



HALEWOOD

9 BARBADOES HILL | TINTERN | CHEPSTOW



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A BEAUTIFUL 'CHOCOLATE BOX' COTTAGE WITH A WEALTH OF CHARACTER, LOCATED IN AN ELEVATED POSITION WITH MAGNIFICENT VIEWS OVER THE WYE VALLEY. IN AN ENCHANTING AND MAGICAL SETTING WITHIN ITS OWN GROUNDS OF CIRCA 2.46 ACRES IN THE HEART OF BARBADOES WOOD. OFFERING FOUR RECEPTION ROOMS, THREE BEDROOMS AND TWO BATHROOMS, A USEFUL STONE OUTBUILDING AND OUTDOOR SWIMMING POOL. ON THE OUTSKIRTS OF TINTERN WITH GOOD ACCESSIBILITY TO THE SEVERN BRIDGE AT CHEPSTOW, BRISTOL AND CARDIFF.

- A beautiful character cottage set in its own grounds of circa 2.46 acres of gardens and wild flower meadows •
- An idyllic location in the heart of Barbadoes Woods with spectacular views over the Wye Valley •
 - Four reception rooms, three bedrooms and two bathrooms •
 - Outdoor swimming pool with sun terrace, ideal for al fresco dining •
 - Stone outbuilding with scope for conversion into an annexe or studio (subject to any necessary planning consents) •
- An abundance of flora and fauna including nearby peacocks and deer from the adjoining woods •
 - Enclosed duck pond, chicken run and further vegetable garden •
- Located on the outskirts of the historic village of Tintern with good access to the Severn Bridge, Bristol and Cardiff •

- Chepstow 8.8 miles • Monmouth 9.3 miles • Abergavenny 22.7 miles • Bristol 25.3 miles • Newport 26.2 miles • Cardiff 38.7 miles •
- London 132 miles • Chepstow Train Station 8.8 miles • Bristol Parkway 20.6 miles • Bristol Airport 33.6 miles • Cardiff Airport 52.7 miles • Birmingham Airport 86.4 miles •

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

The property is located in an Area of Outstanding Natural Beauty in an idyllic, tranquil setting in the heart of Barbadoes Woods, yet just a short drive to Tintern and its amenities, as well as good accessibility to the Severn Bridge at Chepstow, Bristol and Cardiff.

Tintern is an attractive riverside village which provides shops, inns and hotels and is on the Wye Valley circular MTB V1 (hard) mountain biking route. The village is world famous for its historic Abbey which was founded by Walter De Clare, Lord of Chepstow in 1131 during the reign of King Henry I.

Chepstow is a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain. Chepstow has a Racecourse and independent school. St. John's on-the-Hill is a co-educational day and boarding preparatory school with all year round Day Nurseries. There are also primary schools in the area and Chepstow Comprehensive School. Chepstow has a bustling high street with a mixture of high street chain stores, independent shops and eateries.

The nearby town of Monmouth boasts excellent schools including Haberdashers independent boys and girl's schools, Llangattock School Monmouth with Montessori Nursery, the recently rebuilt state of the art Monmouth Comprehensive School and a selection of Primary Schools including the nearby villages of Llandogo and Trellech. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure activities.

THE PROPERTY

Halewood is a delightful three bedroom cottage with a wealth of character and charm to include exposed beams, stone walls, period fireplaces and an original stone staircase.

Enter the property through the front door which is surrounded by a mature Montana Clematis which is spectacular in the Spring. The door opens into the dining hall which has an open stone fireplace, with a cupboard to one side and a door to an original stone staircase that leads to the upstairs. Wooden flooring continues from this room through to the inner hallway and sitting room.

From the dining hall, steps lead down to the snug which has two windows overlooking the garden to the front aspect and has an open, slate and cast iron fireplace.

An inner hallway provides access to a cloakroom with Mandarin stone floor. Doors from the hallway lead to the kitchen and sitting room.

The sitting room has a stone fireplace housing a wood burning stove, a triple aspect overlooking the gardens and French doors on to a gravelled seating area.





The kitchen has an impressive, vaulted ceiling with exposed beams. The bespoke fitted kitchen, made by Cymru Kitchens, comprises of fitted base and wall cupboards including a beautiful display dresser, larder cupboard and recycling bin cupboard, all with soft closing doors and drawers. The central island has a granite work top and includes a 'Franke Sink' by Villeroy & Boch, 1 ½ bowl with instant boiling water tap and mixer tap.

An alcove with beam above, houses the electric Aga Range with a free standing Aga companion with hob. There is a further built in Bosch electric oven, an integral dishwasher and space for an American style fridge / freezer.

A door to the outside which in turn leads to the utility room. This room has a Mandarin stone floor, fitted cupboards (one housing the central heating boiler) and a wooden work surface with Belfast style sink and mixer tap. Space and plumbing for a washing machine and tumble dryer.

