



DIRECTIONS

What Three Words – insolvent.happily.jokes

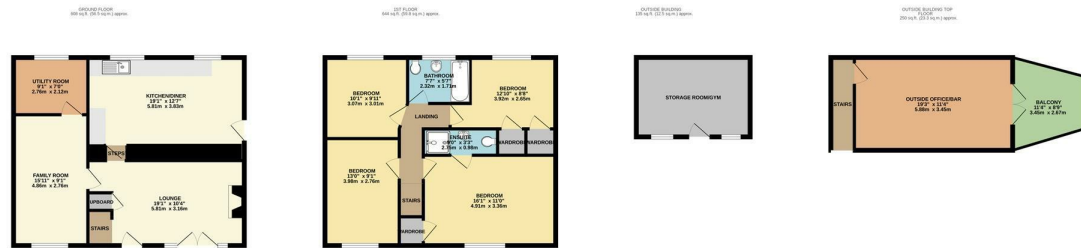
SERVICES

Oil fired central heating. Private septic tank (Brand new, located at the start of the pathway leading to the property). Mains water and electricity.

Council Tax Band G.

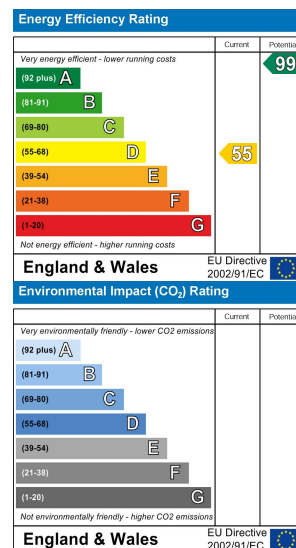
TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 1637 sq.ft. (152.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**LAGREACH BOTANY BAY, CATBROOK, CHEPSTOW,
MONMOUTHSHIRE, NP16 6NJ**

4 2 2 D

£700,000

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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.

Situated in this stunning semi-rural location within the heart of the Wye Valley an Area of Outstanding Natural Beauty, Lagreach comprises a beautifully presented detached character cottage occupying an elevated position enjoying uninterrupted panoramic views. The property affords deceptively spacious and versatile living accommodation to include lounge, open plan kitchen/dining room, second reception room and a utility to the ground floor, whilst to the first floor there are four double bedrooms (Principal with en-suite) and a family bathroom. Set in delightful mature gardens and grounds of approximately one acre, further benefits include extensive private driveway parking, sizeable level lawns, terrace and a detached building currently utilised as a gym and bar/studio which offers fantastic further potential as either residential accommodation or other uses depending on requirements.

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, with The Wild Hare 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.



GARDENS

To the front is a lovely paved patio terrace area enjoying fantastic panoramic views over the surrounding countryside. Feature glass balustrade. Pathway leading to front entrance. Range of mature plants and shrubs. Fully enclosed by timber fencing to both sides. Steps lead down to a private driveway parking area providing parking for three vehicles. Further sizeable level lawned area perfect for children to play or as a blank canvas for the garden enthusiasts, fully enclosed by timber fencing. Hard standing benefiting planning permission to erect a detached single garage. There is also a mature orchard area, which is separate to the sizeable level lawn.

Side access. To the side is a useful log store and storage unit.

To the rear, the garden comprises a generous patio area providing an ideal space for dining and entertaining. Steps lead up to a further mature garden area, laid to stones and giving access to detached timber clad building. From the decking area of this building is a sizeable level lawned area, fully enclosed, bordered by a range of mature trees and shrubs providing great privacy and a blank canvas again for the garden enthusiasts, otherwise a fantastic enclosed safe space for children to play.

SERVICES

Oil fired central heating. Private septic tank (Brand new, located at the start of the pathway leading to the property). Mains water and electricity.



BEDROOM 4

3.07m x 3.02m (10'1" x 9'11")

A further double bedroom with window to the rear elevation. Two built-in storage cupboards with fitted shelving.

FAMILY BATHROOM

Comprises a modern neutral suite to include panelled bath with electric shower unit over and tiled surround, pedestal wash hand basin with mixer tap and low level WC. Heated towel rail. Solid wood floor. Frosted window to the rear elevation.

