

DIRECTIONS

From our Chepstow office proceed through Archway turning right onto Welsh Street. Proceed along this road without deviation towards Racecourse. At racecourse roundabout take third exit onto A466 and proceed toward Tintern. Continue into village of Tintern, at the royal George Hotel turn left onto Forge Road. Continue for 0.2 miles bearing right at the fork in the road, drop down where you will find the property on your right hand side.

TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

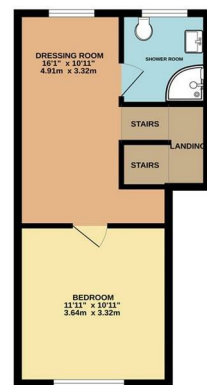
GROUND FLOOR
1074 sq.ft. (99.8 sq.m.) approx.



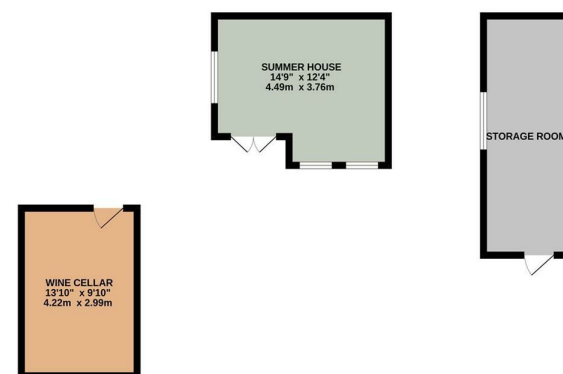
1ST FLOOR
889 sq.ft. (82.6 sq.m.) approx.



2ND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



BASEMENT
446 sq.ft. (41.4 sq.m.) approx.



**1 FIRGROVE, TINTERN, CHEPSTOW,
MONMOUTHSHIRE, NP16 6TQ**

4 **2** **2** **E**

£625,000

**Sales: 01291 629292
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DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		

Situated in the desirable Monmouthshire village of Tintern, in the heart of the picturesque Wye Valley, 1 Firgrove comprises a deceptively spacious country residence, combining a former mill with Georgian addition, blending a wealth of character charm and features with contemporary fixtures and fittings, having been renovated throughout by the current vendors in recent years. The well-planned living accommodation affords fantastic versatility to suit a variety of markets and briefly comprises to the ground floor; a grand reception hall, generous living/sitting room with French doors to front courtyard, a formal dining room, high-specification fully fitted kitchen/breakfast room and a useful WC/ cloakroom; steps lead down to a good size utility/store room with wine cellar off. The first floor offers three well-proportioned double bedrooms as well as a stylish four-piece family bathroom. To complete the interior, there is a further fourth double bedroom to the second floor, complete with sitting/ dressing room and en-suite shower. The property sits in generous gardens offering a mix of several private courtyard/terrace areas, perfect for dining and entertaining with friends and family, as well as a level area laid to lawn coupled with summerhouse, offering further potential as a studio/home office. Furthermore, there is a well-established generous vegetable garden, perfect for self-sufficiency or indeed blank canvas for individual use, depending on requirements. The property is approached via a shared driveway which leads to an extensive parking and turning area.

Firgrove will no doubt suit a variety of markets and could be utilised as either a three or four bedroom home, also offering fantastic potential for multi-generational living needs. We would strongly recommend arranging an internal viewing to appreciate what this property has to offer.

GARDENS

To the front of the property there is a paved entrance as well as a beautiful courtyard area with lots of privacy. Feature stone walls and plants surround providing an ideal alfresco space for dining and entertaining. Gated pedestrian access to the side and steps lead up to the parking area. The rear garden has steps leading up to a terrace area laid to stones providing an ideal space for dining and entertaining whilst enjoying views across the woodland. Further steps lead up to another enclosed area which in turn wraps around to the side of the property and leads to the private parking area. Useful outdoor store room. A gravel pathway leads to the rear and around the side of the property housing the oil tank, with steps leading up to a side paved courtyard area providing a further ideal space for dining and entertaining which wraps around to the front of the property from the rear. A feature stone archway and wrought iron gate lead through to a further sizeable mature garden area mainly laid to lawn, bordered by a range of attractive plants and shrubs leading onto a further level area laid to lawn providing a blank canvas for the garden enthusiast or indeed a safe space for children to play. Feature stream to one side and a wooden summerhouse providing ideal storage or indeed excellent potential for a studio if desired benefiting light and power. To the side of the summerhouse a further gateway leads to another sizeable garden area currently with greenhouse and very established vegetable plot. There is also a further wooden shed for storage and area laid to lawn. The garden enjoys an easterly, southerly and westerly aspect providing sun throughout the day and will no doubt suit a variety of requirements.

