



At first glance

- 5 bedrooms (2 en-suites)
- Characterful and charming features
- Countryside views
- Extensive wrap around gardens
- Garage and outbuildings
- Opportunity for multi generational living
- Plot size of circa 1.04 acres
- Perfect for working from home

In detail

Originally constructed in the 1700s as a traditional farmhouse, this exceptional property carries a rich and varied history—having served as a country club from 1965 before being thoughtfully converted into a residential dwelling in 2003. Today, it stands as a beautifully maintained and highly versatile five-bedroom detached home, offering over an acre of landscaped gardens, ample living space, and a range of functional outbuildings—perfect for families, creatives, and those seeking a work-from-home lifestyle in a peaceful countryside setting.

Set on a plot of approximately 1.04 acres, the home boasts a driveway providing generous parking and turning space for multiple vehicles. The large, wraparound gardens are well-kept and private, mainly laid to lawn with patio area to the rear, ideal for outdoor entertaining, children's play, or simply enjoying the tranquil surroundings.

Internally, the accommodation is spacious and well-configured, comprising five bedrooms, two of which benefit from modern en-suite facilities. There is also an additional bathroom and a convenient ground-floor cloakroom. A separate bedroom and bathroom located up a private staircase from the kitchen offers flexible living—ideal for multi-generational living arrangements or guest accommodation.

Beyond the main residence, the property features an impressive array of outbuildings that greatly enhance its appeal. These include a dedicated Pilates studio, a music studio, a workshop, a small stable, detached garage, and several storage rooms—offering limitless potential for hobbies, business use, or future conversion (subject to necessary consents).

Situated in a highly desirable rural location near the sought-after village of St. Briavels, this home perfectly balances seclusion with accessibility, providing an idyllic lifestyle opportunity for those looking to embrace country living without compromising on space or amenities.

This property is close to local amenities which include; a primary school, village shop, delicatessen, pub, church, two chapels and a doctor's surgery. The nearby towns of Lydney, Monmouth and Chepstow are easily accessed and provide further amenities. The Wyedean bus route (YW5) stops right outside the driveway.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of picturesque woodland and river walks and outdoor pursuit activities. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

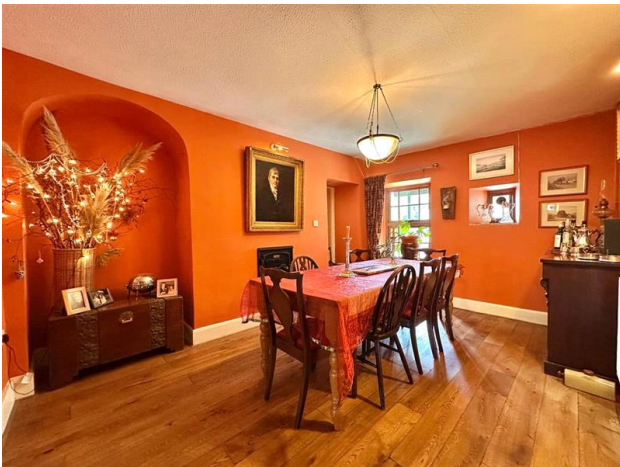
Council Tax Band: E (Forest of Dean District Council)

Tenure: Freehold



Parking options: Driveway, Garage
Garden details: Enclosed Garden, Private Garden, Rear Garden
Electricity supply: Mains
Heating: Oil
Water supply: Mains





Entrance porch

Windows to side aspect, access through to entrance hallway.

Entrance hall

Access through to three separate living rooms, cloakroom and kitchen. Stairs leading up to first floor. Radiator, tiled flooring.

Living room

Wooden flooring, feature fireplace with log burner, radiator, window to front aspect.

Living room

Wooden flooring, feature fireplace with log burner, radiator, window to front aspect, access through to dining room.

Dining Room

Wooden flooring, radiator, windows to front aspect, access through to study and kitchen.

Study

Carpeted flooring, radiator, windows to side aspect.

Cloakroom

WC, wash hand basin, window to side aspect.

Living room

Currently utilised as a second study. Carpeted flooring, radiator, French doors leading outside.

