



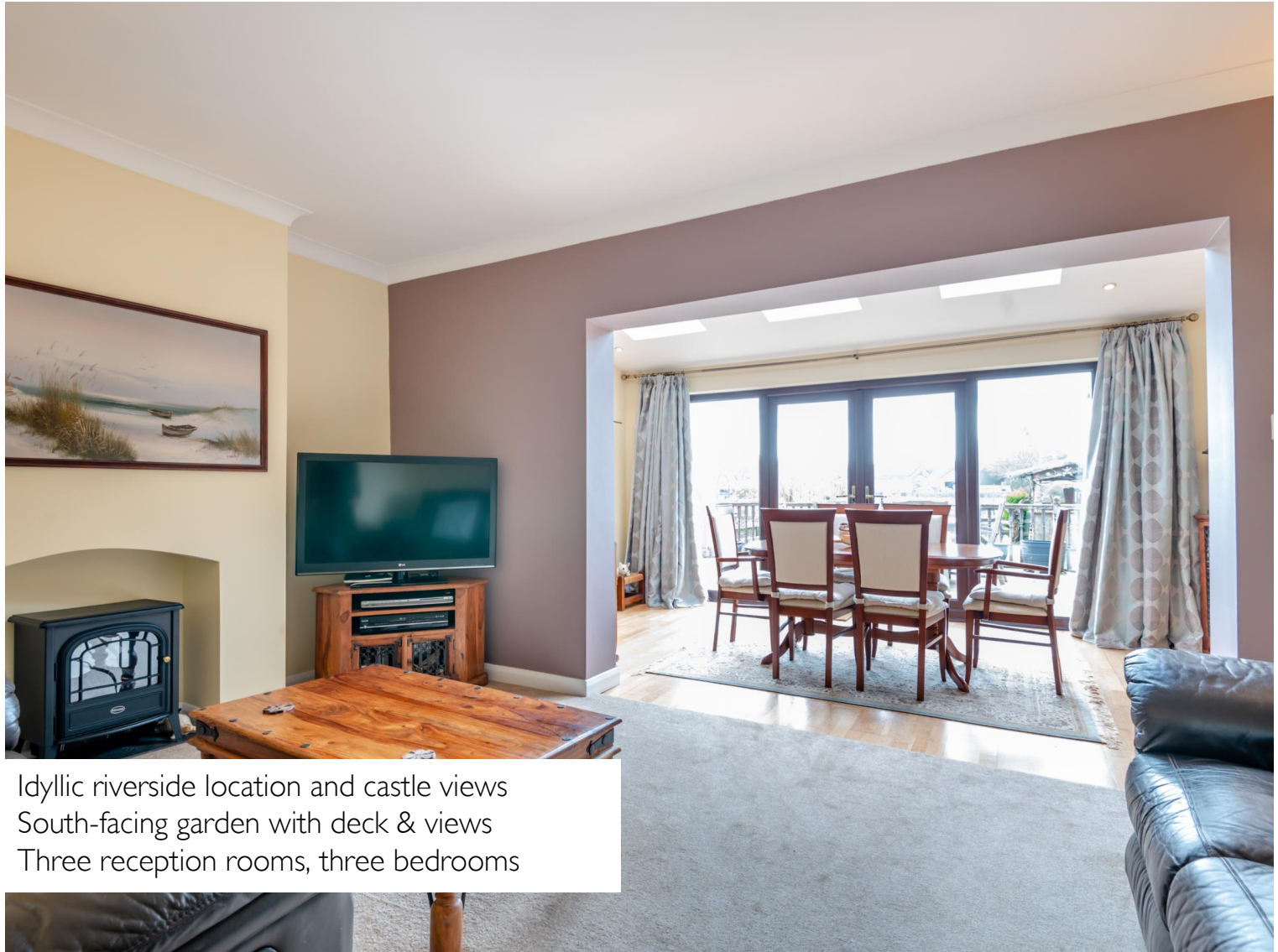
TUTSHILL, CHEPSTOW

Guide price **£450,000**



RIVER COTTAGE

Tutshill, Chepstow, Gloucestershire NP16 7LD



Idyllic riverside location and castle views
South-facing garden with deck & views
Three reception rooms, three bedrooms

Tucked away along a no-through lane, this three-storey semi-detached home boasts some of the most mesmerising, uninterrupted and breathtaking views of the cliffs, the River Wye and Chepstow Castle from its rear garden and deck.

