



## DIRECTIONS

What 3 Words - punters.yappy.spilled

## SERVICES

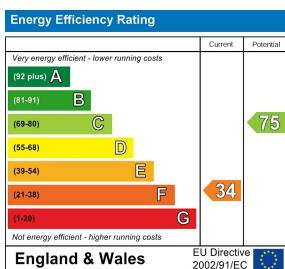
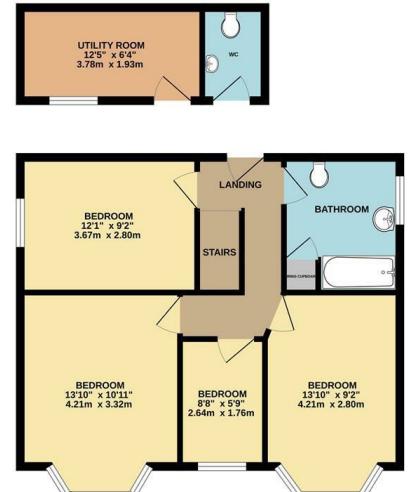
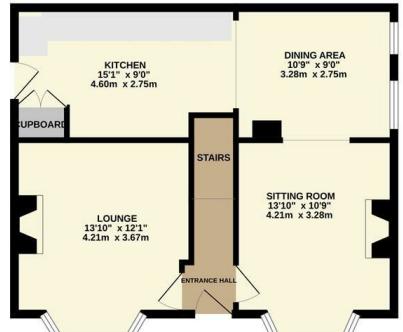
Mains electricity, water and drainage. Electric storage heating.  
Council Tax Band G

## TENURE - FREEHOLD

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

GROUND FLOOR  
545 sq.ft. (50.7 sq.m.) approx.

1ST FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA - 1216 sq.ft. (113.0 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 floor system and ceiling structure have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6200.

### 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.



# MELROSE HOUSE, TINTERN, CHEPSTOW, MONMOUTHSHIRE, NP16 6SE



£550,000

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

Occupying a prominent, elevated position within this popular picturesque village of Tintern, Melrose House comprises a unique detached residence affording fantastic deceptively spacious and versatile living accommodation that will no doubt suit a variety of markets. The property enjoys beautiful views across the River Wye and towards surrounding countryside, as well as being within a level walking distance of a range of shops, pubs and restaurants, as well as doctors surgery and the historic Tintern Abbey. The well-planned layout briefly comprises to the ground floor: entrance hall, lounge, second reception room/sitting room and an open plan kitchen/dining room, whilst to the first floor there are four bedrooms and a family bathroom. The property further benefits a very useful outbuilding to the rear, currently utilised as a study/utility and offers excellent potential for further use, if required; there is also an outdoor WC. The gardens are sizeable and are tiered, offering plenty of areas for dining and entertaining whilst taking in the panoramic views, as well as further level and enclosed area.

## GROUND FLOOR

### ENTRANCE HALL

Door to front elevation leads into a welcoming reception hall with attractive original Victorian tiled flooring. Staircase to first floor.

### SITTING ROOM

**4.21m x 3.28m (13'9" x 10'9")**

A very well-proportioned reception room with feature bay window to front elevation enjoying beautiful views over River Wye. Feature exposed stone fireplace with free standing wood burner and flagstone hearth. Wood flooring. Open to:-

### DINING AREA

**3.28m x 2.75m (10'9" x 9'0")**

A comfortable formal dining area with two windows to side elevation. Tiled flooring. Open plan to:-

### KITCHEN

**4.60m x 2.75m (15'1" x 9'0")**

Comprising good a range of fitted base units with ample wood effect laminate worktop over. Feature free standing cooker with extractor hood over. Inset Belfast sink with drainer. Space for fridge freezer and dishwasher. Useful understairs storage area. Tiled flooring. Door to side and rear of property.

### LOUNGE

**4.21m x 3.67m (13'9" x 12'0")**

A further well proportioned reception room with feature bay window to front elevation. Exposed stone fireplace. Quarry tiled flooring.

### FIRST FLOOR STAIRS AND LANDING

Door leading out to rear garden. Doors to all first floor rooms.

### BEDROOM 1

**4.21m x 3.32m (13'9" x 10'10")**

Good size double bedroom with window to front elevation enjoying far-reaching views. Feature vaulted ceiling with exposed beam.

### BEDROOM 2

**4.21m x 2.80m (13'9" x 9'2")**

A double bedroom with bay window to front elevation. Feature vaulted ceiling with exposed beam.

### BEDROOM 3

**3.67m x 2.80m (12'0" x 9'2")**

A further double bedroom with window to the side elevation. Feature vaulted ceiling with exposed beam.

### BEDROOM 4

**2.64m x 1.76m (8'7" x 5'9")**

A single bedroom or study for the everyday home worker, enjoying fantastic views to the front.

### FAMILY BATHROOM

A generous room affording a neutral modern suite to include free standing bath with waterfall shower over and attractive tile surround, pedestal wash hand basin and low level WC. Airing cupboard. Feature exposed stone wall. Window to side elevation.

## OUTSIDE

To the front the property is approached by a gated pedestrian pathway leading to the front entrance. There is a small low-maintenance area ideal for a table and chairs offering views over the River Wye. Side access leads to the useful outbuilding and separate outdoor WC. To the rear the garden is sizeable and tiered with a level and enclosed area laid to bark. Steps lead up to a sizeable level lawn, orchard and further seating areas, ideal for dining and entertaining.

## OUTBUILDING/UTILITY

**3.78m x 1.93m (12'4" x 6'3")**

A useful outbuilding currently utilised as a home office and utility room. A separate WC is situated next door.

## SERVICES

Mains electricity, water and drainage. Electric storage heating.