PARKING

A five bar gate leads into the private driveway with EV charging point.

SERVICES

Mains water and electricity are connected. Oil fired central heating. Private septic tank.



BEDROOM 2

4.55m x 3.33m (14'11" x 10'11")

A well-proportioned double room enjoying a dual aspect to front and side elevations as well as feature exposed beams and exposed stonewall.

SECOND FLOOR STAIRS AND LANDING

DRESSING ROOM

4.90m x 3.33m (16'1" x 10'11")

With feature exposed stone wall and exposed beams. Window to rear elevation overlooking woodland. Loft access point. Doors to shower room and bedroom three.

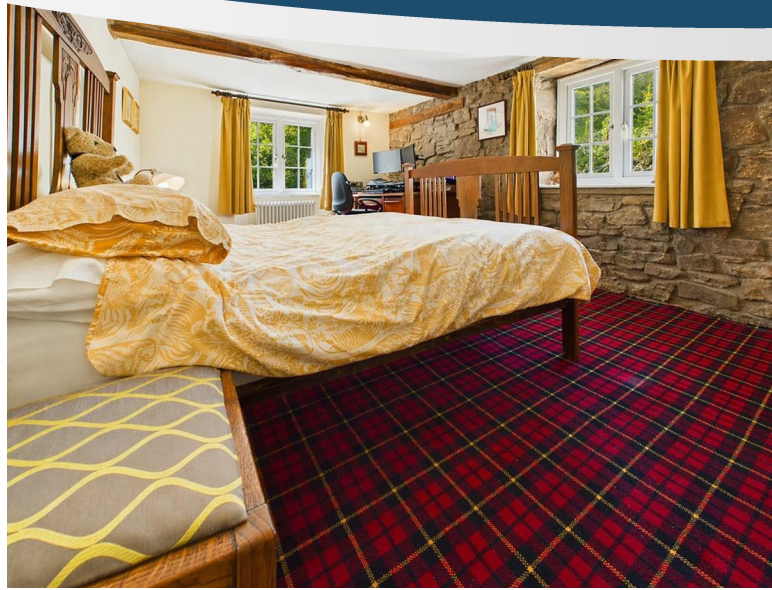
SHOWER ROOM

A contemporary modern suite to include corner shower cubicle with mains fed shower unit, wash hand basin inset to vanity unit and WC. Exposed wooden floorboards. Window to rear elevation.

BEDROOM 3

3.63m x 3.33m (11'11" x 10'11")

A double bedroom with a feature expose beam and stone wall. Window to front elevation.



GROUND FLOOR

RECEPTION HALL

Entrance door leads through to a grand welcoming reception hall with feature quarry tiled floor and half-turned staircase leading to the first floor. Useful understairs storage area. Steps down to the storage/utility room.

LOUNGE/FAMILY ROOM

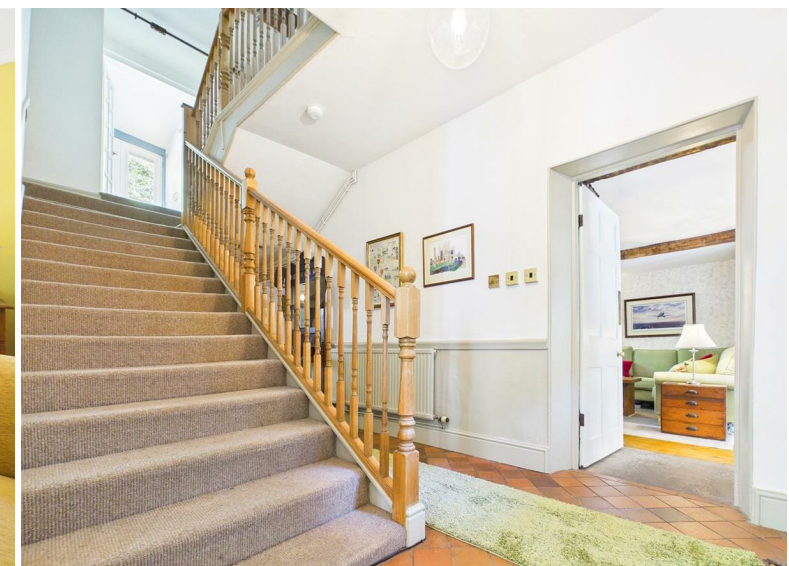
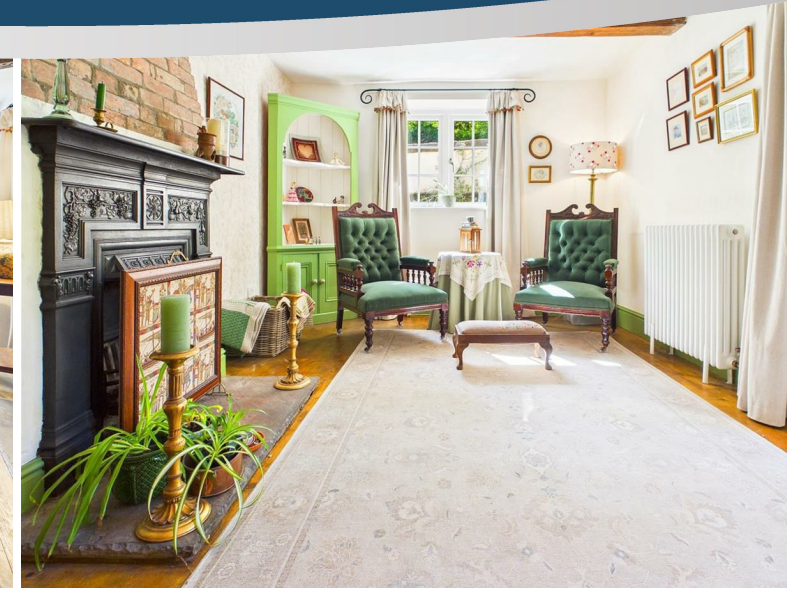
9.82m x 7.33m overall (32'2" x 24'0" overall)