Kitchen

Fitted units at eye and base level with worktop space, space for AGA cooker, electric oven with hob above, sink unit with drainer, space and plumbing for dishwasher, space for freestanding fridge freezer, island unit with storage, space for dining table and chairs, tiled flooring, window to rear aspect, door providing access to rear porch, access through to utility room and dining room, stairs leading to separate area on first floor.

Utility

Space and plumbing for washing machine and tumble dryer, space for additional freestanding fridge freezers, sink unit with drainer, fitted units at base level with worktop space, window to side aspect.

Storage room

Can be accessed from the rear garden. Oil fired central heating boiler, window to rear aspect.

FIRST FLOOR:

Landing

Carpeted flooring, access through to four bedrooms and family bathroom.

Bedroom 1

Carpeted flooring, radiator, window to rear aspect, access through to en-suite.

En-suite

Wooden flooring, shower enclosure, window to rear aspect, stairs leading down to bathroom.

Bathroom

Bath with taps and shower attachment, WC, wash hand basin, wooden flooring.

Bedroom 2

Carpeted flooring, radiator, window to front aspect, access through to en-suite.

En-suite

Shower enclosure with electric shower, WC, wash hand basin.

Bedroom 3

Carpeted flooring, radiator, window to rear aspect.

Bedroom 4

Carpeted flooring, radiator, window to front aspect.

Bathroom



Wood effect flooring, WC, wash hand basin with vanity unit underneath, bath with taps and electric shower, window to side aspect.

Landing

There is separate access via stairs from the kitchen which lead up to an additional bedroom and bathroom.

Bedroom 5

Carpeted flooring, radiator, window to front aspect.

Bathroom

Carpeted flooring, shower enclosure with electric shower, WC, wash hand basin, window to front aspect, radiator.

Outside

There is a driveway leading up to the property where there is plenty of space for vehicle parking and turning. The gardens wrap around the right hand side of the property and are mainly laid to lawn with a variety of trees, fruit trees, shrubs and plants. To the rear, the garden has a wonderful patio area which is perfect for outdoor entertainment, and the added benefit of having a well, fruit cages and allotment space. The entire garden also offers a greenhouse and various outbuildings.

Outbuildings

The outbuildings include; a Pilates studio, a music studio, a workshop, small stable with water, power and lighting supply, detached garage with power and lighting supply, and store rooms.

Services

Oil central heating, mains electric and water, bio-disk tank.

** The services and heating system, where applicable, have not been tested. **

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: E

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.

Water Rates

Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.





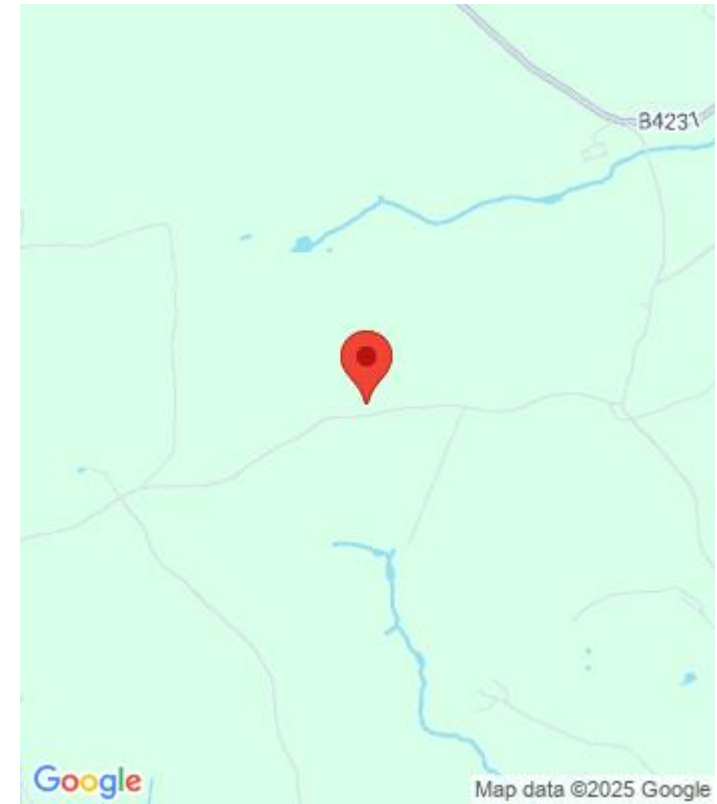


Town and Country



Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fixings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.