



## DIRECTIONS

From our Chepstow office proceed along Welsh Street to the Racecourse roundabout. Take the third exit and follow this road without deviation to Tintern. Turn left onto Trelleck Rd (signposted Catbrook) just before the Wye Valley Hotel and continue along Trelleck Rd before turning left signposted Botany Bay. After a couple of hundred yards, Moray House can be found on your right hand side.

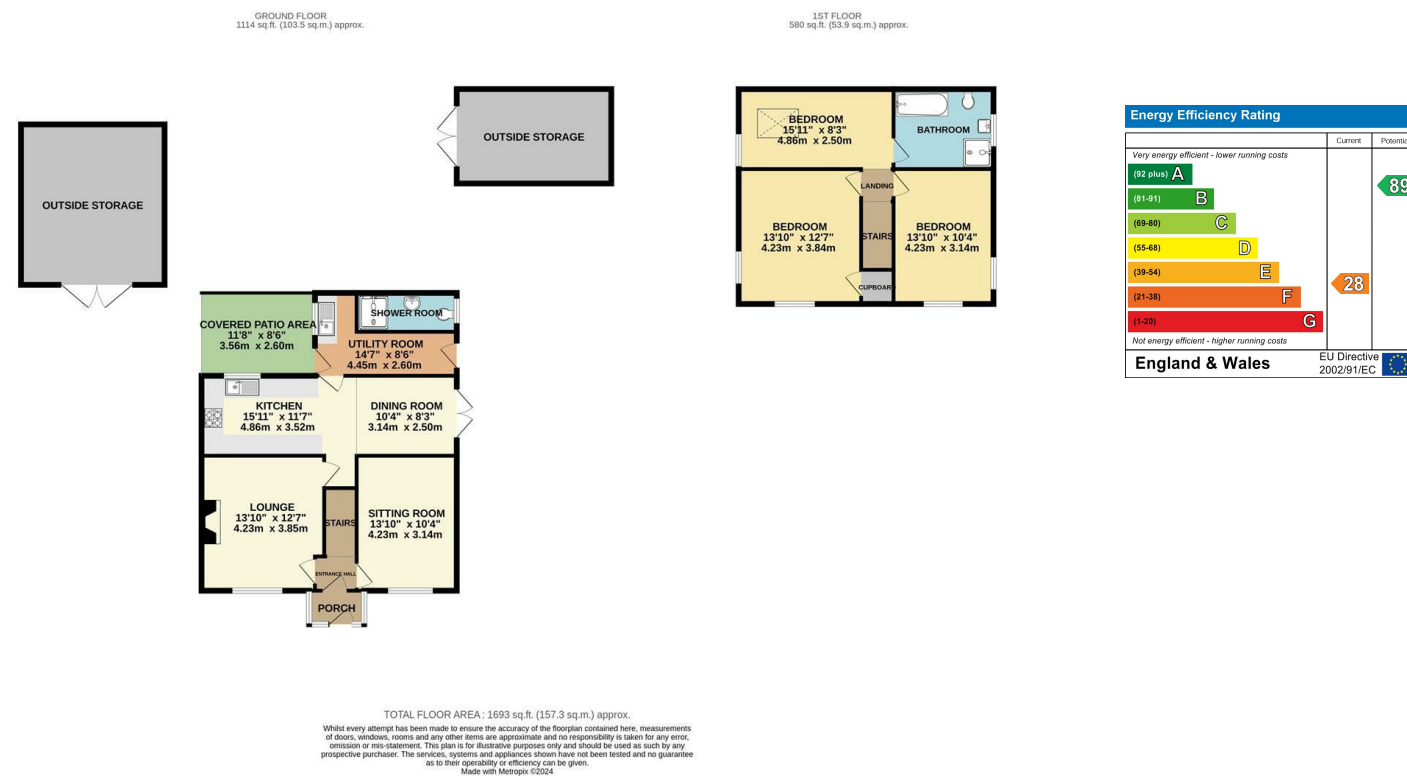
## SERVICES

Mains electricity and water. Drainage to private treatment plant (installed less than a year ago). LPG gas central heating.

Council Tax Band G

## TENURE - FREEHOLD

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



# MORAY HOUSE, TINTERN, CHEPSTOW, MONMOUTHSHIRE, NP16 6NJ



**£725,000**

Sales: 01291 629292  
E: sales@thinkmoon.co.uk

**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.



Located in the Idyllic Wye Valley, an Area of Outstanding Natural Beauty and situated only a short distance from the world renowned area of Tintern with its majestic Abbey, Moray House enjoys a commanding position affording breathtaking views and sits within gardens and grounds extending to circa 0.96 acres. This delightful, detached 'chocolate box' cottage has been significantly modernised and improved by the current owners, offering well-planned living accommodation briefly comprising lounge, second reception room, kitchen/ dining room, utility and shower room to the ground floor, whilst there are three double bedrooms and a four-piece family bathroom on the first floor. The property further benefits a detached garage and extensive driveway parking. Moray House would suit a variety of markets and has fantastic potential for further development by way of extension to the side (subject to planning), which would create an outstanding, sizeable family home.

