



# TINTERN

Guide price **£500,000**



# 1 CROWN COTTAGES

Tintern, Chepstow, Monmouthshire NP16 6TW



3-bed semi-detached stone-built characterful property

No upper chain

Sizable tiered side garden



As you step through the charming wooden door into the porch, you're greeted by an inner hall, and you'll immediately notice the characterful charm of this home. It showcases numerous period features, including wooden flooring, exposed beams, and stone walls that add warmth and authenticity throughout.

Nestled on the fringe of the stunning Wye Valley in the Angiddy Valleys Natural Landscape (AONB), this home offers immediate access to picturesque woodland walks along the Angiddy Trail. A short stroll takes you to the historic village of Tintern, renowned for its majestic 12th-century Cistercian abbey ruins set along the River Wye. Tintern is not only rich in history but also boasts a vibrant community, active sports teams, and a variety of local amenities.

In Tintern and nearby villages like Llandogo, you'll find primary schools, while the market town of Chepstow, just 7 miles away, provides extensive shopping, primary and secondary schools and recreational facilities, and Monmouth, only 10 miles distant, offers additional amenities and secondary schools. This property truly combines the tranquillity of countryside living with convenient access to essential services, making it an ideal location for a balanced lifestyle.



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## KEY FEATURES

- 3-bed Semi-detached characterful stone-built property built in 1904
- Sizeable tiered side and rear garden with many seating areas
- Walking distance to local amenities in Tintern
- Characterful property with much charm and potential
- Great opportunity not to be missed



# STEP INSIDE



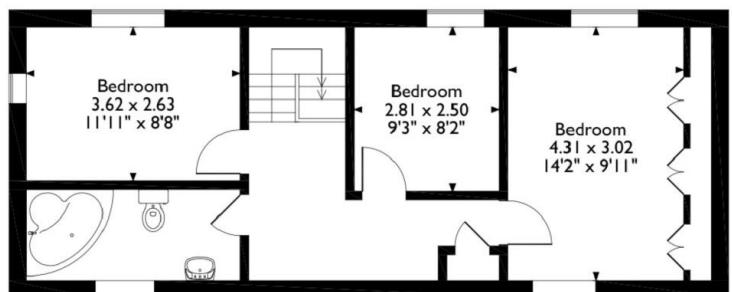
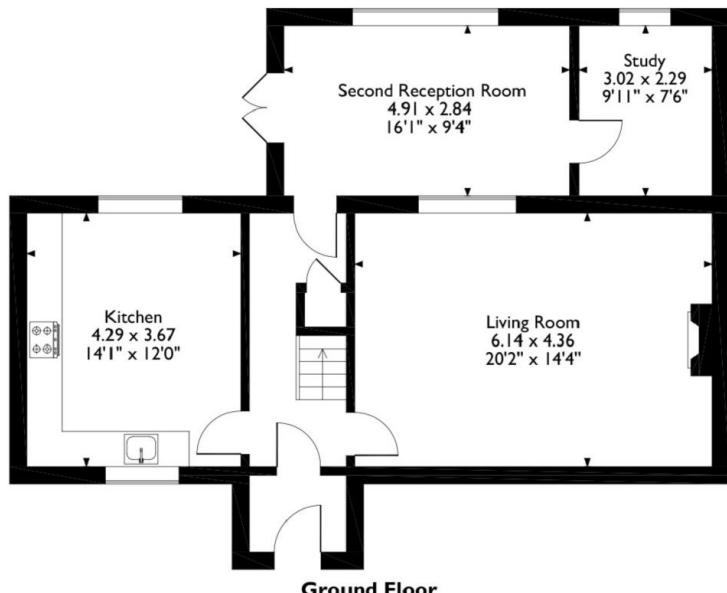
As you step through the charming wooden door into the pretty porch and then inner hall, you'll immediately notice the characterful charm of this home as you step in.

The inner hall leads to the spacious lounge, which features beautiful exposed beams and stone walling, complemented by wooden flooring that adds warmth and character throughout. The inviting fireplace with a log burner creates a cosy ambience, perfect for relaxing evenings.

The modern kitchen offers ample space for reconfiguration and includes plenty of room for a family breakfast table.

Following through to the rear, there is an additional second reception room which is very versatile with French doors that open out to a private seating area - ideal for outdoor entertaining.

## Approximate Gross Internal Area 128 Sq M/1378 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Additionally, there is another adaptable room with a window to the rear of the property, which could be utilised for storage or as a work-from-home office. This space benefits from a lovely wooden parquet flooring, adding further appeal and a small room that could be a snug or study if you work from home.

As you ascend upstairs, via the attractive pine spindled stairs, you'll find three bedrooms, with the principal bedroom featuring fitted and useful wardrobes.

The modern family bathroom boasts a stylish white suite, providing a functional and contemporary space for the family.

# STEP OUTSIDE



As you step outside the rear second reception room, you will find a series of seating areas that provide perfect spots to sit and enjoy the beautiful views from the tiered garden. The property boasts ample garden space, including areas suitable for growing vegetables and a lush, grassy section. There are also patio areas ideal for outdoor entertaining and relaxing in the fresh air of Angiddy Valley, looking towards the beautiful wooden trees.

#### AGENTS NOTE:

Public Footpath through part of the side garden. Very rarely used as their alternative to easier routes.

The property has been totally re-roofed in recent years and the chimney re-pointed and stone work repaired. The access is across a small drive that is not within the ownership of the property's title. The property is in a designated conservation area.

#### INFORMATION

Postcode: NP16 6TW

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Mains

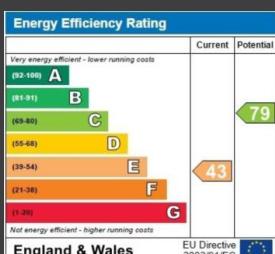
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## DIRECTIONS

From Chepstow Racecourse Roundabout, take the A446 signposted Tintern and Monmouth. Continue along this road for approximately 6 miles. On entering the village of Tintern, continue along the main road and turn left into Forge Road (just in front of the 'Wild Hare'). Continue along Forge Road for approximately a mile and the property can be found on the left-hand side. Park on the road, by the public footpath route sign and walk to the property over the small stone bridge.



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