



BARBADOES HILL, TINTERN

Guide price **£775,000**



WISEWOOD COTTAGE

Barbadoes Hill, Tintern, Monmouthshire NP16 6ST



Charming two-bed stone cottage set in approx 8.13 acres
Gorgeous interiors, masses of character
Enchanting mature garden with views

Hidden within an enchanting garden on a wooded hillside with mesmerising, panoramic views of the Wye Valley Area of Outstanding Natural Beauty you'll find the stunning Wisewood Cottage.

This pretty stone cottage, set in approximately 8.13 acres, welcomes you to an idyllic rural sanctuary to call home, cocooned in foliage and immersed in nature within one of Wales' most stunning landscapes.

The garden gently undulates through ancient woodland and different levels of immaculate lawns, offering two sun-drenched patios perfect for partying or relaxing, plus an outbuilding ripe for converting, subject to planning permission. There is also a useful, substantial detached garage/workshop (approx 11m x 6m, with concrete flooring and suitable for workshop/storage use). The grounds also include woodlands and meadows, suitable for sheep, ponies and animals.

Inside, the home oozes classic cottage character and original features including an impressive inglenook fireplace, ceiling beams, terracotta and wooden floors and a Shaker-style kitchen. There's a wonderful single-storey sitting room extension and two beautiful bedrooms and ample space to extend again, if planning permission is achieved.



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KEY FEATURES

- Nestled into a gentle wooded hillside surrounded by enchanting gardens
- Sunny patios and lawns with panoramic views of the Wye Valley
- Character-packed cottage including inglenook fireplace and beams
- Classic country-cottage kitchen with modern additions
- Sitting room extension with log burner and French doors to the garden
- Shower room, utility room, two double bedrooms and area for home working



STEP INSIDE



This rural retreat sits in an elevated position above the Wye Valley and Tintern, offering incredible opportunities to walk, hike and ride through this glorious countryside literally on the doorstep of this magical and much-loved home.

Water-based activities and some of the most popular walking routes, many that take in views of the incredible ancient ruins of Tintern Abbey, can easily tempt you from the cottage and down to the banks of the Wye as well as to the village's cafes and pub.

For everyday amenities and facilities Chepstow is just a few miles to the south via the main road that meanders through the valley. This popular town can offer an abundance of shops, cafes, pubs and restaurants, schools and sports facilities as well as access to the UK's mainline train network and the M48 and M4 motorways to destinations such as Cardiff, Newport, Bristol and London.

Located to the north, the popular market town of Monmouth is also an option for further choices for eating, meeting and education, offering some of the best schools in the region, but coming home to the picture perfect Wisewood Cottage nestled into the most glorious of gardens and countryside settings will always be the most wonderful part of the day.

Step inside this charming cottage and the character you were hoping to find, strongly suggested by the gorgeous stone exterior, is revealed in its abundance and it is truly breathtaking.

The sizable lounge diner is accessed by the original front door and is the core of this special abode and oozes cottage charm and amazing features straight out of a country living glossy magazine.

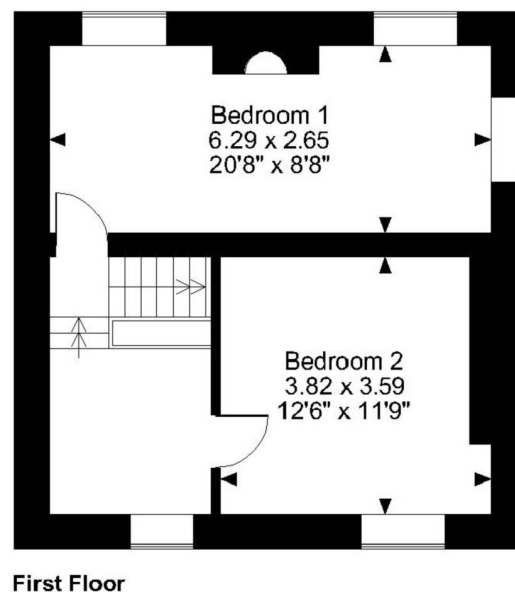
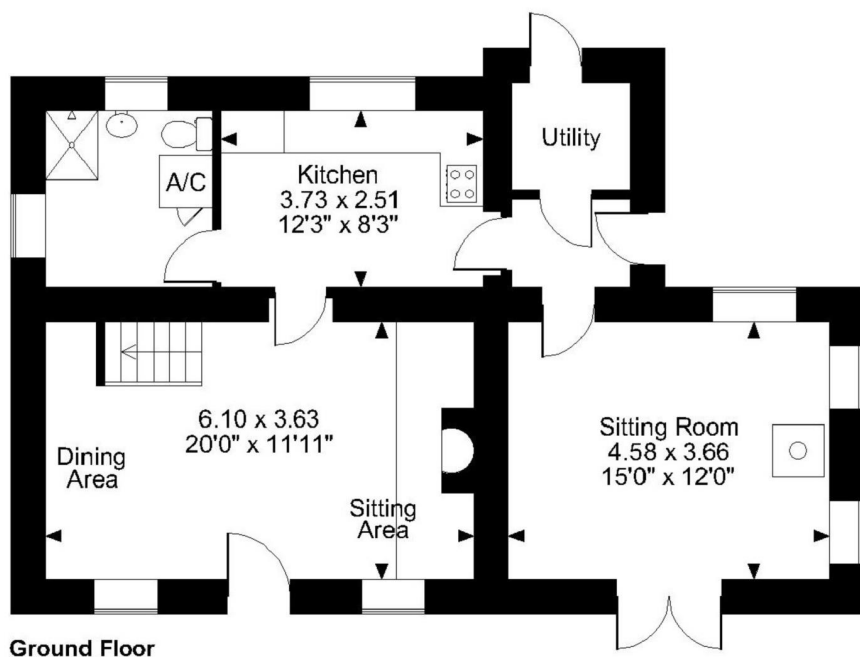
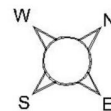
The initial visual impact is made by the huge inglenook fireplace, home to a substantial log burner and crowned by an impressive and hefty wooden beam mantel that looks suitably ancient.

