



# TINTERN

Guide price **£375,000**





# 4 OLD GLOBE COTTAGES

Forge Road, Monmouthshire NP16 6TH



Wye Valley Tintern location with views  
Beautiful location  
Three double bedrooms, principal en-suite

Nestled within an idyllic wooded valley surrounded by breathtaking rural views and a scattering of pretty properties near the picturesque village of Tintern, this threebed, end of terrace home offers an idyllic lifestyle and a truly stunning spot to call home.

Off a small country road that meanders along the valley, the property is just a stroll away from the River Wye and the shops and pubs of the village, with the majestic and enchanting Tintern Abbey ruins just along the river bank.

Hidden away within the heart of this Area of Outstanding Natural Beauty, this pretty house is the perfect place to call home for exploring this world-famous area, from water-based activities to wandering through woodland, by foot, by bike, or on horseback.

If you need a wider range of facilities and amenities than Tintern can offer, or a commute to work is a regular requirement, the nearest large town is Chepstow less than six miles to the south, which also provides access to the M48 to Cardiff and Bristol, plus a train station. More choice is on offer in Monmouth, including some of the best schools in the county, which is found 11 miles to the north.



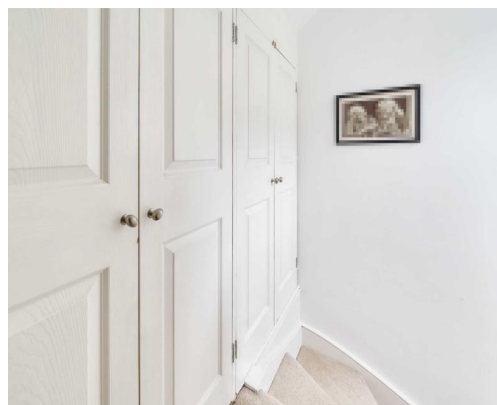


Guide price  
**£375,000**



### KEY FEATURES

- Located within the Wye Valley AONB
- Three double bedrooms
- Principal bedroom with en-suite
- Open-plan kitchen diner
- Woodland views
- Private & peaceful front and rear gardens



# STEP INSIDE



Back at the house there are absorbing views of the wooded landscape that cocoons the property and can be enjoyed from the peaceful and private courtyard garden or front lawn of the home.

Inside the open-plan lounge kitchen diner is a social hub that can happily welcome family and friends to share a meal, movie or match together, with French doors opening out onto the garden terrace.

Over the two upper storeys there's a principal bedroom with built-in storage and en-suite, a double bedroom and family bathroom. At the top of the house is the final bedroom, which is another double with fitted wardrobes.

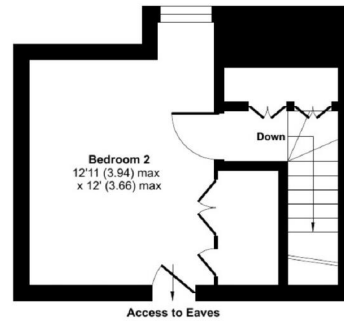
The pretty cottage can offer timber double-glazing and a neutral and modern decor throughout, so you can just turn up, turn the key in the attractive blue front door and instantly start enjoying living in the glorious Wye Valley.

Step inside this attractive cottage to discover a three-storey home that has been very well designed, creating a family home that maximises space, light and connection to the breathtaking location.

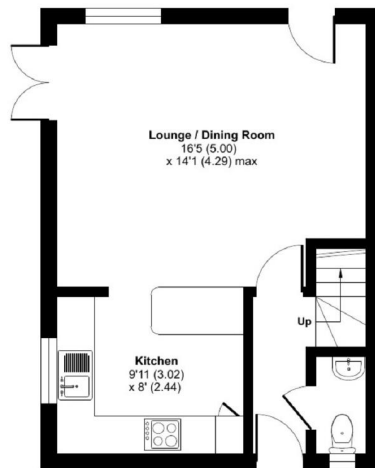
The stylish home seamlessly combines contemporary, tasteful style with pops of colour and pockets of texture, pattern, and natural materials, which is instantly evident from the moment you step through the stylish blue front door and into the open-plan reception space.

After a busy day or when it is dappled in morning sunshine, this space embraces you with a welcoming hug that makes it the social hub of the home.

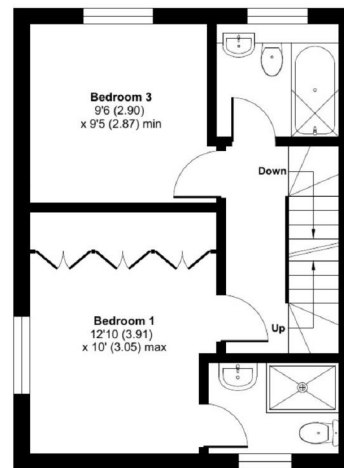
Approximate Area = 966 sq ft / 89.7 sq m  
For identification only - Not to scale




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Archer & Co. REF: 1032584

The sizeable room is zoned into a lounge and dining area before it wraps around into the kitchen in an L-shaped open-plan layout ensuring the cook feels totally part of the space, well-equipped contemporary kitchen includes an integrated breakfast bar.

You can share chat and laughter with the rest of the family, help the cook with peeling or chopping, or even offer to do the washing-up because the amazing rural view of the wooded hillside from the kitchen sink window is ample reward for getting your hands wet.

After a feast enjoyed together at the dining table, snuggle down into an armchair or sofa to watch a movie or enjoy the match together, depending on whether your team wins or loses.

The room seamlessly opens out onto the side courtyard garden via a set of French doors so wandering out into the wooded landscape with a morning coffee or evening drink is as easy as it is tempting.

This social space leads into a rear inner hallway where the cloakroom, a rear garden door, and staircase to the two upper floors can be found.

On the first floor the sanctuary that is the principal bedroom awaits to cloak you in calm within a neutral decor, with fitted wardrobes winning the war on clutter, and a stunning view of the wooded valley to greet you every morning with the reminder that you live in the most breathtaking of locations.



# STEP OUTSIDE



Step outside and immediately relax because you are surrounded by the most beautiful of wooded valley scenery and some inviting outdoor places to feel fully immersed within it. The home is nestled amongst a myriad of towering trees, pretty shrubbery and an eclectic mix of pretty period properties that hug the hillside along this country road as it meanders through the valley towards the centre of Tintern.

There's room for the practical as well as the pretty, with room on the terrace for a shed and storage boxes.

At the front of the house, as well as the visually engaging combination of cream facade with sky blue door and private off-road parking, there's a walled lawn area.

But the front garden is not just there to create a picturesque setting for the home, it is also an inviting place for children to play as well as a space to set up a picnic or deck chair and feel totally connected to the truly stunning landscape.

## INFORMATION

Postcode: NP16 6TH

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Mains

EPC: C







## 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

30 High Street, Chepstow, NP16 5LJ  
 01291 626262  
 chepstow@archerandco.com  
 www.archerandco.com



All measurements are approximate and quoted in imperial with metric equivalents 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. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.