



Valley View
Tintern | Chepstow | Monmouthshire | NP16 6TH

FINE & COUNTRY



Step inside

Valley View

A rare find, this charming, compact country cottage has been cherished by three generations of the same family and now comes to the market, with no onward chain, for the first time since 1915.

Valley View enjoys a picturesque location above the babbling Angiddy River, which flows into the River Wye at Tintern. Delightful, well-maintained cottage gardens enhance the rural appeal of this two-bedroom property. Despite its peaceful, wooded surroundings, it is within walking distance of village amenities, it is well-situated for commuters and it is an easy drive to the market towns of Chepstow and Monmouth.

The stone-built, now rendered cottage, under a tiled roof, was most likely built in the 1800s as a small cider mill and adjoining dwelling. The cider mill has since been incorporated to provide a kitchen/breakfast room.

Step inside:-

Valley View is approached from a quiet country lane over a shared, arched stone bridge across the narrow Angiddy River. A tarmac footpath (a public right of way) leads from a parking area, with room for two cars, to the main entrance door at the side of the property. This opens to a small hallway from which stairs lead up to the first floor.

A door from the hallway opens to a light and airy living room, made cosy in the colder months by a Calor gas fire set in a stone fireplace. From the living room, a Georgian small paned door (the original front door to the property) opens to a conservatory. This looks out over the cottage garden and into woodland. "It gets the sun in the morning and afternoons and is a lovely place to sit in the summer, with the doors open to the patio."

