



ST ARVANS

Guide price **£365,000**



1 LIVOX COTTAGES

Tintern Road, St. Arvans, Chepstow, Monmouthshire NP16 6HF



2 double bed semi-detached
Situated in the AONB
Private location, with open countryside views

1 Livox Cottages is a charming example of a two-bedroom semi-detached period property, thoughtfully updated in recent years. This home offers an excellent opportunity for anyone looking to get onto the property ladder in the beautiful Wye Valley, or for those seeking a change of lifestyle with a new, low-maintenance home.

With its blend of traditional character and modern convenience, this charming property is a true gem, offering both tranquillity and stunning views towards the River Wye and the picturesque landscape beyond. The gentle flow of the river enhances the beauty of this unique location, creating a serene atmosphere for peaceful living.

The property is located near the villages of Tintern and St Arvans, with Tintern hosting a welcoming community, including pubs, cafes, shops, and a doctor's surgery ensuring all your daily needs are met. You'll be just a short distance from one of Wales' most iconic landmarks, the 12th-century Tintern Abbey, making this an exceptional place to call home.

The property is well-served by public transport links and is within a commutable distance to Bristol, Newport, and Cardiff, offering the ideal balance of natural beauty, history, and community, with easy access to urban centres.

For outdoor enthusiasts, the location is perfect, with numerous scenic walking routes nearby. You'll find walks straight from the garden, leading through peaceful woodlands towards the renowned Eagles Nest viewpoint, offering stunning panoramic views of the Wye Valley - ideal for nature lovers and walkers alike.



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KEY FEATURES

- Two double-bedroom semi-detached period cottage
- Far-reaching views towards the River Wye and stunning surrounding landscape
- Situated in AONB outskirts of Tintern
- Large bathroom with separate shower
- Characterful features including a cosy fireplace, and traditional wood accents
- Energy-efficient features including newly fitted solar panels (2024) that help reduce electricity costs, contributing to lower utility bills and a more sustainable lifestyle