A very well proportioned open plan reception space with area for formal living as well as a second snug/sitting area with a lovely feature cast iron fireplace and brick chimney breast. Window to the front elevation and French doors to the side leading out to the private front courtyard. Solid wooden floorboards to the entire room. The living area provides a comfortable reception space with feature inset shelving and window to the rear elevation overlooking woodland. Fantastic open fireplace with free standing wood burner and brick and stone surround.

DINING ROOM

4.55m x 4.55m (14'11" x 14'11")

Situated in the Georgian part of the property this fantastic sizeable reception space is currently utilised as a formal dining room enjoying a dual aspect with windows to both the front and the side elevations overlooking the private gardens. Door to:-



KITCHEN/BREAKFAST ROOM

6.96m x 3.51m (22'10" x 11'6")

Updated by the current vendors in recent years to provide an individually designed bespoke high end kitchen from Cymru Kitchens, to provide ample quartz worktop with quartz splashback and inset sink with chrome mixer tap. A range of integrated appliances to include four ring Bosch induction hob with extractor hood over, Bosch eye-level electric oven/grill, Bosch dishwasher and a full height fridge/freezer. Further features include a built-in pantry cupboard and window seat. Wood effect luxury vinyl flooring. Dual aspect with large picture window to the rear elevation overlooking the gardens and window to the side elevation. Open archway leads back through to the reception hall and a separate door leads through to:-

CLOAKROOM/WC

Comprising a modern neutral suite to include low-level WC and wall-mounted corner wash hand basin with tile splashback. Wood effect luxury vinyl flooring..

STORAGE/UTILITY ROOM

Feature quarry tiled floor and lean-to roof. Plenty of space for white goods and storage, housing the oil boiler. Fantastic wine cellar providing ideal and versatile use either as storage or indeed potential for a cinema room if desired. Pedestrian door leads out to the rear garden.



FIRST FLOOR STAIRS AND LANDING

Stairs lead up to a split level landing where double doors lead to bedroom 4. The main landing has loft access point and half turned staircase to the second floor. An internal door with steps drop down to inner hallway with feature exposed floorboards giving access to the family bathroom.

BEDROOM 4/STUDY

This room offers fantastic versatile use either as a potential fourth double bedroom if required otherwise would provide a lovely light and airy hobby/reception space or indeed perfect study area for the everyday home worker. Wood effect luxury vinyl flooring. Two feature Velux windows flooding lots of natural light and window to the side elevation as well as two sets of French doors leading out to Juliet balconies at the rear enjoying uninterrupted views over the private gardens and open woodland beyond. Fitted wardrobes to one side.

PRINCIPAL BEDROOM

4.55m x 4.55m (14'11" x 14'11")

As the dining room the principal bedroom is located in the Georgian part of the property and provides an impressive principal double bedroom with dual aspect windows to both front and side elevations affording beautiful views over the wrap around gardens as well as surrounding woodland.

FAMILY BATHROOM

A contemporary and character four piece suite to include free standing roll top bath with handheld shower attachment, walk-in corner shower cubicle with mains fed waterfall overhead shower and separate handheld shower attachment, low-level WC and wash basin inset to vanity unit. Exposed wooden floorboards. Understairs storage cupboard. Heated towel rail. Feature exposed beams and half wood panelling to walls. Window to rear elevation overlooking the open woodland.