OUTSIDE

DETACHED TIMBER CLAD BUILDING

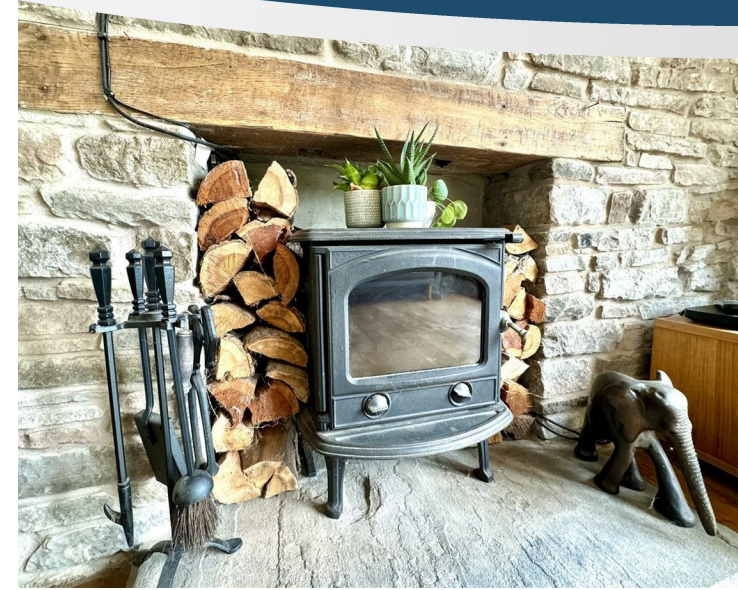
Accessed via rear garden the accommodation offers to the ground floor gym/store area with two windows to the front elevation. No internal access to first floor. External steps lead up to the first floor which is currently used as a bar/home office studio with a fitted bar, solid wood floor, window to front elevation. French doors leading to side, which in turn leads to an enclosed decking area enjoying fantastic uninterrupted views across the Wye Valley. This room offers versatile space and could be utilised as a holiday let, or indeed multi-generational living needs by incorporating both the ground and first floor of this building.

AGENTS NOTE

It is worth noting that Lagreach benefits full planning permission, granted by Monmouthshire Council under reference DM/ 2019/00643 for the 'Single storey extension and alterations to the existing building'. This would provide fantastic additional open plan contemporary living space and would add a feature balcony to the Principal bedroom, making excellent use of the panoramic views to the front, across the picturesque Wye Valley. There is also planning approved for the erection of a detached garage (6x5m) to provide useful additional storage space.

KEY POINTS FOR EXTENSION

1. Approved
2. Foundations laid – concrete foundations currently protected by the flint stone on patio, but ready to build above ground.
3. Tech Drawings done – all engineering and architectural drawings done.
4. Suppliers – quote received from timber frame company who can erect a structural building with roof in 1 week following 10 weeks lead time. The information is available upon request.
5. Kitchen development (removing wall) – all engineers drawings done with calcs. This opens existing kitchen and lounge for one big kitchen diner leading to the patio area. Floor print increased as stone wall removed.



GROUND FLOOR

LOUNGE

5.82m x 3.15m (19'1" x 10'4")

Double glazed wooden entrance door to the front elevation. A well proportioned reception room with feature fireplace, slate hearth and free standing wood burner. Exposed stone wall. Solid wood floor. Wooden French doors leading out to the front patio area. Solid wood staircase leading to first floor. Useful understairs storage.

SITTING ROOM

4.85m x 2.77m (15'11" x 9'1")

A second reception room offering versatile space, currently used as a second sitting room. Window to front elevation. Feature exposed stone fireplace with flagstone hearth and freestanding wood burner.

UTILITY STORE ROOM

2.77m x 2.13m (9'1" x 7')

A very useful additional space with fitted units. Space and plumbing for white goods. Window to rear elevation. Potential for ground floor bathroom if required.

KITCHEN/DINER

5.82m x 3.84m (19'1" x 12'7")

Comprising an extensive range of fitted base units with solid wood work tops and tiled splashbacks. Freestanding range electric cooker. Space for dishwasher. One and a half bowl Belfast sink. Tiled flooring. Feature exposed stone wall. Two windows to the rear elevation. Door to side elevation. Providing a fantastic open plan family space ideal for dining, entertaining and everyday living.



FIRST FLOOR STAIRS AND LANDING

Providing access to all first floor rooms.

PRINCIPAL BEDROOM

4.90m x 3.35m (16'1" x 11')

A substantial double bedroom enjoying a picture window to the front elevation affording fantastic panoramic views across the Wye Valley. Solid wood floor. Useful built-in storage cupboard. Feature exposed stone wall to one side. Door to :-

EN-SUITE

Comprising a modern neutral suite to include low level WC, wall mounted wash hand basin and shower cubicle with tiled surround and mains fed shower. Heated towel rail. Tiled flooring.

BEDROOM 2

3.96m x 2.77m (13'0" x 9'1")

A generous double bedroom enjoying a window to the front elevation affording far reaching uninterrupted countryside views. Solid wood floor. Feature exposed stone wall with fireplace and slate hearth.

BEDROOM 3

3.91m x 2.64m (12'10" x 8'8")

A double bedroom with window to the rear elevation. Solid wood floor.

