



Spring Cottage
Brockweir | Chepstow | Monmouthshire | NP16 7PE

Spring Cottage

This delightful, period detached cottage enjoys a picturesque woodland setting above the meandering River Wye near the lovely village of Brockweir in the Lower Wye Valley.

Surrounded by the natural beauty of the Wye Valley National Landscape, two-bed Spring Cottage is set in 1.07 acres of mature gardens. A rural gem in an idyllic location, it is within 300 metres of the riverside. There are wonderful walks from the doorstep and it is less than a mile from the Offa's Dyke Path National Trail. All this makes it ideal as a self-catering holiday cottage, but equally, it would make a perfect home for a couple or small family.

The traditional cottage has been refurbished by the vendor to a high standard. It has two double bedrooms, a first floor bathroom, a cosy lounge with a woodburning stove, a charming kitchen/dining room and a conservatory. It also enjoys both a double garage and ample off-road parking, which is much prized in this area.

Brockweir is a small but vibrant riverside settlement, well-served by the award-winning Brockweir and Hewelsfield Village Shop, which stocks local produce and has a lovely café, which provides a lively meeting place for locals. The café is also very popular with walkers, being close to Offa's Dyke Path and the Wye Valley Walk. Other village facilities include a playing field next to the village shop and The Mackenzie Hall, which hosts a range of classes, clubs and events, including a Tennis Club.

Offering a blissful rural lifestyle, the cottage is nevertheless easily accessible. The historic market towns of Chepstow (8 miles) and Monmouth (11 miles) are a short drive away. Larger conurbations within easy reach include Bristol (25 miles), Newport (26 miles) and Cardiff (37 miles). From Monmouth, the A40/M50 gives access to the Midlands.



STEP INSIDE

Spring Cottage

This attractive country cottage has a symmetrical facade and in the centre is a pretty enclosed, gabled porch with a tiled roof. A glazed door opens from the porch directly to the cosy living room, which is full of character, with an exposed stone wall at one end and a large, open fireplace with a wood burning stove set on a stone hearth. The room has practical tiled flooring and painted exposed ceiling joists. There is a window to the front, overlooking the gardens.

From the living room, a part-glazed door opens to the charming, cottage-style kitchen/breakfast room, which kitchen is fitted with a range of Shaker-style units under rolled top work surfaces with tiled splashbacks. There is a one-and-a-half bowl sink unit with mixer taps, a built in double oven and a ceramic hob with an extractor over. Painted exposed ceiling joists add character to the lovely room, is filled with natural light from windows to the front and side. The kitchen has tiled flooring and the units are arranged in an L-shape, leaving space in one corner for a breakfast table.

Through a door from the kitchen is a useful utility room/boot room, with cupboards and space and plumbing for a washing machine. A door opens to an external covered, tiled walkway with one open side, which stretches along the back of the cottage and affords lovely woodland views. This unique walkway leads to a wood-framed conservatory positioned to the side of the property, a wonderful spot to relax and enjoy the tranquil surroundings.

An attractive, contemporary oak staircase leads from the living room to the first floor, where there are two light-filled double bedrooms and a modern, family bathroom with a bath with a shower over.















STEP OUTSIDE

Spring Cottage

The cottage is situated above a country lane, from which it is secluded by established hedging. A driveway from the lane leads up to a generous parking area in front of a detached double garage. From the driveway, a pathway winds a way through pretty cottage gardens to the front of the property.

The cottage enjoys the most gorgeous setting, backing onto woodland and surrounded by greenery. It sits in 1.07 acres, which include an area of level lawn ideal for outdoor dining and for relaxing and soaking up the sights and sounds of nature. The gardens are set into a hillside and above the cottage is a mixed orchard, which is carpeted in bluebells and wild garlic in the spring and above this ancient woodland. The captivating grounds also include a pond.

AGENT'S NOTE: Business rates are paid on the property at a current rateable value (2024) of £2,950.

LOCATION

What3words: ///rabble.plant.trickling





SELLER INSIGHT

Enviably located in a woodland clearing just above the River Wye is Spring Cottage, a charming two-bedroom period cottage that has been beautifully renovated by the current owners.

"It was whilst studying at University in Bristol in the late 1990s that I first became thoroughly enchanted with the Wye Valley, and it left such an impression on me that in 2010 I decided to move here and make it my home, says the owner. We bought a beautiful house just a stone's throw from Brockweir village, and while that sale was going through, Spring Cottage happened to come onto the market. My family and friends have always loved holidaying in self-catering cottages, both in the UK and overseas, so when the opportunity arose to acquire our own holiday let, one that was within striking distance of our own home, we jumped at the chance.

