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Holly Cottage Whitelye, Catbrook CHEPSTOW

offers in the region of £750,000

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alan**

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About the property

Originally two charming stone cottages, Holly Cottage has been sympathetically combined and extensively refurbished to create an exceptional four-bedroom detached country home, occupying an enviable position within one of the Wye Valley's most picturesque rural settings.

Beautifully presented throughout, the property effortlessly blends timeless period character with the comforts of modern family living. Exposed stone walls, original beams and a wealth of traditional features have been carefully preserved, creating a home of warmth, charm and individuality, while the generously proportioned accommodation offers versatile living space perfectly suited to both everyday family life and entertaining.

Set within approximately one acre of beautifully landscaped grounds, Holly Cottage enjoys an idyllic setting surrounded by unspoilt countryside. Sweeping lawns, mature gardens, colourful herbaceous borders, established fruit trees and a variety of specimen planting combine to create a peaceful and private oasis, complemented by far-reaching views across rolling fields and the surrounding Monmouthshire countryside.

Adding further to its appeal, the property enjoys direct access onto Whitelye Common, offering wonderful opportunities for walking, riding and exploring the outstanding natural beauty of the surrounding landscape directly from the doorstep.

Accommodation

Location

Nestled within the sought-after hamlet of Catbrook, Holly Cottage enjoys the perfect balance of rural tranquillity and convenience. The historic village of Tintern, renowned for its magnificent abbey, riverside walks, welcoming country inns and popular restaurants, lies just a short drive away. A wider range of amenities, highly regarded schools and excellent transport connections can be found in the nearby market town of Monmouth and the historic town of Chepstow, both providing easy access to Newport, Cardiff, Bristol and the M4 and M48 motorway networks.

Drawing Room

22' 9" x 12' (6.93m x 3.66m)

Living Room

24' 7" x 12' 8" (7.49m x 3.86m)

Study

13' 6" x 9' 7" (4.11m x 2.92m)

Dining Room

19' 9" x 12' 8" (6.02m x 3.86m)

W/C

Utility Room

12' 8" x 9' 11" (3.86m x 3.02m)

Kitchen

22' 7" x 13' 7" (6.88m x 4.14m)

Landing

Bedroom One

20' 2" x 12' 6" (6.15m x 3.81m)

Ensuite





12' 6" x 8' 10" (3.81m x 2.69m)

Bedroom Two

12' 2" x 8' 8" (3.71m x 2.64m)

Bedroom Three

12' 9" x 10' 3" (3.89m x 3.12m)

Bedroom Four

9' 7" x 9' 6" (2.92m x 2.90m)

Bedroom Five

9' 8" x 9' 6" (2.95m x 2.90m)

Bathroom







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Total floor area 253.5 m² (2,728 sq.ft.) approx

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