



# TINTERN

Guide price **£395,000**



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# ROCKLEIGH

Trelleck Road, Monmouthshire NP16 6SN

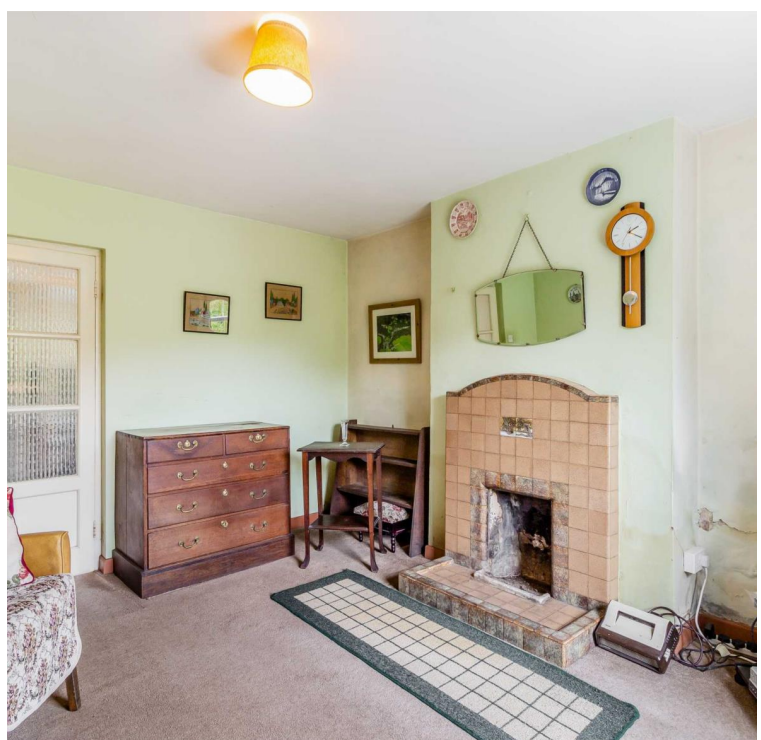


Located in Wye Valley with rural views  
Detached four-bed character cottage  
Rare chance to renovate in popular area

Hidden away off a private lane in an idyllic wooded valley within the Wye Valley Area of Outstanding Natural Beauty near Tintern, this character country cottage offers a stunning location combined with exciting potential.

The enchanting 0.16 acres of south-facing gardens are surrounded by mature trees, shrubs and abundant foliage comes complete with its own trickling stream and waterfall, plus a flagstone terrace that is the best place to fully immerse yourself in the breathtaking views. The off-road parking leads up a charming stepped pathway to the pretty stone facade of the cottage that offers four bedrooms, three reception rooms, a kitchen and a bathroom. It's rare to find such a charming home, that's been in the same family for almost 100 years. As well as the option for additional parking, there is plenty of room for a garage to be erected subject to planning permission.

The cottage is just a stroll away from the popular and pretty village of Tintern that hugs the meandering river bank of the Wye. The thriving community offers local pubs and cafes, a few shops and a doctor's surgery, plus one of the most recognisable landmarks in Wales, the 12th century Tintern Abbey.





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£395,000



### KEY FEATURES

- Nestled within the Wye Valley
- Four bedroom detached stone cottage
- 0.16 acres of gardens
- Off-road parking
- Great potential for modernisation
- No onward chain





# STEP INSIDE



Although Tintern feels like it's in its own enchanted world of mesmerising scenery and pretty properties nestled within woodland and surrounded by fields, it is only six miles north of Chepstow, and this historic town offers a wider variety of facilities and amenities, schools and sports facilities, a train station and access to the main motorway network.

Chepstow is about 7 miles away and Monmouth is some 9 miles distance away with both market towns providing shops, supermarkets, recreational facilities and secondary schools, with education facilities in Monmouth including the Haberdashers' Monmouth independent boys' and girls' schools. Access to explore further afield is easy too, with the nearby M5, M48 and M4 routes to Bristol, Birmingham Cardiff and London.

But this magical spot in this most wonderful of areas offers all the outdoor activity that you could hope for to always bring you home, from woodland walks to bike trails to water-based activities along the fabulous River Wye. At the end of an uplifting day immersed in nature the cottage welcomes you back with inviting spaces and spectacular views, reminding you it is a special place to call home indeed.

