



TINTERN

Guide price **£530,000**



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BROOK VILLA

Trelleck Road, Tintern, Chepstow, Monmouthshire NP16 6SN



3 bed detached stone cottage
Sought after village of Tintern
Off road parking

Brook Villa is a delightful period detached 3 bed cottage situated in the picturesque village of Tintern. Surrounded by lush greenery, this home offers a perfect blend of comfort and a vibrant setting.

The spacious interior features two inviting reception rooms, providing ideal spaces for family gatherings and relaxation. The well-equipped kitchen boasts modern appliances and black granite worktop space, making meal preparation a true pleasure. Each of the three bedrooms is flooded with natural light, creating a warm and cosy atmosphere throughout the home.

The garden is a true highlight, meticulously landscaped with a variety of plants and flowers. It is complemented by a charming patio area featuring a unique hanging seat - perfect for enjoying the outdoors in privacy.

Located near the Wye Valley and Forest of Dean, renowned for their stunning landscapes and walking trails, this property is ideal for nature lovers and those seeking a peaceful lifestyle.



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£530,000



KEY FEATURES

- 3 Bedroom country stone detached cottage
- Positioned in a Private location
- Off road parking
- Sought after village of Tintern
- Close to scenic walking trails



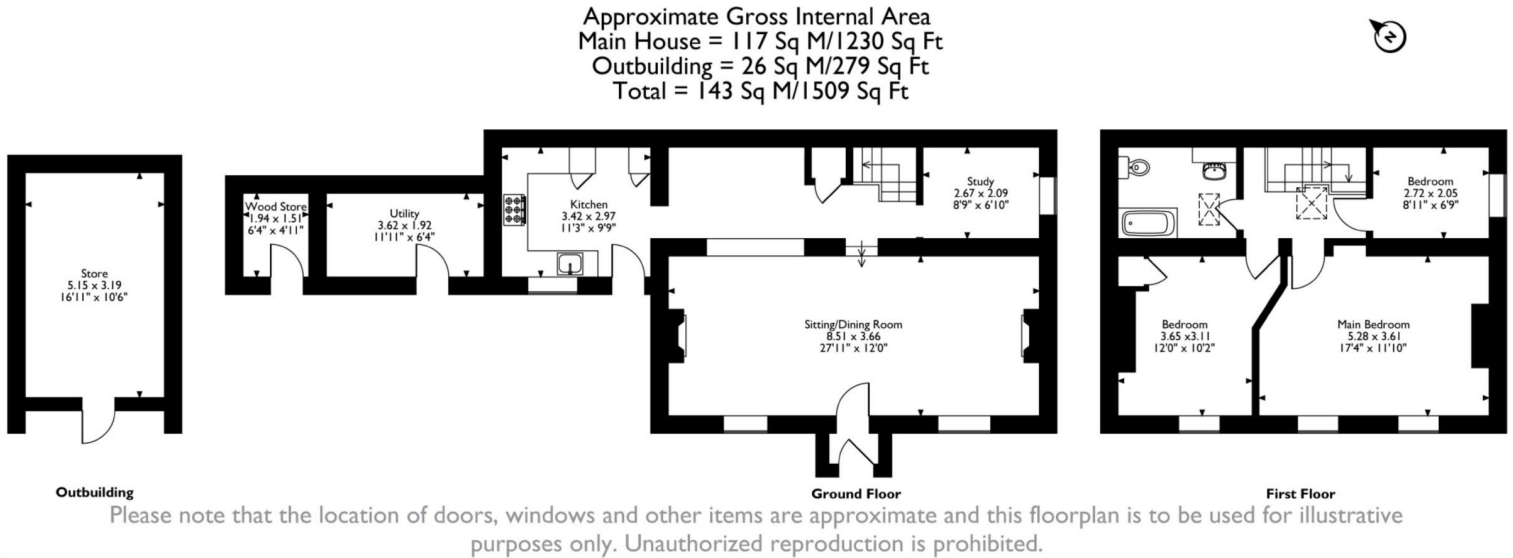
STEP INSIDE



Upon entering Brook Villa, you are greeted by a warm and inviting main living area that exudes charm and character.

The open-plan layout seamlessly connects to the dining area, providing a spacious yet intimate space for family gatherings and entertaining guests. Natural light pours in through large windows, enhancing the welcoming atmosphere throughout the home.

The stylish kitchen features modern appliances and ample worktop space, making it well-suited for culinary endeavours.



Each of the three bedrooms offers comfortable dimensions, ideal for restful nights and personal retreats.

The bathroom boasts a tasteful blend of modern fixtures and tiling, including both a bathtub and a shower, catering to various preferences.

This interior delivers not only functionality but also a comforting feel, making Brook Villa an ideal residence for those seeking a harmonious blend of modern living within a charming period property.

STEP OUTSIDE



The exterior of Brook Villa showcases traditional architectural elements, featuring a charming stone facade that adds to its character. The well-maintained garden surrounds the property, offering a lush environment filled with vibrant plants and flowers.

A pathway leads from the lane to the welcoming entrance, inviting you into this delightful home. The garden is bordered by greenery, providing a sense of privacy and tranquillity. Within the garden, a beautiful patio area offers an idyllic spot for outdoor dining or simply relaxing while enjoying the views.

A unique hanging seat adds a whimsical touch, making it a lovely place to unwind. Additional seating options on the lawn create a perfect setting for gatherings with family and friends in the fresh air. This outdoor space is a true extension of the home, ideal for enjoying the serene beauty of the surrounding area.

INFORMATION

Postcode: NP16 6SN

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Mains

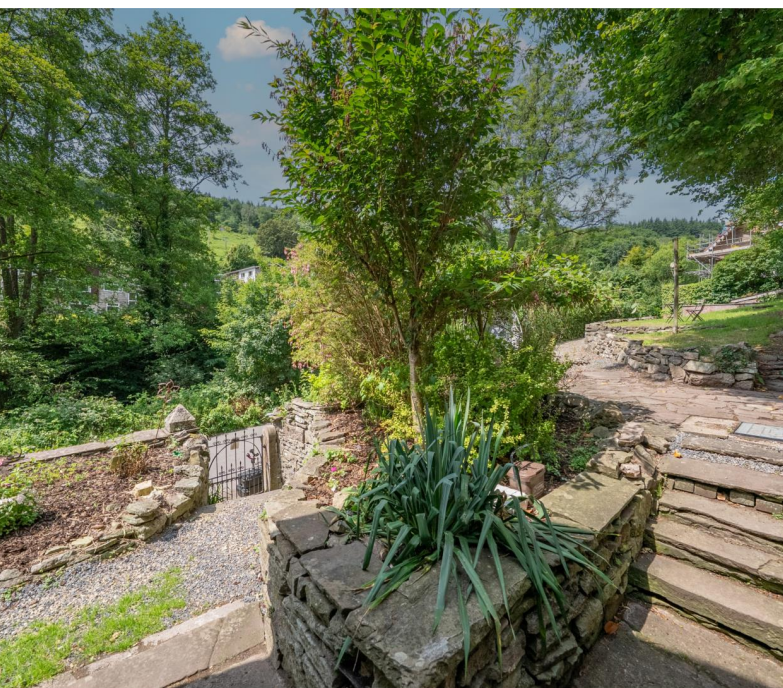
EPC: E





DIRECTIONS

From our Chepstow office heading towards the Wye Valley on the A466 proceed into the village of Tintern on the A466 turning left immediately before the Wye Valley Hotel on your left, continue along the road and the property is situated on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	40	
EU Directive 2002/91/EC		

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All measurements are approximate and quoted in imperial with metric 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 and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.