



4 The Row

Tintern | Chepstow | Monmouthshire | NP16 6TT

FINE & COUNTRY



Step inside

This rural gem has rustic charm and plenty of potential and enjoys a sylvan setting in the Lower Wye Valley, in an Area of Outstanding Natural Beauty.

Offered to the market for the first time in 60 years, the centuries old, two-bedroom, end terrace cottage sits in a slightly elevated position, above the Angiddy River, which flows into the River Wye at Tintern. Now a truly tranquil spot, from the 16th to the 19th century the noise and smoke of the water powered wireworks dotted along the Angiddy Valley would have filled the air and it is possible that this cottage, part of a row of in the hamlet of Pontysaison, was built to house wireworks workers.

The cottage, partly rebuilt some 60 years ago, is full of character with old beams and roof timbers, exposed original stone walls, and an original open stone fireplace in the living room. In this lovely location, properties like this do not often come to the market and whilst in need of updating and improvement, it has the potential to be a delightful and characterful rural home. It is positioned at the end of a terrace of four properties, three of which are now one dwelling. Standing in a plot of approximately 0.44 acres, with its land to the front, side and back, there could be an opportunity to extend it, subject to the necessary planning consents.

Surrounded by beautiful woodland walks, with a network of local footpaths linking to the long-distance Wye Valley Walk and Offa's Dyke paths, with opportunities for cycling, Ravensnest Fly Fishery close by and a popular local pub, The Fountain, just 0.6 miles away, the cottage offers an idyllic country lifestyle. It's in a lovely, quiet spot. In the summer it is stunning with all the trees in leaf and the autumn colours are wonderful. I grew up there and have many happy memories playing football and tennis on the lawn, making dens in the wood, going fishing, walking along the river and sledging in the winter!

However, whilst rural, the cottage is not remote. Just 1.6 miles away, the popular riverside village of Tintern has been a magnet for tourists since the late Eighteenth Century when it's Cistercian abbey became the architectural highlight of the Picturesque Wye Tour. It's a vibrant community with an active football and cricket team and many groups and social events, including regular film nights in the village hall. There's a variety of local pubs, shops and businesses and there is a primary school in the nearby village of Llandogo. Further along the Wye Valley, some 6 miles from the property, is the market town of Chepstow, from where there is easy access to the motorway network for travel to Bristol, London, Newport and Cardiff.



Step inside:-

Inside the cottage, a hallway with an exposed stone wall leads through to a kitchen, with room for a breakfast table. Alongside there is a good sized lounge/diner with exposed beams and a stone fireplace inset with a log burning stove. I love the character of the room, with the stone fireplace where we used to have roaring open fires.

There is a downstairs shower room and upstairs there are two double bedrooms, with windows giving glimpses of the Angiddy river.







Step outside

The cottage stands in a plot of 0.44 acres, accessed along a driveway which leads up from a quiet country road to a single, open fronted garage. There is additional parking on the driveway for up to three cars.

Double gates open to a pathway which leads up to the cottage through front gardens, where there is a seating area to enjoy the scenery. To the side of the cottage, there is a small pond.

