

Grove Cottage
Church Wood Road, Tintern



ROSCOE ROGERS KNIGHT
Town and country properties



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This is a unique opportunity to acquire an elegantly presented three-bedroom detached family home nestled in 1 acre of mature gardens and woodland. Set in a truly idyllic and elevated position in an area of outstanding natural beauty, Grove Cottage enjoys spectacular uninterrupted views across the Wye Valley and surrounding countryside. Separate self-contained two-bedroom cabin, stone-built office and private gravelled drive with parking for multiple vehicles.

Traditionally constructed with a painted rendered exterior and a combination of wooden and double-glazed uPVC windows and doors set under pitched tiled roofs. Internal features include a feature fireplace, moulded skirting boards, architraves and dado rails and a combination of part glazed and wooden panelled doors. A Gas fired boiler provides domestic hot water and heating to radiators throughout

The main approach to the property is from the front sun terrace via a stepped portico entrance through wooden vertically boarded door into:

ENTRANCE HALL: 2.53m x 3.10m (8'4" x 10'2")

Central hall with turning staircase to first floor galleried landing with decorative newel post and spindle balustrades. Georgian glazed double opening door with steps down to the living room.



CLOAKROOM:

Suite comprising slimline low-level W.C, wash hand basin with decorative tiled splash back. Built in storage cupboard.



LIVING & DINING ROOM: 7.74m x 6.43m (25'5" x 21'1")

Windows to two elevations. An impressively proportioned principal reception room with large feature fireplace with ornate wooden mantle, surround and marble hearth. Range of bespoke joinery-built wall cupboards and panelling concealing radiator. Wide easy rise steps leading back to entrance hall.



SITTING ROOM: 3.96m x 3.68m (12'12" x 12'1")

Three large box sash picture windows overlooking the patio and gardens with views beyond to the surrounding woodland.



KITCHEN/BREAKFAST ROOM: 5.96m x 3.32m (19'7" x 10'11")

Windows to two elevations. Well fitted along four walls with butcher block style lipped work surfaces set over quality range of 'Shaker' base units. Inset ceramic sink with monobloc mixer tap. Space and plumbing for washing machine and dishwasher. Matching eye level units, attractive wood panelling to walls behind works surface areas. Inset four ring ceramic hob, chimney style circulating fan with tiled splashback. Complimentary dresser unit with glass display cabinets. Large fireplace with tiled hearth housing a solid fuel stove.

REAR VESTIBULE: 6.00m x 1.89m (19'8" x 6'2")

Vaulted ceiling and 'Velux' skylights. Stable door with box sash window to side leading onto the generous parking area. Wood panelling to walls and double glazed aluminum patio door leading to large patio.



FIRST FLOOR LANDING:

Approached via an easy rising turning staircase onto a central galleried landing. Sash window enjoying beautiful woodland views. Turning staircase to loft room. Good size under stair store cupboard.



PRINCIPAL BEDROOM: 6.53m x 3.40m (21'5" x 11'2")

Four sash windows to two elevations. Mahogany vanity unit with inset wash had basin and tiled splashback. Fitted mirror front wardrobes with hanging rails and storage.



BEDROOM TWO: 3.76m x 3.96m (12'4" x 12'12")

An exceptionally bright room with windows overlooking the wonderful landscaped gardens and countryside beyond.



BEDROOM THREE: 3.98m x 3.32m (13'1" x 10'11")

Windows to two elevations. Vanity unit with inset wash hand basin. Roof Access trap.



LOFT ROOM: 7.03m x 3.41m (Max) (23'1" x 11'2")

Vaulted ceiling with two 'Velux' skylights. A useful room that could be utilized as ancillary accommodation or children's play room.



BATHROOM:

Window to side with views over the Wye Valley and surrounding countryside. White suite comprising; large corner bath, double shower cubicle with Heritage shower unit, low level W.C and pedestal wash hand basin. Built in airing cupboard housing hot water cylinder with immersion heater. Loft access hatch. Extraction fan.



GROUNDS:

The property enjoys approximately an acre of wonderful outside space. Approached via a long-gravelled driveway leading into a generous parking area. The gardens are chiefly laid to lawn and are interspersed with good size patio areas including a large patio with covered pergola ideal for alfresco dining. A paved path leads away from the main residence to an approximately 0.5-acre paddock 'paddock' area as well as the stone built home office. An additional path on the other side of the house leads to the 'Cabin' which is discreetly concealed by tall close boarded timber fencing.