This is the place to cosy up by the fire in the throes of winter, either on a squishy sofa, nestled into an armchair, or sitting on the sizable slate hearth that runs the whole length of the wall.

The exposed stone walls cloak the space in even more character, with warm toned terracotta tiles under foot adding to the cosy ambience while the white-washed beams above ensure the room feels light and airy with a hint of a more modern touch.

There's ample room for a dining table for entertaining friends and hosting happy family meals, and it's easy to imagine all the chatter and laughter created and shared in this space - a room that is the gorgeous setting for the making of so many lifelong memories.

Wisewood Cottage, Barbadoes Hill, Tintern, Chepstow
 Approximate Gross Internal Area
 1137 Sq Ft/106 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Into the kitchen and the traditional cottage interior design flows effortlessly into this space. It's a delightful country-style kitchen where the painted beams are joined by white-washed stone walls and soft cream wall tiles.

The choice of breakfast table, chairs and furniture are classic country cottage style and, joined by the Belfast sink, wooden worktops and Shaker-style units the room feels effortlessly perfect for this pretty cottage.

The Rayburn stove heats the water and provides partial heating within the home, and who would ever grumble about doing the washing up with a pretty cottage garden view from the sink?

Off the kitchen is the shower room at one end and the utility room and back door at the other end which is where you will also discover the single-storey extension that has been constructed so well that from the outside it looks like it was always a part of this much-loved home.

Inside, the new room has been seamlessly linked to the older cottage too, with more warm-toned floor tiles, a log burner and elegant and understated classic country furniture added as the final tasteful touch.

Arguably the star of this space though is the design and placement of the windows and the French doors out to the sun-drenched patio, meaning that wherever you sit you can enjoy a perfectly framed view of the garden and beautiful Wye Valley landscape beyond.

Back to the lounge diner to climb the stairs and explore the two double bedrooms on the first floor and they are both stunning spaces, oozing cottage character and incredible views.

The principal bedroom boasts four windows providing four exceptional views to wake up to, plus there's ample space for storage and furniture. There's also a surprise log burner nestled into a stone fireplace at the centre of this delightful and idyllic sleeping sanctuary meaning cosy winter nights are guaranteed.

Bedroom two can enchant any visitor with a charming sloping ceiling and white-washed beams and a window cill made for sitting and watching the weather and natural world outside go by.

The landing area between the two bedrooms might be the perfect place to create a dressing area, a home working space or a reading nook, surrounded by tasteful and timeless cottage interiors and character.

STEP OUTSIDE



Step outside into the enchanting garden that wraps around this pretty cottage to explore immaculate lawns, mature woodland, intriguing paths to magical hidden spaces, and a mesmerising view that sweeps down the ancient valley to the River Wye below to the rolling hills on the horizon.

Wander into the sunshine and feel instantly and effortlessly relaxed, welcomed by this breathtaking landscape and serenaded by birdsong and insect chatter within this idyllic rural sanctuary that is truly exceptional.

At the front of the cottage a charming patio is the perfect place to enjoy alfresco dining in peace and privacy or with family and friends, bathed in sunlight or covered by a blanket of stars across a bright night sky.

Stone steps as characterful as the cottage lead you down to a lower area and a substantial lawn elevated above the gently sloping hillside, and from a dining table placed here the view is truly immense and forever fabulous.

But there are many lovely locations and special spots to enjoy the panoramic vista, feel embedded within the landscape and enveloped by nature - under a majestic tree maybe, or nestled into a deck chair next to one of the blooming, mature flowerbeds, or wandering through the walled garden, getting lost in your daydreams.

At the rear of the cottage there's a substantial terrace that can welcome large social gatherings, eager no doubt to sample the pizzas coming hot out of the outdoor oven.

But the pretty garden is practical and full of potential too - there's an established vegetable garden that can be expanded, a greenhouse and ample parking at the end of the sweeping drive.

The cottage can offer potential too - subject to planning permission it could be extended again and, close to the entrance, there's a derelict outbuilding that could make a wonderful home office or even guest accommodation and who could blame anyone for wanting to visit Wisewood Cottage and never wanting to leave.

INFORMATION

Postcode: NP16 6ST

Tenure: Freehold

Tax Band: G

Heating: Multi-fuel

Drainage: Private

EPC: C





DIRECTIONS

From our Chepstow office proceed along Welsh Street to the Racecourse roundabout. Take the third exit and follow this road without deviation to Tintern. Turn left onto Trelleck Road (signposted Catbrook) just before the Wye Valley Hotel and continue along Trelleck Road before turning left to signposted Botany Bay. Turn left and take the first left-hand entrance into the main forestry track then follow this track and take the 3rd lane on the left - first there is a track named Gurlles Grove, the second one on the left has a large sign Hill Farm and then the third one on the left has a small sign Barbadoes Green please take this one. This also passes an area that allows parking. Follow the lane track where you will come to the property entrance on the left. There is also plenty of parking at the property.

AGENT'S NOTE:

* Please be aware that the road leading to the property is a track, and we accept no liability for any damage caused to any vehicle.

* There is also a public footpath with a right of way between Wisewood fields leading to the main forestry track.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			91
(92-100)	A		
(81-91)	B		
(69-80)	C	75	
(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	

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