



Hale End Cottage
Tintern | Near Chepstow | Monmouthshire | NP16 6TU



Step inside

Hale End Cottage

Guide price £750,000

This immaculate 'Chocolate Box' Cottage, located in the Angiddy Valley close to the heart of Tintern, sits in a slightly elevated position and is surrounded by approximately four acres of idyllic landscaped gardens and woodland with staggering views down the valley. There are two wild flower meadows/paddocks which are currently Local Wildlife sites. This 'one off' property must be viewed to fully appreciate the accommodation which comprises sitting room, living room, lounge, kitchen/diner, utility room, office/bedroom four, shower room on the ground floor together with master bedroom with luxury en-suite and veranda plus two further bedrooms to the first floor. The property has solid oak double glazed windows throughout and engineered oak flooring together with oil fired central heating and partial underfloor heating. Although located in a quiet valley, for those looking for a relaxing work from home there is superfast fibre broadband.

The woodland surrounding the property is managed and maintained by Natural Resources Wales and whilst there are gates into the woodland these are for the owners' private enjoyment. There is no legal obligation to maintain the wildlife sites so they could be used as paddocks for horse lovers if required, being fenced and having water and power.

VESTIBULE

Wood panelled walls. Carpet. Stairs to first floor. Original ceiling beams and hardwood floor.

SITTING ROOM

Machined oak flooring. Original ceiling beams. Front facing double glazed window with oak shutters and window seating. Side facing double glazed window. Feature stone fireplace with hearth and inset multi fuel stove.

SNUG

Machined oak flooring. Original ceiling beams. Front facing double glazed window with oak shutters and window seating. Feature fireplace with inset multi-fuel stove and tiled hearth. Open plan walk through access to:-

LOUNGE

Machined oak flooring. Original ceiling beams. Front facing double glazed window with oak shutters. Front facing French doors with shutters. Side facing window.

INNER HALLWAY

'L' shaped with Velux skylight and access to:-



KITCHEN / BREAKFAST ROOM

Flagstone flooring with underfloor heating. Full range of cream coloured quality wall and base units with mosaic tiling to splashbacks with concealed under unit lighting. Rangemaster oven with overhead extractor fan. Integrated dishwasher and fridge. Twin bowl Belfast sink with mixer tap. Two rear facing double glazed windows and two Velux roof lights.

UTILITY ROOM / SIDE PORCH / BOOT ROOM

This area has a side facing hardwood door and windows. Front and rear facing double glazed windows. Single Belfast sink with base cupboards and mixer tap. Plumbing for automatic washing machine. Venting for tumble dryer. Free standing oil central heating boiler. Flagstone flooring.

OFFICE / BEDROOM FOUR

Fitted carpet. Bespoke full width fitted bookcase and cupboards handmade using solid oak shelves. Rear facing double glazed window and Velux roof light.

GROUND FLOOR SHOWER ROOM / WC

Beautifully fitted with ceramic tiled walls and floor and a suite comprising corner shower cubicle with mixer shower, wc, wash hand basin. Towel radiator. Rear facing double glazed window and Velux skylight. Inset ceiling spotlighting.

Stairs to FIRST FLOOR

Staircase having open shelving area beneath. Fitted carpet. Rear facing Velux skylight.





MASTER BEDROOM

Fitted carpet. Ceiling beams. Front facing double glazed window with shutters. Loft access point. Side facing double glazed French doors with shutters leading to the outside decked veranda with surrounding balustrade. Steps from the bedroom down to:-

LUXURY EN SUITE BATHROOM

A luxury suite with underfloor heating, ceramic tiled walls and floor, inset wall mirror, towel radiator. Wash hand basin, wc and central sunken Jacuzzi bath. Inset ceiling spotlighting. Rear facing Velux skylight with electric blind.



BEDROOM TWO

Fitted carpet. Front facing double glazed window with shutters. Rear facing Velux skylight with electric blind. Loft access point. Airing cupboard with heater and plumbing for en-suite.

BEDROOM THREE

Fitted carpet. Beamed ceiling. Front facing double glazed window with shutters.