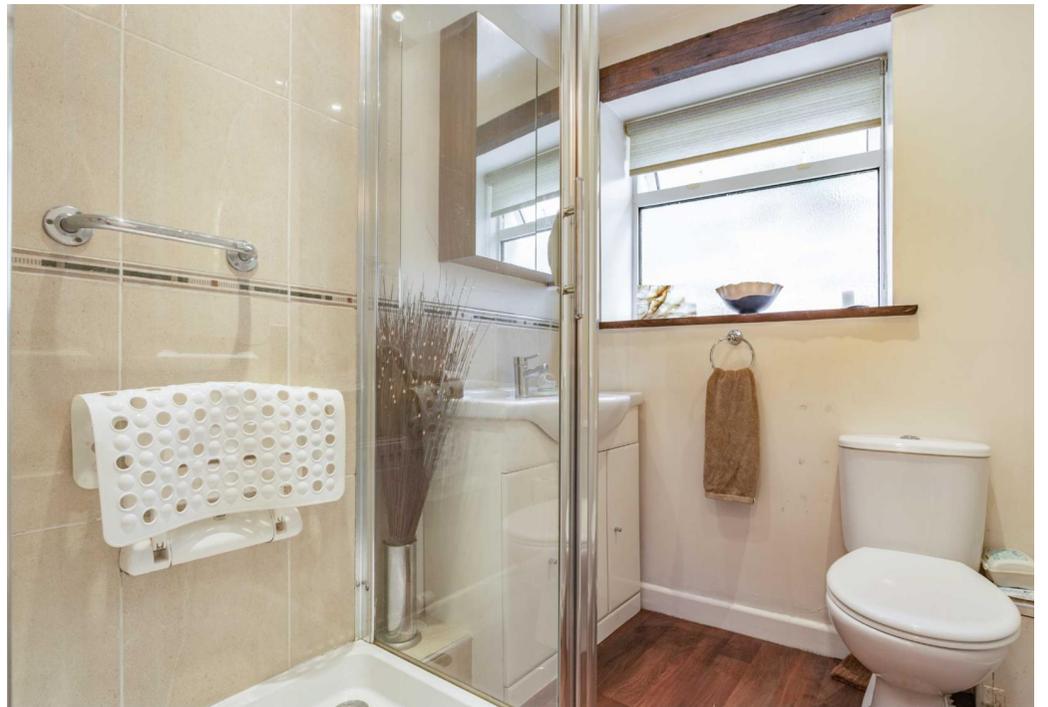


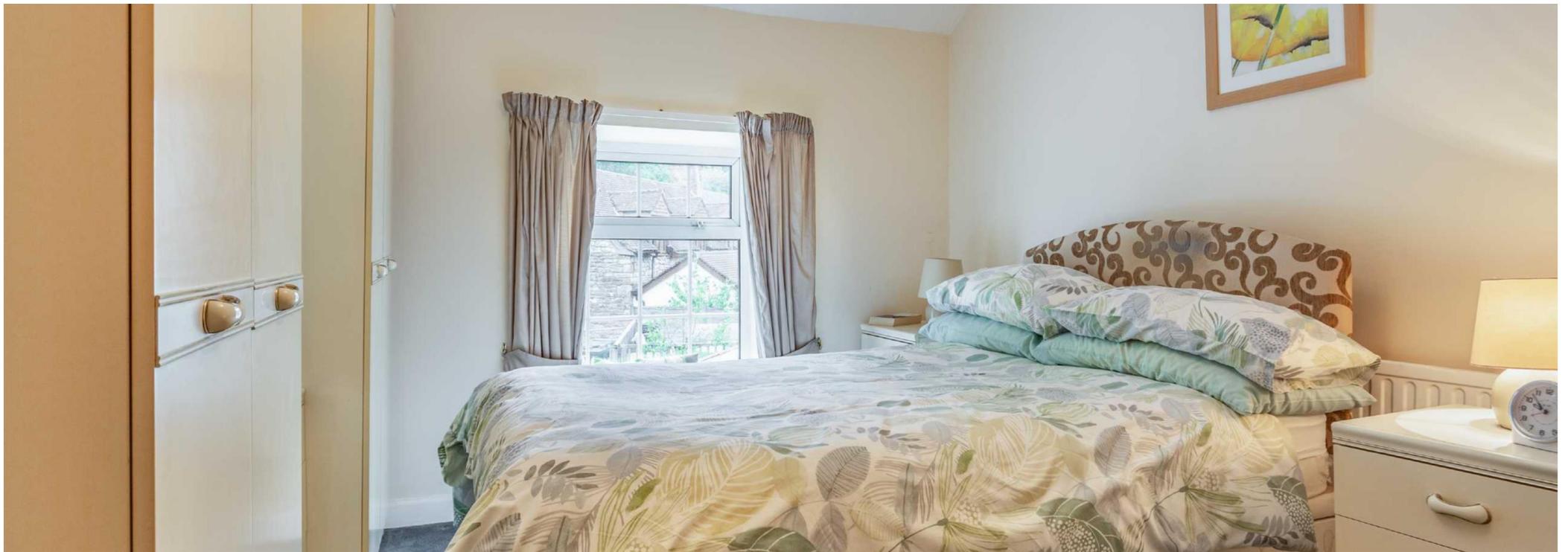
The kitchen/breakfast room, the other side of the hallway, has a comprehensive range of wall and floor cupboards with tiled splashbacks. There is an inbuilt electric cooker and ceramic hob and space and plumbing for an under-counter washing machine. In the centre of the kitchen there is room for a table and chairs. Off a small passage leading to the modern downstairs shower room, there is space for an upright fridge freezer.

Upstairs there are two double bedrooms, one overlooking the gardens and the other having a dual aspect over the garden and the river and woods. "If you sleep with the window open, the sound of the river is really peaceful and soothing."

There is an airing cupboard in one of the bedrooms and off the landing is a useful storage cupboard. There is also handy storage under the stairs.

Alongside the cottage, accessed from the patio in front of the conservatory, is an enchanting wooden summer house, with windows to two sides. "It was Mum's chill-out zone. She had chairs and a TV in there and used to love sitting in there watching Wimbledon fortnight!"