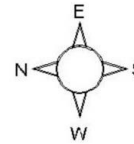
Back then the building was pretty rundown, but it sits in this magical woodland setting so I knew that with a bit of hard work it could be transformed into something really quite special. We ended up stripping it right back, installing a new central heating system, new windows and floors, a new kitchen and bathroom. We did it all, from top to bottom, and it's now a really warm and cosy cottage that's oozing with period charm, but at the same time it has all of the comforts of a modern home.

The cottage is stunning, but it's these utterly enchanting surroundings that set it apart. It sits in around an acre of land, which incorporates a really pretty cottage garden with areas for sitting out, relaxing and alfresco dining; there's also an orchard and an area of woodland ideal for den building and tree climbing, so heaven for young children! Step outside the front door and you can walk for miles through forests carpeted with bluebells and wild garlic, beautiful wildflower riverside meadows, and from the top of the valley the views are absolutely breathtaking. It's the most picturesque place you could ever imagine, but it's not a place where we've ever felt isolated. It takes just minutes to walk into the village, which has a fantastic community shop and, indeed, a really friendly and vibrant community. We're also just a short drive from Tintern or brisk walk through the woods, if you're feeling energetic where there are a number of pubs and restaurants, and it takes just twenty minutes to drive into Monmouth.

We're selling the cottage because we're planning to move away from the area in the not too distant future. It's going to be a wrench, and when we do move it will be the sheer beauty of the setting that I'm going to miss most. It's a place where we've been afforded a really outstanding quality of life, and that's definitely something the new owners of Spring Cottage will be able to enjoy too."

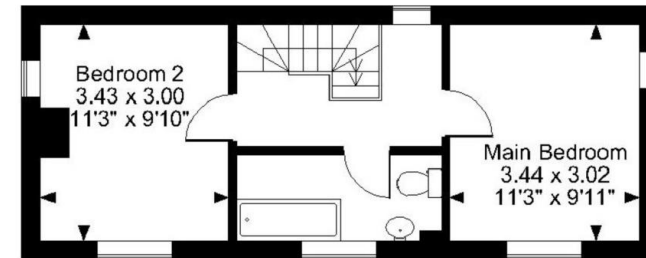
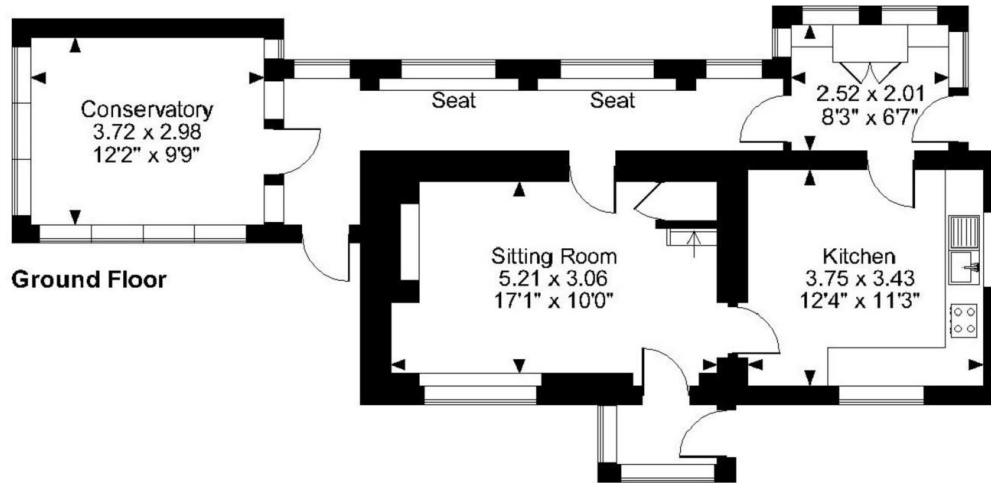


Spring Cottage, Brockweir, Chepstow
Approximate Gross Internal Area
Main House = 1049 Sq Ft/97 Sq M
Garage = 364 Sq Ft/34 Sq M
Wood Store External Area = 70 Sq Ft/7 Sq M
Total = 1413 Sq Ft/131 Sq M



Wood Store
 4.66 x 1.49
 15'3" x 4'11"

Garage
 6.69 x 5.05
 21'11" x 16'7"



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Postcode: NP16 7PE | Tenure: Freehold | Tax Band: See Agents Note | Authority: Forest of Dean | Heating: Oil | Drainage: Private

Scan the QR code for more information about this property:

Important notes: 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, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.



| Energy Efficiency Rating | |
|---|-------------------------|
| Very energy efficient - lower running costs | Current Potential |
| A (92-100) | 82 |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |



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