



BARBADOES, TINTERN

Guide price **£1,000,000**



HALEWOOD

9 Barbadoes Hill, Barbadoes, Tintern, Chepstow, Monmouthshire NP16 6SU



3-bed character cottage set in the most idyllic location in the Wye Valley AONB
Two Sizable paddocks and grounds of approx. 2.45 acres
Heated outdoor swimming pool. No upper chain

Halewood is a beautifully restored character cottage that masterfully combines traditional charm with contemporary living features. Located in a picturesque setting, this home has been thoughtfully extended to maximise space, privacy, and aesthetic appeal.

Tintern, renowned for its rich history and stunning scenery, offers a vibrant and welcoming community atmosphere. Residents can enjoy a variety of local pubs and cafes, including the recently refurbished and reopened The George, perfect for relaxed lunches or evening socialising. The proximity of shops and a doctor's surgery ensures that daily necessities are easily accessible, supporting a comfortable and convenient lifestyle.

One of Tintern's most famous landmarks is the 12th-century Tintern Abbey, a remarkable historic site that attracts visitors and history enthusiasts from near and far. The Abbey's enchanting ruins and the scenic trails along the riverbank provide plenty of opportunities for exploration, leisure, and enjoying the natural beauty of the area.

Whether you're seeking a permanent home or a cosy weekend escape, this property embodies the charm and serenity of Tintern, making it a truly exceptional place to call home.



Guide price
£1,000,000



KEY FEATURES

- 3-bed Detached beautifully presented stone cottage
- In the most idyllic location in the beautiful Wye Valley AONB
- Two paddocks and grounds of approx. 2.45 acres
- Outdoor heated pool
- No upper chain



STEP INSIDE



Inside, you'll find original wooden beams and exposed stonework that evoke old-world charm, complemented by modern tones and stylish accents. The solid wooden stable-door entrance opens into a welcoming dining room, featuring a cosy fireplace, built-in storage and display cupboards, and elegant solid oak flooring that flows seamlessly into adjoining rooms.

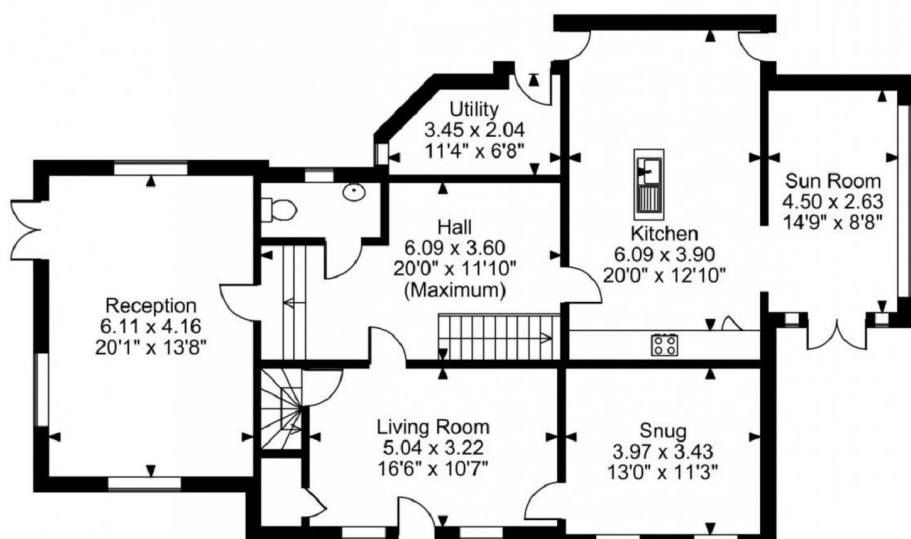
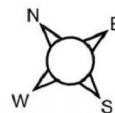
To one side there's a snug with an exposed stone fireplace fitted with a new Penguin wood-burner, creating a perfect retreat. This versatile space currently serves as a music room and offers open views of the surrounding garden and front aspect.

Adjacent to the dining area, a hallway with stone walls, solid oak flooring, and a bespoke oak staircase guides you through the home.