Step inside through the inviting blue front door that nestles into the centre of this home's pretty stone facade and you enter a much-loved property called Rockleigh, that has been owned by the same family for almost 100 years.

A small porch area leads directly into the living room which instantly embraces you with a warm and welcoming ambience - an atmosphere that has greeted countless visitors through the decades.

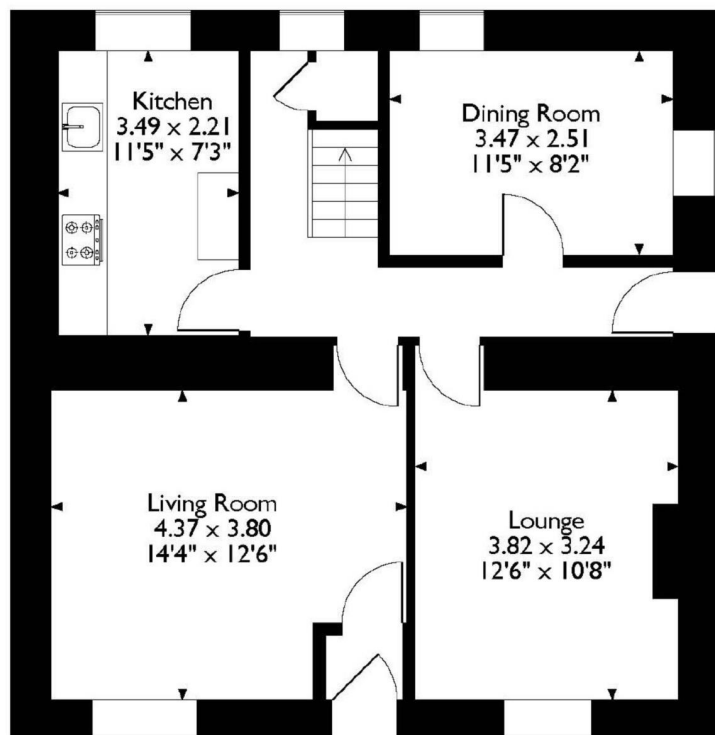
The potential to modernise the house into the cottage of your dreams is evident from the moment you step inside, and it's an exciting opportunity that is rarely available within this glorious landscape.

The upgrade has already begun with the house now offering sash-style UPVC windows at the front as well as a modern heating system, but there's still scope to bring your own sense of style to the interiors.

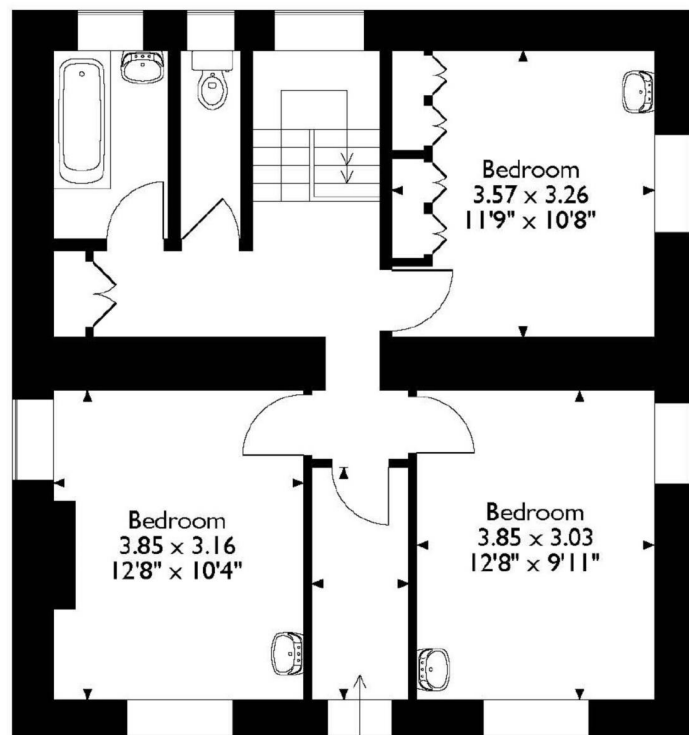
The attractive symmetry of the property's facade continues on the inside with two front reception rooms and both are bathed in light and garden views that are fully and continually engaging.



## Approximate Gross Internal Area 120 Sq M/1292 Sq Ft



**Ground Floor**



**First Floor**

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.

Imagine getting comfy in a large armchair in the first sitting room, looking out of the window, watching the wildlife and bird activity every day, as the seasons continue to change across the mesmerising landscape.

