



TINTERN

Guide price **£450,000**



ARCHER & Co

WOODBINE COTTAGE

Trelleck Road, Tintern, Chepstow, Monmouthshire NP16 6SN



A delightful blend of charm and idyllic location in the Wye Valley
Great potential
No upper chain

This delightful detached stone cottage, nestled in the idyllic setting of Tintern in the Wye Valley, offers the perfect blend of period charm and potential to make in to a dream home.

Situated on a manageable plot of approximately 0.09 acres, the property is surrounded by stunning Monmouthshire countryside, ideal for those who enjoy nature and outdoor activities.

The garden, accessible from the kitchen. The property is also conveniently located near local amenities, including cafes and shops, making it a charming retreat with everything you need within reach.



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KEY FEATURES

- Charming detached stone-built cottage
- Nestled in the Wye Valley
- vacant up on completion
- No upper chain
- great opportunity for modernisation
- Convenient location near local amenities

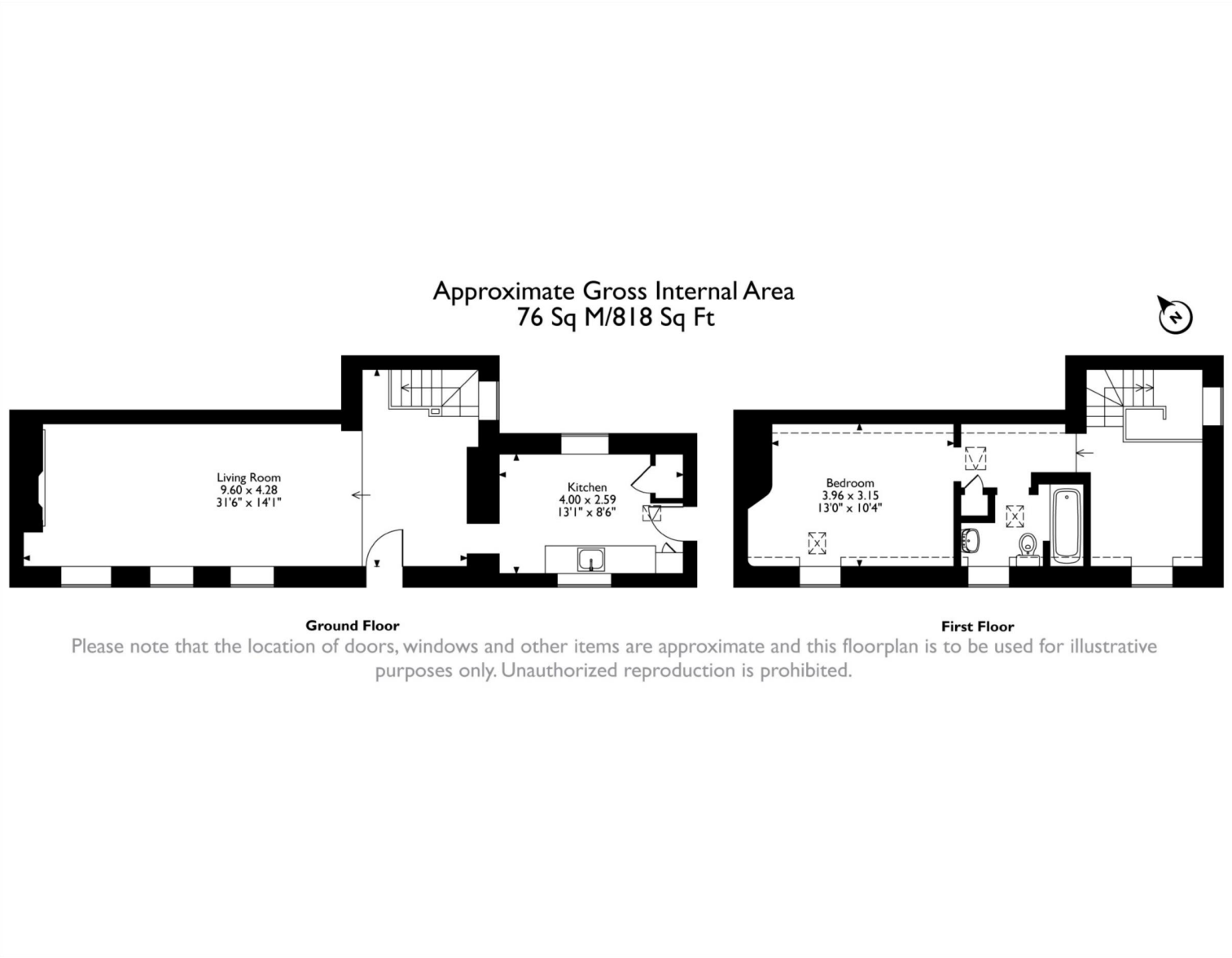


STEP INSIDE



Upon entering the property, you are greeted by a spacious living area that serves as the heart of the home. This is a great opportunity to adapt and adjust to your requirements, a blank canvas.

The kitchen features wood cabinetry that provides ample storage and a generous amount of worktop space. There's also room for dining.



The single bedroom offers a peaceful retreat.

The bathroom is available but may need updating to your requirements, with one bathroom featuring a walk-in shower adding convenience and comfort to daily routines.

STEP OUTSIDE



Stepping outside, the garden provides a space for outdoor living with a level lawned area, while the paved section invites you to enjoy the outdoors with seating arrangements.

The surrounding foliage not only adds privacy but also enhances the greenery that epitomises the charm of Tintern.

The front of the property features a driveway with pathways leading to the main entrance, bordered by decorative plants that add to the inviting aesthetic of the home.

INFORMATION

Postcode: NP16 6SN

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Mains

EPC: F





DIRECTIONS

What3words: [///waddled.diverting.galaxy](https://www.what3words.com/#!/waddled.diverting.galaxy)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		83
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	21	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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