



TUTSHILL

Guide price **£400,000**



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VINE COTTAGE

Chepstow, Gloucestershire NP16 7PR



Three-bed, semi-detached cottage
Amazing views over River Wye valley
Garden with vegetable patch & sheds

One of only two pretty houses nestled into a wooded hillside next to the charming Old Wye Bridge that links the English side of the breathtaking lower Wye Valley to the popular Welsh town of Chepstow, Vine Cottage is a truly unique home. The views from this much-loved, semi-detached home are panoramic and mesmerising, and the cottage has a front row seat to watch it all - the wild weather build, the sun set, the stars appear, and the seasons change.

Vine Cottage is well-placed to easily access to all the shops, eateries, schools, sports and social clubs, plus everyday facilities and amenities that the popular market town of Chepstow offers; just wander across the neighbouring bridge. Walks around the grounds of the majestic Chepstow Castle are a tempting proposition with the banks of the River Wye an enviable alternative. The cottage is on the English side of the river on the very edge of Tutshill, a village which can offer local shops and cafes, a school and college, and there are woodland walks that envelope the village to enjoy too.



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£400,000



KEY FEATURES

- Three-bed, semi-detached period cottage
- Incredible views over the River Wye valley
- Character & charm throughout
- Two generous reception rooms
- Large garden with vegetable patch
- No onward chain



STEP INSIDE



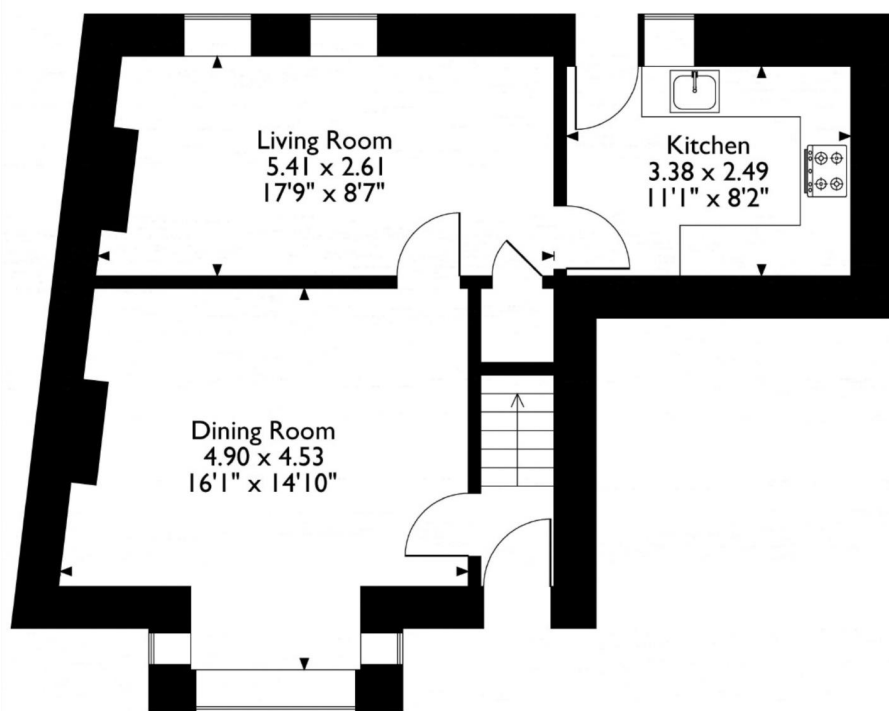
Two of the most precious and unique areas of the UK, the Wye Valley Area of Outstanding Natural Beauty and the Forest of Dean, are just a drive away from the cottage, offering a myriad of outdoor activities to try and potentially become obsessed with. The cottage can boast easy access to explore further into the UK via the mainline train network at Chepstow.

The motorway network is close by with the M48 leading to the M4, London, Bristol and Cardiff, and in the other direction the A48 meanders through the landscape to Gloucester and beyond.