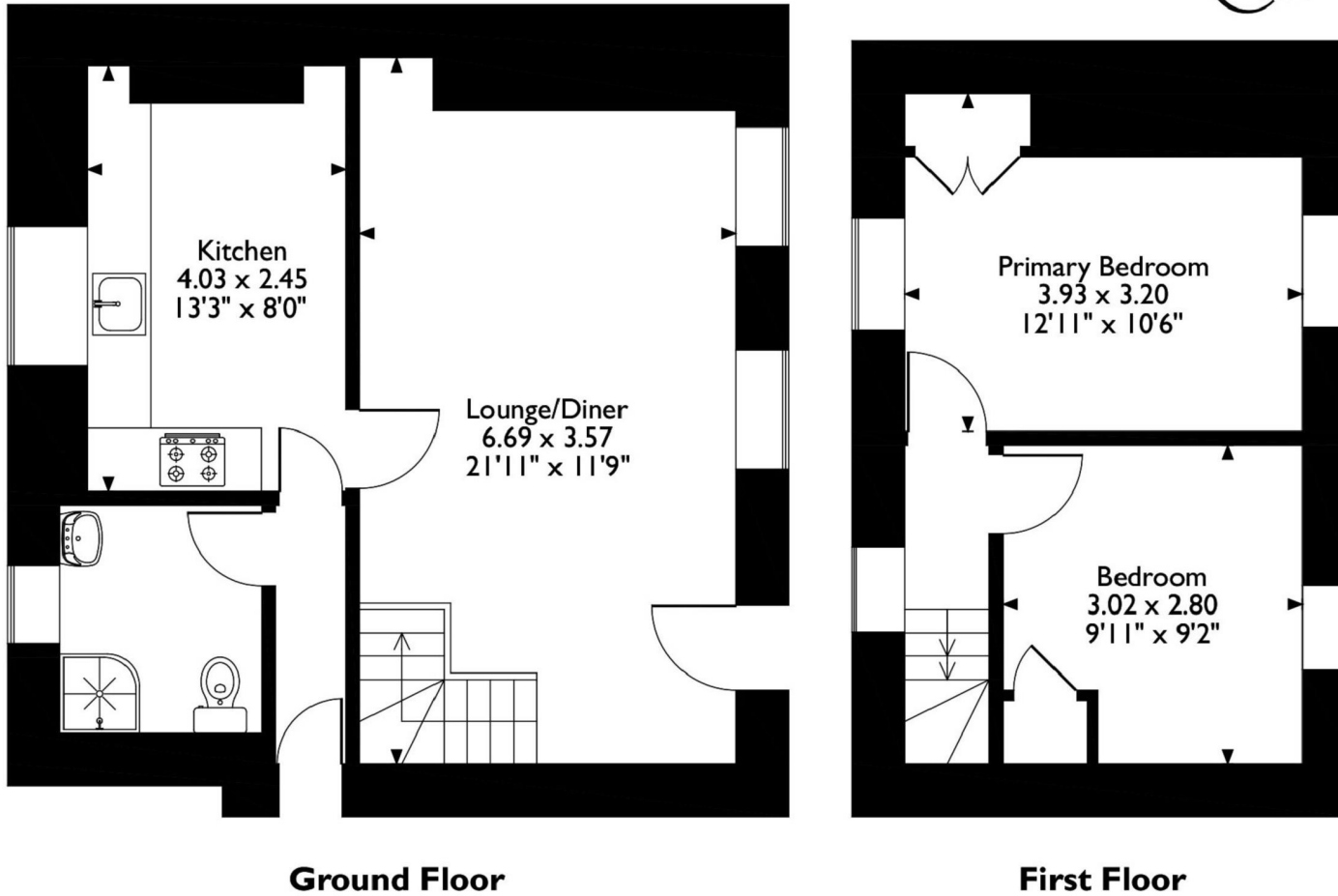
The gardens benefit from lovely woodland views and feature large areas of lawn, which are planted with established shrubs and mature trees, including apple trees.

DIRECTIONS

Head south-west on High Street towards Welsh Street, turn right onto Welsh Street and follow to the roundabout, take the 3rd exit onto A466, and continue straight ahead at the roundabout for the racecourse car park. Follow for 1. Mile, turn left onto the Devauden Road follow the road through St Arvans and at 1.8 miles turn sharp right to follow the lane through Green Wood stay on this lane and you will pass Ravensnest Fly Fishery you will be following the Anghidi River. When you see the bridge continue straight on the lane and 4 The Row is just round the left corner and is on your left-hand side. What3words: [///highlighted.shuts.edicts](https://www.what3words.com/#!/highlighted.shuts.edicts)



Approximate Gross Internal Area 66 Sq M/710 Sq Ft

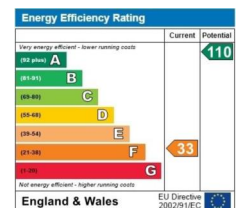


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: NP16 6TT | Tenure: Freehold | Tax Band: E | Authority: Monmouthshire | Heating: Electric | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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