The kitchen also has a Mandarin stone floor which continues through to the oak framed garden / breakfast room with windows overlooking the swimming pool and French doors leading out on to the sun terrace where you can sit and enjoy the wonderful views across the treetops towards the Wye Valley.

A staircase from the inner hall leads up to the first floor landing with a door to the airing cupboard housing the hot water tank. There are three double bedrooms. The principal bedroom has a range of fitted wardrobes and a window overlooking the swimming pool.

A door opens into an en-suite shower room with shower cubicle, wash hand basin and vanity unit, low level W.C., chrome heated towel rail and Mandarin stone floor. A door leads from here to a patio area where you can sit and enjoy the spectacular views. Steps lead down to the swimming pool and terrace.

There are two further bedrooms one with a built-in wardrobe and access to the stone staircase which leads down to the ground floor.

The family bathroom has a bath, low level W.C., and wash hand basin.

OUTSIDE

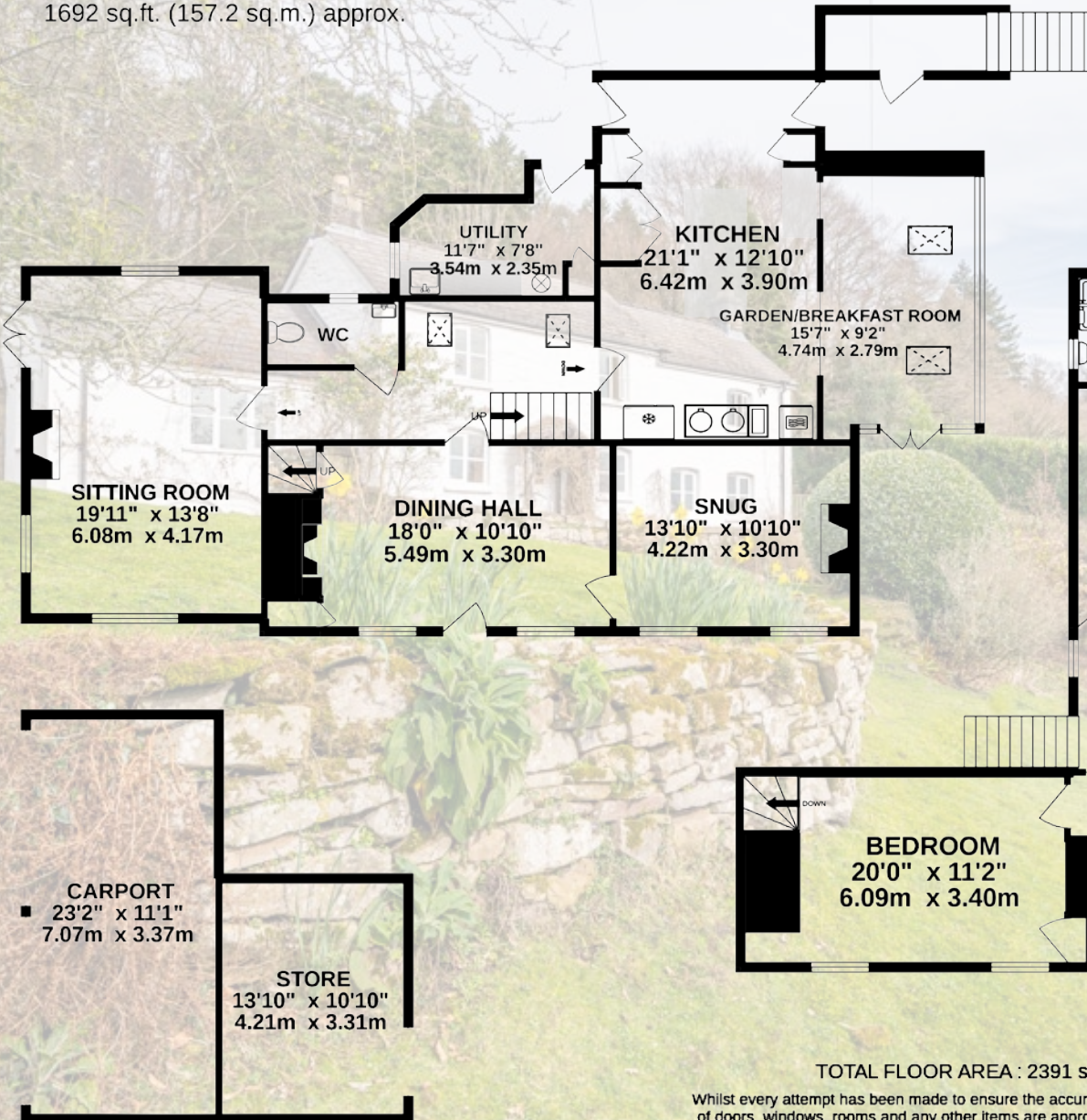
The property is approached via a road through the woodland which is maintained by Natural Resources Wales. A private driveway leads to an ample turning and parking area.