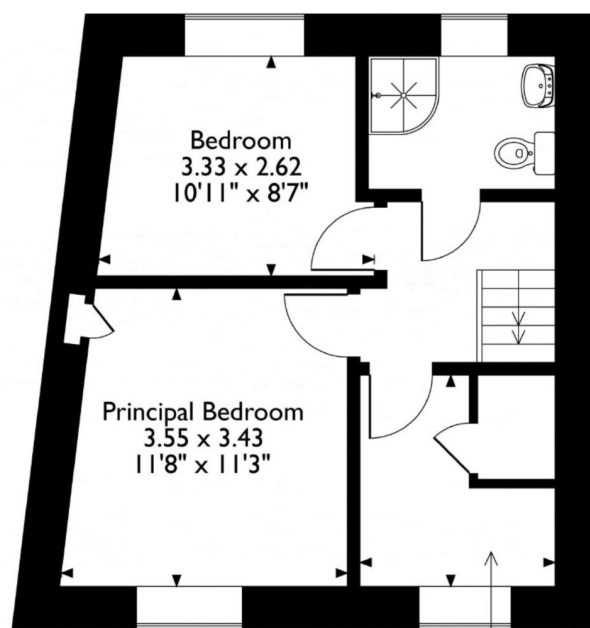
Step inside this delightful three-bedroom cottage and the cute hallway greets you with a warm welcome that continues into the front reception that impresses with a big bay window perfectly framing the enchanting view. Currently set up as a dining room this charming space is crowned with exposed beams, is versatile and would equally make an inviting lounge with multiple sofas and armchairs nestled around the fire during colder weather.

A new owner may want to investigate the possibility of adding a log burner to make the space even cosier during the winter.

Approximate Gross Internal Area 81 Sq M/872 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.

Through a door into the rear reception room that is a substantial space offering beams, both vertical and ceiling, and a fireplace too, but this space can also add garden patio views to the list via two windows. As this room is next to the kitchen a new owner may want to use it as a dining room and even remove the dividing wall with the adjacent kitchen to create a spectacular abs optimum sociable kitchen diner.

Next door is a contemporary glossy white, well-equipped kitchen with garden access that will delight the cook.

Upstairs the main two bedrooms at the front and rear of the cottage are both doubles and can compete for your attention with either a stunning vista of the river or an absorbing view of the garden. The bathroom is a modern space with a spacious walk-in corner shower with a built-in seat.

The rear bedroom boasts a charming period fireplace to remind you of the age of this period property and the principal at the front entices you in with a storage cupboard behind a delightful original panelled door, plus the more recent addition of built-in wardrobes.

The third bedroom is a cute single with a built-in cupboard that could be removed if more space was required, conversely it's a perfect place to create an amazing home office with the view across the river valley sure to distract as well as delight.

Vine Cottage is a charming home in an incredible location and offers the next owner the chance to renovate the spaces to suit their lifestyle, put their own interior design stamp on the inside, and completely fall in love with it too.

STEP OUTSIDE



Step outside into the side and rear garden to start a magical journey into a foliage cocooned parcel of peace. Hugging the house is an intimate sunken patio area perfect for alfresco dining with family and friends.

Laden with mature trees and shrubs, the path through the lawn entices you to explore further to find secret spaces as the garden meanders up the gently sloping hillside. At the end of the garden nature envelopes you with a cloak of trees, offering the perfect spot to enjoy quiet seclusion or entertain family and friends.

The front garden is dominated by the incredible and picturesque view across the river showcasing the beautiful Old Wye Bridge as the gateway into Wales.

INFORMATION

Postcode: NP16 7PR

Tenure: Freehold

Tax Band: C

Heating: Gas

Drainage: Mains

EPC: D





DIRECTIONS

From our Chepstow office, proceed down Chepstow High Street onto Bridge Street. At the traffic lights, proceed over Old Wye Bridge, and the property will be located on the left hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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