Step outside

Valley View

This property's cottage-style gardens are a true delight. An area of level lawn is surrounded by beds of perennials with interspersed shrubs. At the end of the lawn is a raised decking. "It has views over the river to the woodland and is ideal for barbeques. Meanwhile the small terrace in front of the conservatory, facing the garden, is a lovely place for a coffee in the morning or a glass of wine in the evening. Sitting out, the birdsong is fabulous and so is the sound of the river. The road is quite quiet, so it feels peaceful, tranquil and rural."

At the end of the garden, next to the decking, there is a wooden garden shed and a greenhouse and a small vegetable patch, alongside the convenient part-gravel, part-tarmac off-road parking area .

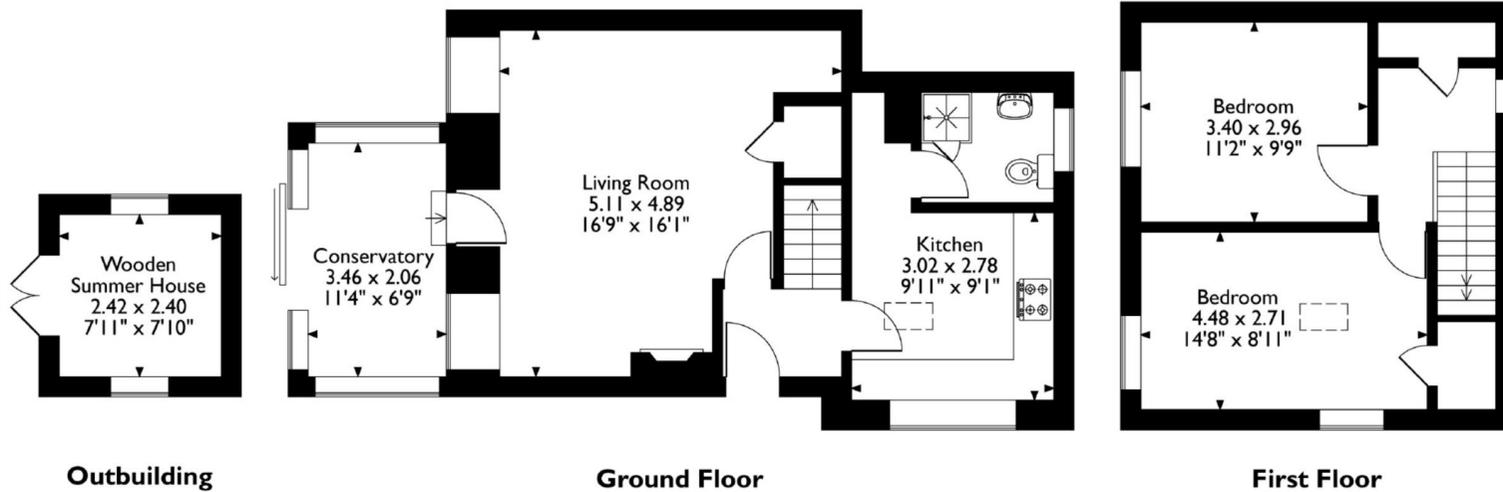
The property is situated in the Wye Valley Area of Outstanding Natural Beauty and there are wonderful walks right from the door, up into the woods along the Angiddy Trail. It is also a 10-15 minute walk into Tintern, the Monmouthshire riverside village renowned for its historic, Cistercian abbey, which stands in its ruined glory on the banks of the River Wye. Tintern is 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 a primary school in the nearby village of Llandogo. Chepstow is about 7 miles away and Monmouth is some 10 miles distant, both market towns providing shops, supermarkets, recreational facilities and secondary schooling.

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.



Approximate Gross Internal Area
 Main House = 81 Sq M/872 Sq Ft
 Outbuilding = 6 Sq M/65 Sq Ft
 Total = 87 Sq M/937 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 6TH | Tenure: Freehold | Tax Band: E | Authority: Monmouthshire | Heating: Oil | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
 All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright© 2019 Fine & Country, Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		66
(59-64)	E		
(41-58)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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