CABIN:

Timber construction with a combination of single and double glazed Upvc and wooden windows and doors set under a gently pitched roof. Power, light and electric storage heaters throughout. Internal features include wooden panelled doors and a combination of ceramic tiled and laminate wooden effect flooring. From the decking area through sliding patio door into:



LOUNGE: 2.89m x 5.14m (9'6" x 16'10")

Windows to back and front. Decorative coal effect fireplace. Doors into the following:

BEDROOM TWO: 2.36m x 2.70m (7'9" x 8'10")

Windows to back and side.

KITCHEN: 2.79m x 2.01m (9'2" x 6'7")

Window and external door to side accessing decking. Laminate kitchen worktops with tiled splashbacks along two walls with inset stainless-steel sink and mixer tap. Cupboards set under and matching wall mounted units. Space for fridge and plumbing for washing machine/tumble dryer.



SHOWER ROOM:

Window to side. White suite comprising low level W.C, pedestal wash basin, tiled shower cubicle with mixer valve and head on adjustable rail. Ladder style radiator.

BEDROOM ONE: 2.78m x 3.89m (9'1" x 12'9")

Windows to both sides with woodland views and external door out to decking and private garden.

OUTSIDE OFFICE:

Constructed in stone comprising two office spaces with inset wooden windows and doors set under tiled roofs. Through a wooden panelled door into: **OFFICE ONE: 2.17m (Max) x 8.27m:** Two skylights and two windows to front over looking gardens. Power and light with piping and radiators in place for heating. Secondary external door into: **OFFICE TWO: 3.81m x 1.98m.** Skylight and full height shelving along one wall.

SERVICES:

Mains water and electricity, private drainage, gas fired Central Heating. Council tax band H. EPC rating D.

DIRECTIONS:

From Monmouth take the A466 Wye road towards Chepstow passing through Redbrook, Llandogo and after just over 10 miles on entering Tintern continue straight through before turning right at The Wild Hare onto Forge Rd about 500 meters before you reach the Abbey. After about a third of a mile upon reaching a 3 lane fork take proceed straight and follow this lane for approximately 500 meters and the property will be found on the left hand side as the lane gently slopes down.



Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

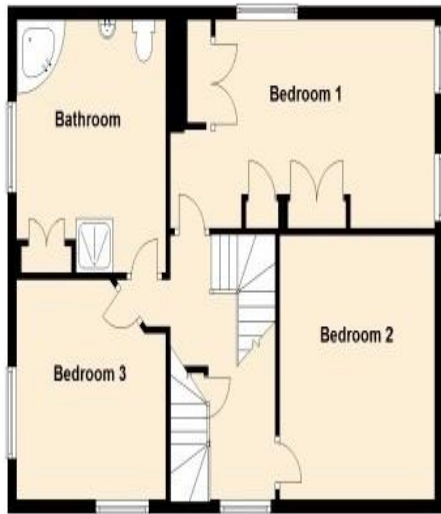
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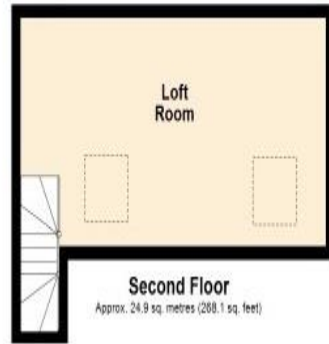


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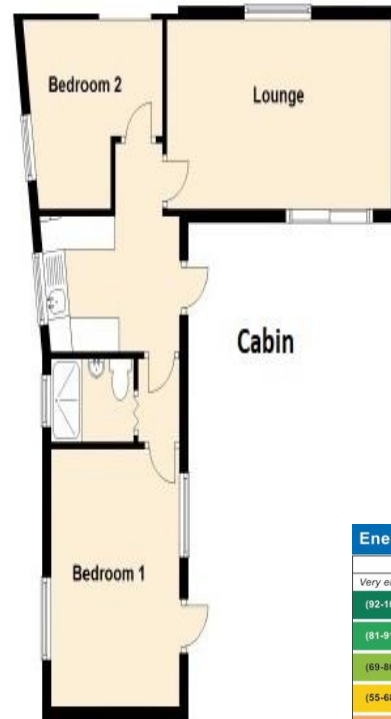
First Floor
Approx. 68.6 sq. metres (737.9 sq. feet)



Second Floor
Approx. 24.9 sq. metres (268.1 sq. feet)



Ground Floor
Approx. 146.2 sq. metres (1573.7 sq. feet)



Cabin

Total area: approx. 239.7 sq. metres (2579.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