SERVICES

Mains electricity, water and drainage. Oil central heating.

DIRECTIONS

From Chepstow Racecourse Roundabout take the A446 signposted Tintern and Monmouth. Continue along this road for approximately 6 miles. On entering the village of Tintern, continue along the main road and turn left into Forge Road. Continue along Forge Road for approximately a mile and the property can be found on the right hand side.





Step outside

Hale End Cottage

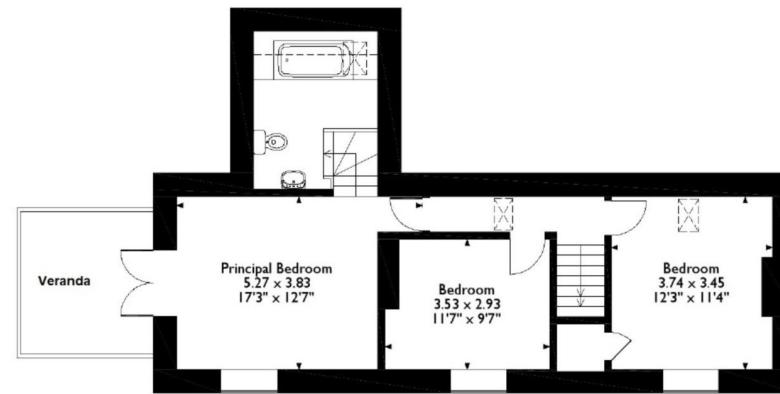
Approaching the property from the road via a driveway you will find a hardstanding in front of the detached double garage with parking for several cars.

The property is set in approximately four acres of mature, beautifully landscaped grounds that offers traditional cottage gardens, an orchard, a well stocked vegetable garden complete with a hardwood Gabriel Ash greenhouse with water and power, a netted fruit cage, naturally fed pond, and two south facing wildflower meadows. In addition there are three substantial outbuildings, all of which have power. The wildflower meadows and woodland attract a multitude of wildlife including glow worms, stoats and a family of buzzards.

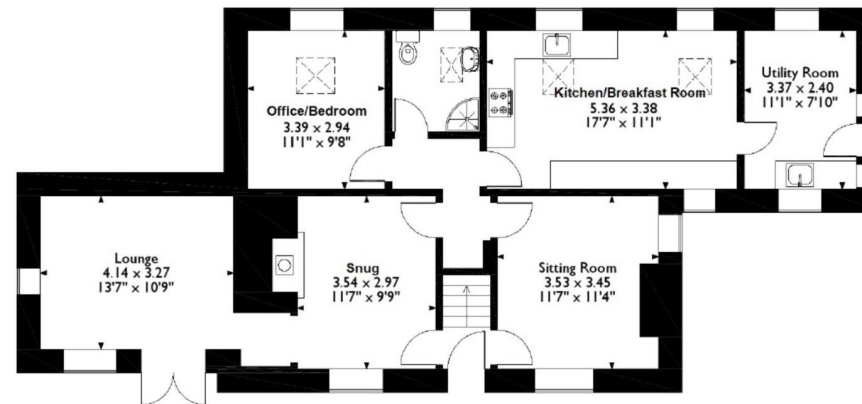
The serenity of the wildflower meadows and woodlands combined with the elevated position of the summer house watching over the meandering stream and Angiddy Valley creates a fantastic family home which maximises the natural light and provides privacy and seclusion.



Hale End Cottage, Tintern, Chepstow, Sir Fynwy
Approximate Gross Internal Area
148 Sq M/1603 Sq Ft



First Floor



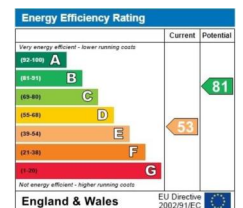
Ground Floor

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.

Postcode: NP16 6TU | Tenure: Freehold | Tax Band: G | Authority: Monmouthshire | Heating: Oil | Drainage: Mains |



*Internet speed according to the BT Availability Service using the postcode and landline
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