Tintern is well served with several shops, an excellent doctors' surgery, book shop and cafés. Several fantastic local pubs and inns can be found along its banks, including The Anchor Inn with its views of the abbey, family-run restaurant Woodsaw and Wheel, and traditional pub The Rose & Crown. The Wild Hare is due to reopen in 2024 after an extensive refurbishment. The town today is a hub of community with a local book club, gardening club, and twice monthly local produce market. The surroundings in the Wye Valley are classified as an AONB, offering opportunities for walking, horse-riding, or bike rides through the lush green landscape, and over the expansive River Wye. The nearest railway station, Chepstow, is a 15-minute drive away, with connections running to London in just over 2 hours, or to Bristol in around 45 minutes. The M4 can be easily accessed, turning off for the A466 to Chepstow, and continuing on towards the Wye Valley.



## **OUTSIDE**

Approached via a private driveway leading to an extensive parking area. The front gardens comprise a spacious terrace enjoying a southerly aspect as well as a fairly level area laid to lawn, bordered by a range of trees, shrubs and brook to the front boundary. To the east side there is an area which could be utilised as an ideal morning terrace, accessed directly off the kitchen/diner. To the other side of the property there is a detached garage with light and power as well as a log store and undercover area at the rear.

There is also a second five-bar gate leading to a further driveway that leads up to the terraced rear garden where there is a good size level area to the top section offering fantastic versatile use where the current owners have a substantial vegetable garden.

## **SERVICES**

Mains electricity and water. Drainage to private treatment plant (installed less than a year ago). LPG gas central heating.

## **AGENTS NOTE**

Both front bedrooms - damp is historical and current vendors have replaced chimney pots and re-pointed chimneys and ridge tiles. No issues since that work was carried out.





### BEDROOM 3

4.86m x 2.50m (15'11" x 8'2")

A double bedroom with window to side elevation and Velux window. Door leading to:-

### FAMILY BATHROOM

A modern suite comprising bath with shower attachment, large walk-in shower cubicle with waterfall shower head and second attachment and glass shower screen, WC and wash hand basin inset into vanity unit. Part-tiled walls. Frosted window to side elevation and Velux window.



### GROUND FLOOR

#### PORCH

An enclosed porch with double glazed windows in wooden frames. Door leading to:-

#### HALLWAY

Doors giving access to the sitting room and lounge. Stairs to first floor.

#### SITTING ROOM

4.23m x 3.14m (13'10" x 10'3")

A versatile reception room which could be used as a formal dining room. Window to the front elevation enjoying views over the gardens.

#### LOUNGE

4.23m x 3.85m (13'10" x 12'7")

A cosy living room with feature free standing wood burner with slate hearth and exposed brick/stone surround. Window to front elevation showcasing attractive views over the gardens and beyond. Door leading to:-





## KITCHEN

4.86m x 3.52m (15'11" x 11'6")

A good size open plan entertaining space comprising a range of fitted base units with wood effect worktop and tiled splash backs. Free standing range cooker and integrated dishwasher. Inset sink with drainer and space for under counter fridge. Window to the rear elevation.

## DINING AREA

3.14m x 2.50m (10'3" x 8'2")

The dining area enjoys French doors out to the east facing patio area ideal for breakfast. Window from dining area looks into the utility.

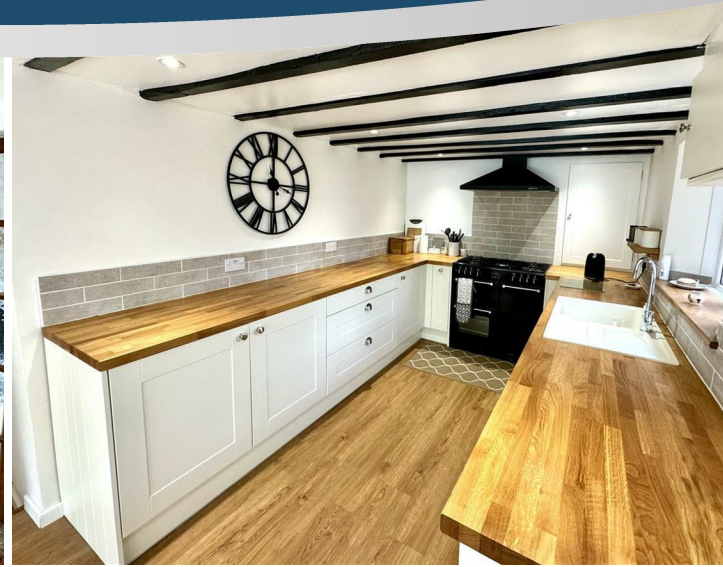
## UTILITY ROOM

4.45m x 2.60m (14'7" x 8'6")

A very useful room affording fitted base units with laminate worktop, inset sink with drainer. Space for fridge freezer and washing machine. Two separate doors leading out to either side of the property.

## GROUND FLOOR SHOWER ROOM

Appointed with a three piece suite to include shower cubicle and WC.



## FIRST FLOOR STAIRS AND LANDING

Access to both front bedrooms, step down to third bedroom.

## BEDROOM 1

4.23m x 3.84m (13'10" x 12'7")

A generous double bedroom with double aspect windows to front and side elevations enjoying views over the grounds. Useful built-in cupboard.

## BEDROOM 2

4.23m x 3.14m (13'10" x 10'3")

Again, a generous bedroom with double aspect windows to front and side elevations enjoying beautiful views over grounds and countryside.