The second sitting room is slightly smaller and with a fireplace to boast about lends itself to becoming a winter snug, with family and friends gathered around a roaring fire but is also a perfect space for solitude and peace. #

Keep wandering to the rear of the property to find an inner hall that has a door out to the garden as well as access to the kitchen, staircase and third reception room, currently used as a dining room. It's easy to imagine enjoying a sociable family meal or dinner party with friends in this delightful space, joined by dual aspect views of the garden.

The whole of the ground floor could be remodelled to suit a more modern way of living, with some walls taken down to join at least the kitchen to the front reception room to create a heart of the home' kitchen diner, with doors out to the garden at the rear, subject to planning consent.

The smallest of the bedrooms could make an ideal office but is located between the two main bedrooms making it a tempting proposition to create an ensuite, a 'Jack and Jill' shower room to serve both rooms, or a walk-in wardrobe and dressing room.

At the rear is a bathroom with separate toilet and here more walls could end up in the skip, again subject to planning consent and building regulations, plus absorbing a section of the landing into this newly connected space would create a luxurious and spacious bathroom.

There would be ample space for a separate shower and statement, free-standing bath that would be the ultimate place to relax and unwind with candles and a glass of something special at the end of a busy day.



# STEP OUTSIDE



Step outside into the enchanting south-facing garden that envelops mainly the side and front of the cottage, and be greeted by an expansive view of the magical wooded valley of this scenic section of the Wye Valley Area of Outstanding Natural Beauty. Charming stone steps meander uphill from the off-road parking area, which can easily be expanded for more vehicles, to the pleasingly symmetrical, pretty stone facade of the house.

When work turns to rest and play, a flagstone patio at the front of the house is ready and eager to welcome alfresco dining and relaxing garden seating, with the views of the Wye Valley as the most stunning of backdrops.

But this character cottage can also boast an extra garden feature that any self-respecting country home should offer - a delightful little stream trickling through the garden, but Rockleigh can go one better and add the sweetest of waterfalls too.

**AGENTS NOTE:** The property has previously had Japanese Knotweed within the grounds which is currently under a 10 year treatment plan, which began in 2023.

## INFORMATION

Postcode: NP16 6SN

Tenure: Freehold

Tax Band: H

Heating: Oil

Drainage: Mains

EPC: F



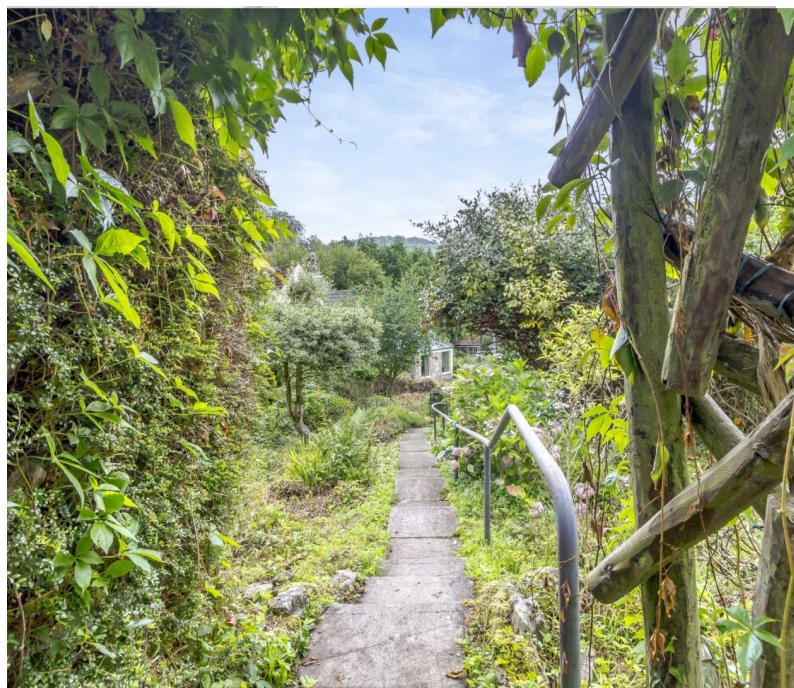




## DIRECTIONS

From our Chepstow office heading towards the Wye Valley on the A466 proceed into the village of Tintern on the A466 turning left immediately before the Wye Valley Hotel on your left, continue along the road and the property is situated on the left hand side.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		91
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)	25	
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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