Halewood is located in an enviable setting surrounded by its own gardens and grounds of circa 2.46 acres. It is set in a magical location in the heart of Barbadoes Wood with an abundance of flora and fauna including peacocks and deer which often wander the property's gardens and wildflower meadows.

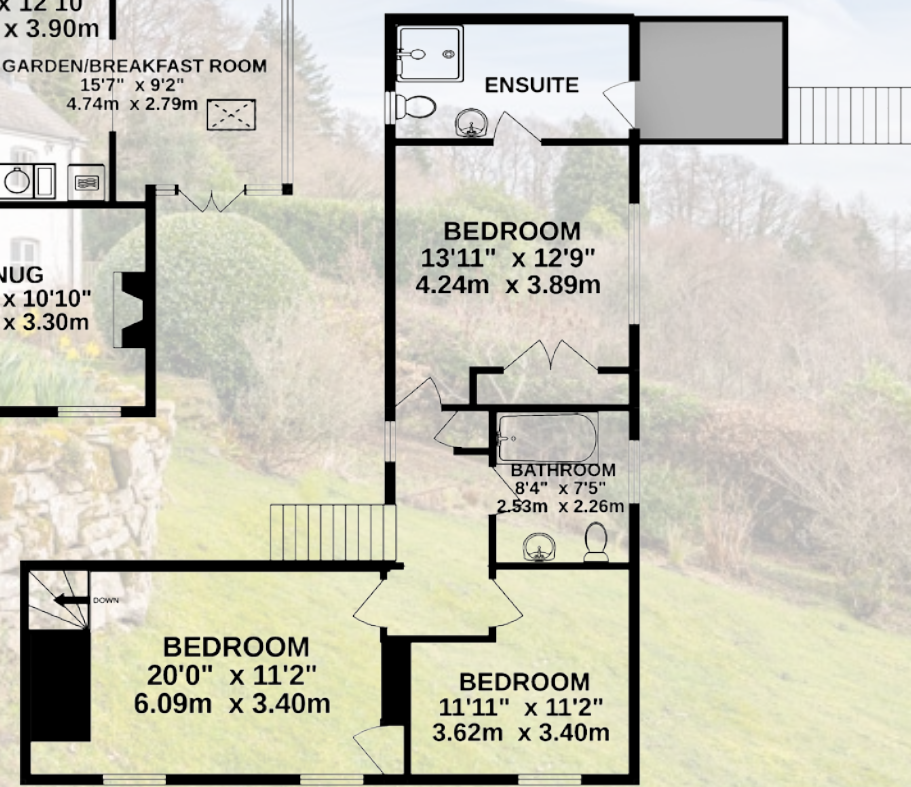
The meadows are seasonally brimming with wild orchids, buttercups and cowslips to name a few, attracting many different species of butterflies, birds and bees, a real haven for wildlife. One meadow has an area which been previously used as a vegetable garden.

FLOORPLAN

GROUND FLOOR
1692 sq.ft. (157.2 sq.m.) approx.



1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 2391 sq.ft. (222.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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A further area has been fenced off for chickens alongside the lovely pond which attracts wild ducks flying over from above.

The mature gardens are well tended and are full of specimen trees, flowering plants and shrubs enclosed by mature hedgerows and fencing making the property extremely private. Surrounding the property are several patio and grassed areas where you can sit and enjoy the breath-taking views over the treetops towards the Wye Valley. Spending time at this property truly is a magical experience.

There is an outdoor swimming pool which is surrounded by a sun terrace and bordered by high laurel hedging providing privacy from the neighbouring property. A pool shed, houses the water pump for the pool and is located nearby. A stone and timber outbuilding provides useful storage and benefits from power and water. It has potential for conversion into an annexe or home office / studio subject to the necessary planning consents.

KEY INFORMATION

Services: Mains electricity, private water supply via a spring, private drainage. Oil fired central heating.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Tenure: Freehold

Council Tax: Band G

Local Authority: Monmouthshire County Council Tel: 01633 644644

Viewings: Strictly by appointment with the selling agents

Directions: SAT NAV WILL NOT GET YOU TO THIS DESTINATION - From Monmouth take the B4293 towards Penallt and Trellech. Continue through the village of Trellech and at the right hand bend take a left turn signposted Llandogo/Catbrook/Tintern. Follow this road and at the 'T' junction turn right and then immediately left signposted Whitelye. Continue on this road in to Barbadoes Wood. Continue through the wood and do not take any turn offs until you reach the crossroads. Turn right and proceed for a short distance and then take a left turn signposted Halewood. Follow the track around to the left and the property is at the end.

 swells.mornings.overture

Postcode: NP16 6SU



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	64	
(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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