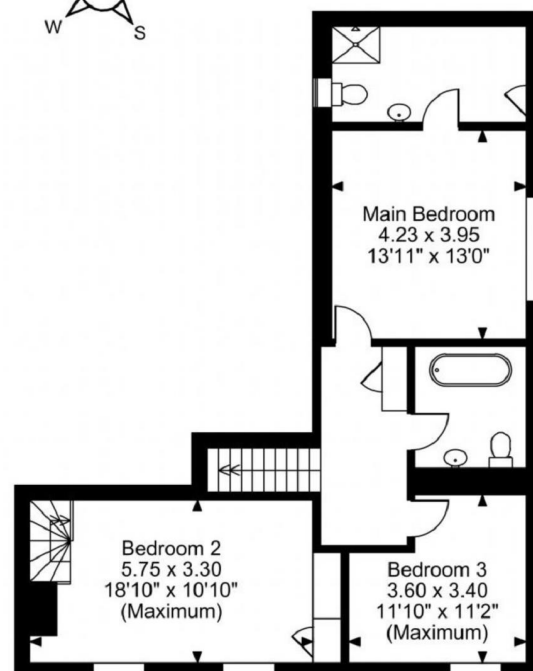
From here, steps lead into a spacious living room, equipped with a wood-burning stove, French windows, and lovely garden views. A convenient downstairs cloakroom is also accessible from the hallway.

At the other end of the hall, the large kitchen and dining area feature ceramic-tiled flooring, wooden units crafted by local Cymru Kitchens designers, a grand AGA range, a freestanding hob and oven, Bosch electric oven, and an American-style fridge. The granite-topped island with a Franke sink and Quooker instant boiling water tap serves as the heart of this space.

Halewood , Barbadoes Hill, Tintern, Chepstow
Approximate Gross Internal Area
2148 Sq Ft/200 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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The kitchen opens to an oak-framed garden/sun room which captures the morning/day sun, ideal for enjoying sunshine and garden views, with French doors leading to the heated outdoor swimming pool, terraces, and the treetops of the Wye Valley beyond. The Mandarin Stone flooring continues into a practical utility room with fitted cupboards, wooden worktops, and a Belfast-style sink.

The main bedroom features an en-suite bathroom with a shower, built-in wardrobes, and a private terrace overlooking the swimming pool and valley vistas. External steps from this terrace lead down to the heated swimming pool and sun terrace, perfect for outdoor leisure.

Two additional double bedrooms, each with unique character - one with a fitted wardrobe - and a family bathroom complete the accommodation.

Having undergone extensive refurbishment, Halewood is move-in ready, offering a perfect blend of character, comfort, and stunning views for its new owners to enjoy.

STEP OUTSIDE



Halewood is located in a truly beautiful part of Monmouthshire, nestled within the renowned Wye Valley AONB. Tucked away in a peaceful wooded valley, the property offers a perfect retreat while still being close to neighbours. It is accessed through discreet electric gates that open onto a driveway flanked by traditional post and rail fencing.

The grounds extend to approximately 2.45 acres and include two large paddocks, making it ideal for ponies or other livestock during certain times of the year. The land is vibrant with seasonal wildflowers and orchids, and notably, the paddocks are registered wildflower meadows with local wildlife status (GWT), set against a backdrop of mature woodland. Gently sloping grasslands lead down to an enclosed pond, which is fenced for chickens and ducks, adding to the property's charming and natural appeal.

Immediately surrounding the cottage are beautifully landscaped gardens featuring specimen trees, mature shrubs, and a heritage-style greenhouse with cold frames, along with a generous vegetable patch and a fruit orchard - perfect for keen gardeners and those who enjoy outdoor living.

One side of the property boasts a spectacular, large outdoor heated swimming pool, equipped with an air source heat pump to provide efficient warmth. Surrounding the pool are sun terraces, bordered by a lush laurel hedge that offers privacy and shade. Overall, the property is encompassed by idyllic countryside, creating a perfect setting for outdoor relaxation and leisure.

Living within the Wye Valley means being close to nature, with occasional visits from local deer. Additional outbuildings include a wood and timber outhouse/workshop, which has potential to be converted into a studio or annexe, subject to planning permission. There is also ample parking space for numerous vehicles, making this a versatile and idyllic rural retreat.

AGENTS NOTE:

The paddocks on the property are registered wild flower meadows (Local Wildlife Status with GWT),

INFORMATION

Postcode: NP16 6SU

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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