



# TINTERN

Guide price **£325,000**





# SPRING COTTAGE

Tintern, Chepstow, Monmouthshire NP16 6SG



Desirable location in Tintern  
First time to the market in 82 years  
Riverfront views of the River Wye

The cottage offers a great opportunity to adapt and extend to your design preferences. Subject to planning. The interior features two cosy bedrooms, providing comfort and privacy. The living spaces are flexible and open to be renovated to capture the essence of modern-day living, this cottage does offer rustic charm and character.

Situated in the world-renowned Tintern, the cottage not only offers a peaceful living environment but also provides breathtaking views of the river Wye and beyond. The gentle meandering of the river adds to the allure of this distinctive location. The 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.

The cottages grounds are extensive but will need to be managed, to be fully utilised to the best that they offer. There is no parking, but parking spaces at the front are located in the public parking area overlooking the river.





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### KEY FEATURES

- Charming stone built two-bedroom cottage
- Panoramic views overlooking the River Wye
- Under the same ownership for 80-plus years
- A tranquil and historic setting
- Wye valley area of outstanding natural beauty
- Public parking on the riverfront





# STEP INSIDE



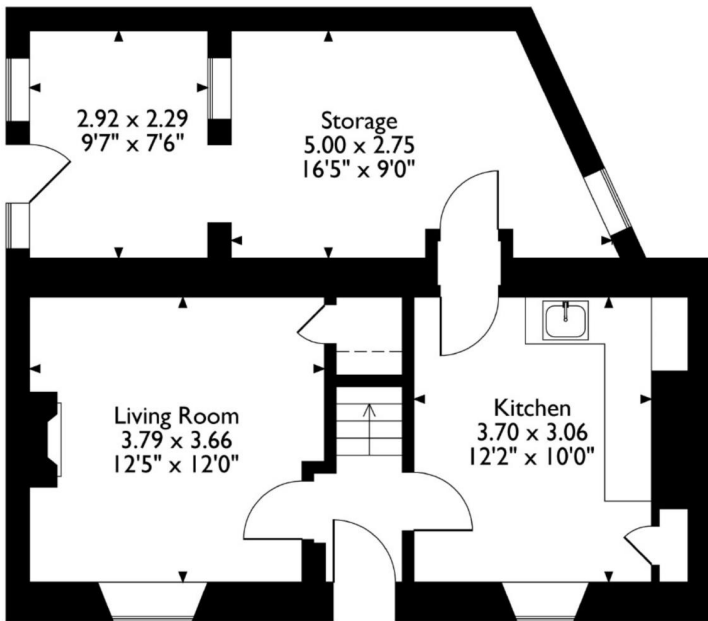
With Spring Cottage being with the same owner's family for over 82 years, this cottage presents a unique project for those seeking to infuse their personal touch into this historic property. Whether it's preserving its classic features or introducing modern elements, the possibilities are endless. (subject to planning)

With the traditional stone-fronted picturesque cottage that sits high above the road and river nestled into the bank. Offers many opportunities to any keen developer, gardener or DIY enthusiast. All set with the extensive grounds of 0.64 of an acre that sits directly behind and enclose the property.

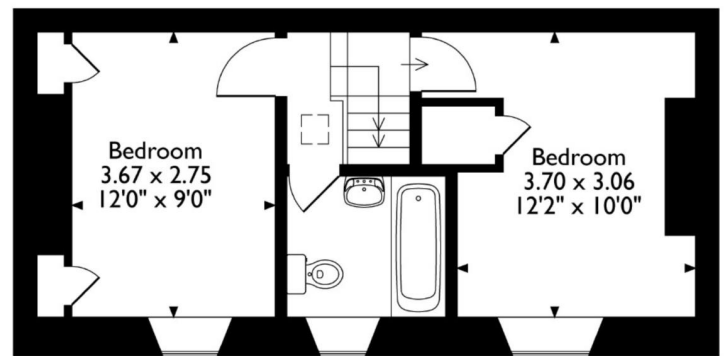
This type of pretty-looking stone cottage does not come to the market very often in this location. With the breathtaking views towards the sweeping bend of the river that curves around majestic Tintern village.

When standing underneath the wooden porch you can feel the property has a wealth of character, even before you enter it shouts out to be updated and regenerated into a family home or weekend retreat.

## Approximate Gross Internal Area 86 Sq M/926 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.

On entering the property, the lounge sits directly to the left of the hallway with stairs going to the first floor, the lounge has a wonderful feature stone fireplace with a wood-burning stove. Wooden window to the front with views towards England and the Forest of Dean.

The kitchen to the right has a small array of modern kitchen units, and space for a cooker and lends itself to be reconfigured and updated. However, the space is large enough to have a kitchen table placed centrally and the opportunity to extend into the areas to the side and rear of the property. Subject to planning.

On proceeding to the first floor, you will see two double bedrooms with windows facing the river and a bathroom that sits directly in the centre of the front of the house.



# STEP OUTSIDE



The exterior of the property is adorned with a quaint stone front, adding to its visual appeal. Step outside to a garden area that allows you to enjoy the natural beauty of the surroundings. The rear garden has a sloping gradient and is 0.64 of an acre. The proximity to the River Wye enhances the overall tranquillity of the location. The garden envelops mainly the one side, rear and front of the cottage, and be greeted by an expansive of rear magical wooded valley of this scenic section of the Wye Valley Area of Outstanding Natural Beauty.

For those seeking a retreat from the hustle and bustle, this cottage in Tintern is a rare find. Don't miss the chance to own a piece of history and create a haven amidst the beauty of the river Wye.

## INFORMATION

Postcode: NP16 6SG

Tenure: Freehold

Tax Band: F

Heating: Gas LPG

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 continue along this road following around the curve of the village the property is situated on the left-hand side. Up several steps from the road.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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