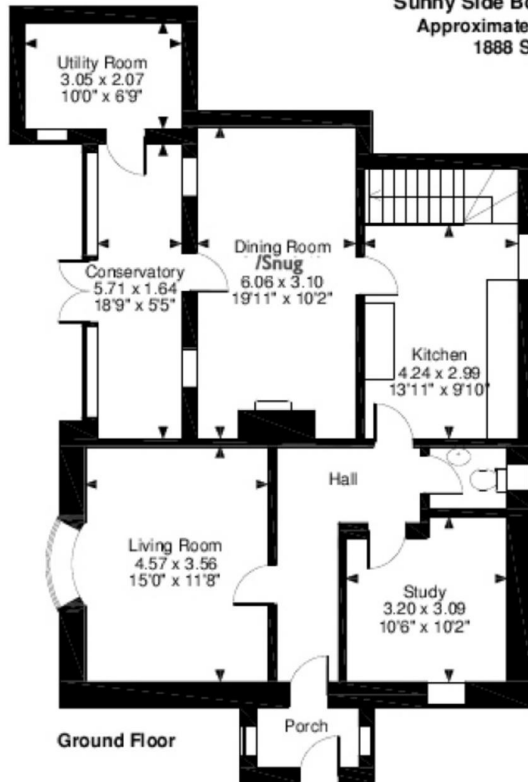
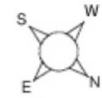
There are solar panels at the property that were fitted approximately eight years ago. We are advised by the vendors that they currently generate an income of approximately £1,000 per year.

## ADDITIONAL INFORMATION

Room descriptions and measurements, along with further information and photographs are available at [www.fineandcountry.com](http://www.fineandcountry.com).



**Sunny Side Botany Bay, Chepstow**  
Approximate Gross Internal Area  
1888 Sq Ft/175 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

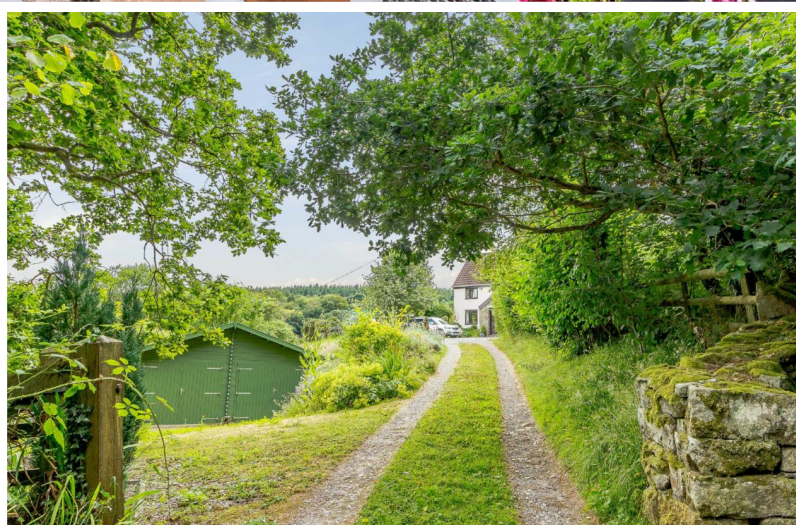
The position & size of doors, windows, appliances and other features are approximate only.

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**Postcode:** NP16 6NJ | **Tax Band:** H | **Tenure:** Freehold





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