



# TINTERN

Guide price **£420,000**



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# HOLMLEIGH

Tintern, Chepstow, Monmouthshire NP16 6SG



3 double bed detached property  
Situating in the heart of Tintern  
Overlooking the River Wye

A substantial, detached, stone-built Victorian property featuring three double bedrooms and occupying a prime location with stunning views overlooking the River Wye.

Situated in the world-renowned village of Tintern, this cottage not only offers a peaceful living environment but also provides breathtaking views of the River Wye and its surrounding. The gently meandering of the river adds to the charm of this distinctive location. The community features local pubs, cafes, a few shops and a doctor's surgery as well as one of Wales' most iconic landmarks, the 12th century Tintern Abbey.



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### KEY FEATURES

- 3 bedroom Victorian stone-built property
- Beautifully presented
- Situated in the heart of Tintern village
- Large reception rooms with feature fireplace
- Off-road parking for 2 vehicles
- No upper chain



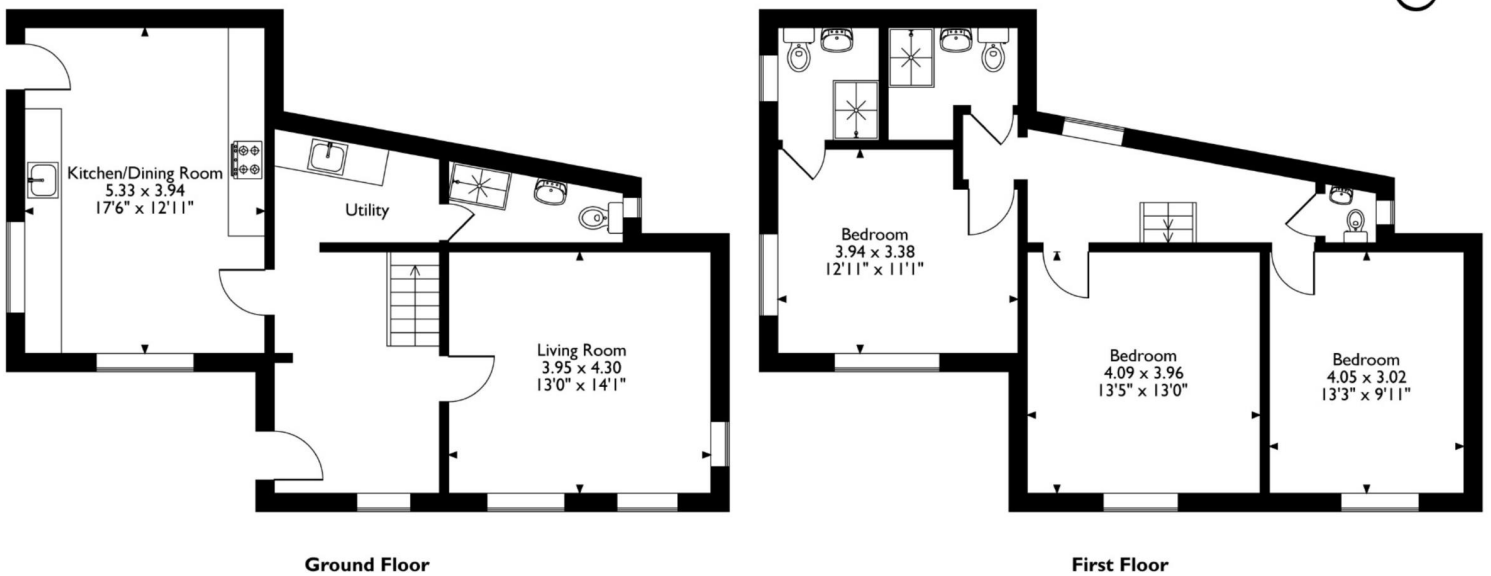
# STEP INSIDE



As you step inside, you're greeted by a welcoming and spacious hallway featuring beautiful quarry tile flooring. A front-facing window offers lovely views of the River Wye, adding to the charm of the space. The staircase leads to the first floor inviting you to explore the rest of the property.

A door opens into a delightful sitting room with wooden flooring and a striking feature fireplace with an open fire. Large front windows allow natural light to flood the room, making it bright and airy, while the high ceilings further enhance the sense of spaciousness.

## Approximate Gross Internal Area 116 Sq M/1248 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.

The modern kitchen has been thoughtfully designed with a contemporary range of wall and floor units, providing ample worktop space. Spacious enough to accommodate a family dining table, the kitchen perfectly blends style and functionality.

Additionally, this level includes a handy utility room and a shower room for added convenience.

Ascending to the first floor, you'll find the principal bedroom, complete with an ensuite shower room for added comfort and privacy. Two further double bedrooms and a family shower room offer ample space for family or guests.

# STEP OUTSIDE



There is also convenient access from the kitchen to the side of the property, leading to a parking area for two vehicles with easy road access. Additionally, a mezzanine space, accessible via metal spiral stairs, provides an ideal spot for sitting and enjoying the beautiful surroundings.

## INFORMATION

Postcode: NPI 6 6SG

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Mains

EPC: E





## DIRECTIONS

From our Chepstow office heading towards the Wye Valley on the A446 proceed into the village of Tintern on the A466 continue along this road following around the curve of the village and the property is situated on the left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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