Inside, this family home offers flexible accommodation that can be adapted to suit your lifestyle. There is a seamless connection from the rear garden to the light and airy dining room, ideal for you to enjoy the peaceful river sounds and views. There are two further reception rooms and a kitchen, large enough for a table and chairs. Upstairs, there are two bedrooms and bathroom on the first floor and, on the second floor the principal bedroom benefits from an ensuite shower room and beautiful Castle and river views.

The sunny, south-facing garden is the perfect place to entertain family and friends, with a bar at the end of the lawn and access onto a larger communal deck created by the friendly neighbours, making the most of this special waterside location for everyone.

Located on the English side of the River Wye, the property is well connected to local amenities, including shops, schools, and social venues in Tutshill, Sedbury and Chepstow. Chepstow also has a main line railway station, and major roads connections like the M48 and M4 to Bristol, Newport, and Cardiff. Heading north the A48 leads to Lydney, Gloucester, the M5, and Forest of Dean. The Wye Valley is also on your doorstep, an Area of Outstanding Natural Beauty.



Guide price
£450,000



KEY FEATURES

- Three storey semi-detached property
- Beautiful river bank location with Chepstow castle views
- Walking distance to Chepstow town & local amenities
- South-facing garden with sunny deck
- Three good size reception rooms & principal bedroom with spectacular views
- Off road parking for two vehicles



STEP INSIDE



This semi-detached three storey family home provides versatile accommodation across three floors.

From the rear garden, the first of three reception rooms is flooded with natural light from French doors and a trio of roof windows above. Currently used as a dining room, this space offers a perfect setting for family meals or entertaining.

This social area seamlessly flows through a large open doorway into a spacious living room, which then continues into the third reception room. Each space can comfortably accommodate various functions to suit an owner's lifestyle.

The well-equipped, sociable kitchen, fitted with classic country-style units and integrated appliances, can easily accommodate a table and chairs, making it ideal for casual dining and family gatherings.

Approximate Gross Internal Area
127 Sq M/1367 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.

Stairs lead up to the first floor and to two of the bedrooms, the rear bedroom has a view of the river, castle and town of Chepstow from the window. The views continue into the contemporary family bathroom with the double-ended bath intentionally placed under the window so a soak in hot bubbles is joined by the remarkable view.

The top floor is dedicated to the primary suite that consists of a spacious bedroom with stunning views of the river and castle, together with an en-suite shower room.

STEP OUTSIDE



River Cottage is one of only a handful of lucky houses that share the uninterrupted and truly incredible view of the River Wye and the magnificent Chepstow castle at the end of their garden.

The front of the house benefits from parking for a number of vehicles and the potential to create more if the lawn was sacrificed for hard-standing. There's also a handy concrete storage shed.

But it's the rear of the house that is the most incredible area of the property. The south-facing rear garden deck offers a front row seat to watch the river meander past against the unique and charming backdrop of the majestic castle, popular town and old Wye Valley bridge.

There's a wooden bar at the end of the lawn plus a larger communal riverbank deck that has been constructed by all the owners of this small terrace of homes to maximise the connection to the river and sweeping views.

AGENT'S NOTE

We are led to believe that a previous survey mentioned the possibility that the property may have been subject to historic movement, however, we have not seen any survey report to substantiate this, and any prospective purchaser should make their own enquiries.

INFORMATION

Postcode: NP16 7LD

Tenure: Freehold

Tax Band: D

Heating: Gas

Drainage: None

EPC: D





DIRECTIONS

From our Chepstow office, head north-east on High Street towards Bank Street, bare left onto Middle Street and continue straight on Bridge Street. Bridge Street turns left and becomes Castleford Hill. Take the first left onto Elmdale which is a dead end lane and the property can be found at the end of the lane on the left hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		77
B (81-91)		
C (69-80)		
D (55-68)	64	
E (39-54)		
F (21-38)		
G (1-10)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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