



DIRECTIONS

From our Chepstow office proceed into the village of Tintern, where you will find Holmleigh on your left-hand side.

SERVICES

Mains water, electricity and drainage. Oil central heating.
Council Tax Band G

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



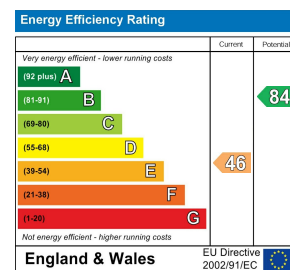
HOLMLEIGH, MAIN ROAD, TINTERN, CHEPSTOW, MONMOUTHSHIRE, NP16 6SG



£449,995

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DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Holmleigh comprises a late Victorian detached house, occupying a central village location within the famous and world-renowned Wye Valley village of Tintern, known for its outstanding natural beauty as well as features such as its Cistercian Abbey, local pubs and restaurants. Nearby towns of Chepstow and Monmouth are easily at hand.

The current vendors run Holmleigh as a very successful Airbnb and this is something that may appeal to a new buyer or it could be utilised as a very comfortable and well-appointed family house.

ENTRANCE HALL

With quarry flooring. Window to front elevation. Door to side elevation. Stairs to first floor.

LIVING ROOM

4.50m x 3.96m (14'9" x 13')

With windows to front and side elevations, with stained glass insets. Feature fireplace with open fire. Wood effect flooring.

KITCHEN/DINING ROOM

5.23m x 3.73m (17'2" x 12'3")

Tastefully appointed with a contemporary range of base and eye level storage units with ample work surfacing over and central island. Four ring ceramic hob with extractor hood over. Eye level twin electric ovens. Integrated dishwasher, fridge and freezer. Inset one and half bowl and drainer stainless steel sink unit. Windows to front and side elevations with river views. Wood effect flooring. Door to side.

UTILITY ROOM

Leading off the hallway is a useful utility room with space for washing machine and tumble dryer, along with storage cupboards. Tiled flooring. Door to:-

SHOWER ROOM

With step-in shower cubicle, low level WC and wash hand basin. Heated towel rail. Tiled flooring.

FIRST FLOOR STAIRS AND LANDING

A spacious landing with window to rear elevation. Wood effect flooring.

BEDROOM 1

3.96m x 3.35m (13' x 11')

Dual aspect windows with views over the river. Wood effect flooring. Door to :-

EN-SUITE SHOWER ROOM

Appointed with a three-piece suite comprising step-in shower, low level WC and wash hand basin set into vanity unit. Heated towel rail. Part-tiled walls. Wood effect flooring. Window to side elevation.

BEDROOM 2

4.04m x 3.96m (13'3" x 13')

With window to front with river views. Wood flooring.

BEDROOM 3

3.99m x 3.00m (13'1" x 9'10")

With window to front elevation with river views. Wood flooring. Loft access point.

SHOWER ROOM

Appointed with a three-piece suite comprising step-in shower cubicle, low level WC and wash hand basin set into vanity unit. Wood effect flooring.

GUEST CLOAKROOM/WC

With low level WC and wash hand basin. Subway style tiled walls. Wood flooring. Window to side elevation.

OUTSIDE

The property benefits from two parking spaces to the side of the house. Leading from this are two raised decked areas with spiral staircase to higher level deck, both enjoying extensive views of the world-famous River Wye and the attractive countryside beyond.

SERVICES

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