STEP INSIDE

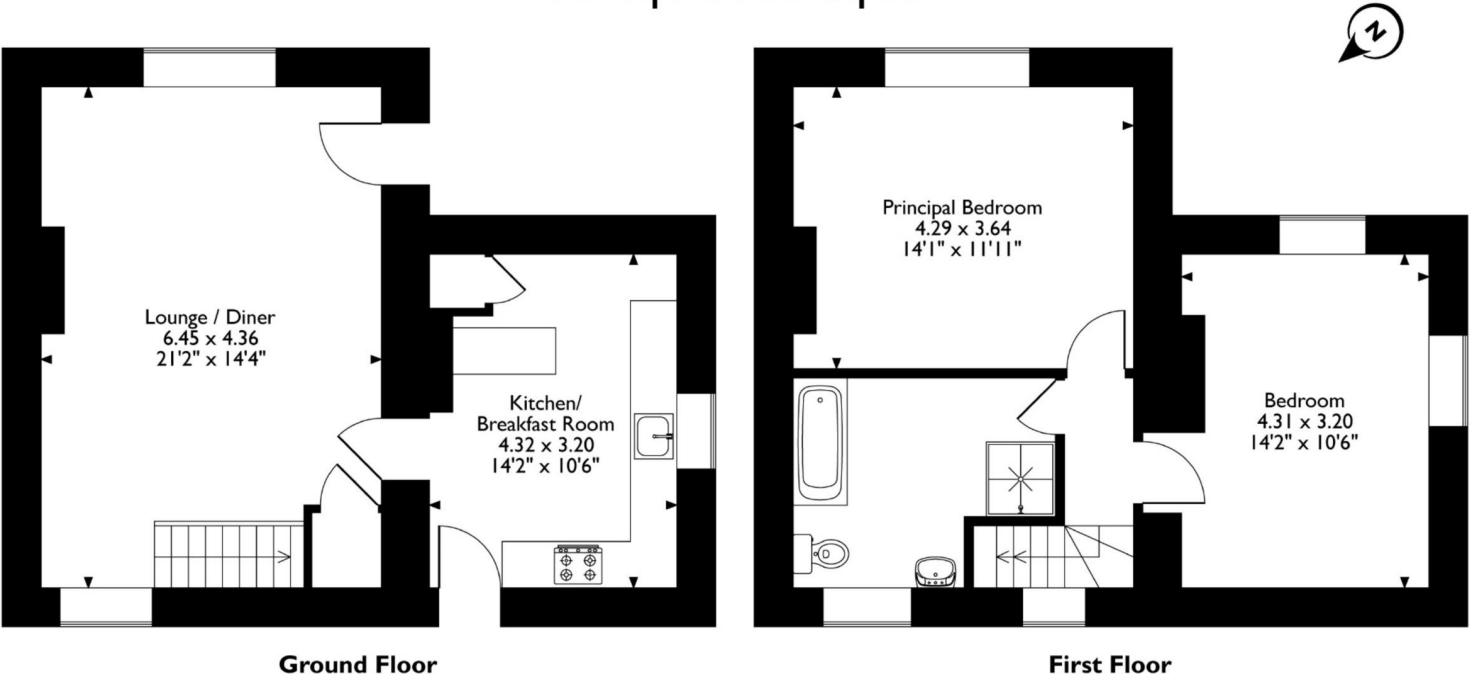


This property is a charming example of an updated two double-bedroom home, featuring character and modern updates. Properties like this are not easily available in such a wonderful location.

As you enter the home via the front door, you are greeted by a spacious and welcoming family lounge, with practical flooring, which offers ample space for a dining area. The wood burner serves as a focal point in the room, adding both warmth and charm. Stairs lead from the lounge to the first floor,

Creating a seamless flow throughout the living space. The cottage-style kitchen is conveniently accessible from both the lounge and the rear of the property, enhancing the functionality of the home. The kitchen features charming wooden worktops and is thoughtfully designed with a delightful breakfast bar, making it an ideal spot for casual meals and gatherings. This inviting space perfectly captures the essence of cottage living, combining warmth and practicality for everyday use.

Approximate Gross Internal Area
90 Sq M/968 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.

As you ascend to the first floor of this charming property, you will discover two generous double bedrooms that offer ample space and comfort.

Complementing these bedrooms is a well-appointed family bathroom, along with a separate shower, providing both convenience and flexibility for your daily routines.

STEP OUTSIDE



Outside, you'll discover a delightful outdoor area featuring a vegetable patch and a generous side-level grassed garden, bordered by private natural hedging, providing the perfect setting for relaxation and outdoor activities. A sunny patio area enhances the garden, offering an ideal spot to soak up the afternoon sunshine. There is also allocated parking at the end of the garden for two vehicles, with additional parking for one at the rear, offering convenient access to the kitchen entrance. This outdoor space is perfect for entertaining guests and enjoying the picturesque surroundings of Livox Cottages.

AGENT'S NOTE:

- The septic tank is located on the neighbouring property, with the costs of emptying shared between the two properties. The property benefits from photovoltaic (PV) panels, installed in 2024, which are owned by the vendors. Since installation, any excess electricity generated has provided a small reduction in the owner's monthly electricity bills.
- Water is sourced from a borehole provided by a neighbouring farmer, with a legal agreement in place to ensure a consistent supply of drinkable water, shared between four properties.
- The vendors advise that the property has fast broadband provided via satellite, ensuring reliable internet access for remote working, streaming, and other online activities.
- Please note that the EPC was completed in 2021 and has not been updated since the installation of the solar panels in 2024. Therefore, the current energy rating may not fully reflect the benefits of the solar system, which contributes to energy efficiency and lower utility costs.
- The use of the additional parking area on the opposite side of the forestry track is subject to agreement with NRW. They are currently agreeing and formalising the parking arrangement either with the current owner or potentially prospective the purchaser.

INFORMATION

Postcode: NP16 6HF

Tenure: Freehold

Tax Band: F

Heating: Electric

Drainage: Private

EPC: E





DIRECTIONS

From our Chepstow office heading towards the Wye Valley on the A466 proceed towards the village of Tintern on the A466 continue along this road passing the village of St Arvans the property is the first cottage that is on the left hand side prior to entering the village of Tintern.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		110
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	54	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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All measurements are approximate and quoted in imperial with metric equivalents 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. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.