



ALNWICK GRANGE

STATION ROAD | WOOLASTON | LYDNEY | GLOUCESTERSHIRE



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ALNWICK GRANGE IS A BEAUTIFULLY PRESENTED, MAGNIFICENT, DETACHED BARN CONVERSION OFFERING SIX GENEROUSLY SIZED BEDROOMS ALL BENEFITTING FROM EN-SUITE FACILITIES.

SET WITHIN LAWNED GARDENS APPROACHING AN ACRE AND AMPLE OFF-ROAD PARKING, THE PROPERTY ENJOYS SUPERB VIEWS ACROSS THE SURROUNDING COUNTRYSIDE AS WELL AS THE RIVER SEVERN AND IS POSITIONED ON THE OUTSKIRTS OF THE HIGHLY SOUGHT-AFTER VILLAGE OF WOOLASTON.

- Magnificent, detached barn conversion •
- Six bedrooms and six en-suite bathrooms •
- Farmhouse style kitchen with flagstone floor, exposed beams and an Aga •
- A host of beautiful original features throughout •
- Located on the outskirts of the sought-after village of Woolaston •
- Set within approximately 0.9 acres of beautifully maintained formal lawned gardens •
- Gated entrance with ample parking for several vehicles •
- Boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

DISTANCES FROM ALNWICK GRANGE

Woolaston 0.6 miles • Lydney 4.0 miles • Chepstow 5.5 miles
Monmouth 13.3 miles • Bristol 23.1 miles • Gloucester 23.7 miles
Newport 24.5 miles • Cardiff 35.4 miles • London 129.8 miles

Lydney Train Station 3.7 miles • Chepstow Train Station 5.5 miles

Bristol Airport 34.5 miles • Cardiff Airport 49.1 miles
Birmingham Airport 81.9 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 popular village of Woolaston offers a village shop, primary school, playing fields and a variety of public houses. Lydney, which is only a short drive away, offers further extensive amenities and facilities including a Tesco Superstore, a range of smaller high street shops and cafes, Lydney golf club and popular leisure centre, Freedom Leisure.

Chepstow is a thriving border town with the historic Chepstow Castle, the oldest surviving post-Roman stone fortification in Britain. Chepstow has both independent education (St. John's on-the-Hill which is a co-educational day and boarding preparatory school with all year-round Day Nurseries) and state secondary education. Chepstow also offers a Tesco Superstore, M&S Foodhall, leisure centre and high street shops. On the edge of the town closest to Alnwick Grange you will find Wydean School and Sixth Form Centre and heading towards Newport you will find St Pierre Golf Club.

The historic border town of Monmouth is just over 15 miles away and boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and the state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

Bristol is just over 20 miles away from the property with all the extensive benefits a University City has to offer such as shopping, arts and theatre, concerts and sports events. Cardiff, 34.8 miles from the property, has a similar offering. Newport and Gloucester are 23.6 and 25.6 miles away respectively.

An abundance of tourism and recreational activities exist within The Forest of Dean and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.



THE PROPERTY

Alnwick Grange is an exceptional six-bedroom detached barn conversion, finished to a magnificent standard throughout.

Upon entering, you are greeted by an impressive entrance hall where floor-to-ceiling windows flood the space with natural light. A striking staircase takes centre stage, complemented by exposed stone walls, characterful beams, and traditional flagstone flooring, elements that immediately convey the charm and character carried throughout the rest of the home. From this area lies a spacious dining hall, complete with double doors that open directly onto the gardens, creating an inviting space for both everyday living and entertaining. Double doors lead into the impressive farmhouse style kitchen breakfast room, the true heart of the home, blending rustic charm with modern practicality. Exposed oak beams and a feature stone wall create a warm and inviting atmosphere, while the flagstone flooring adds to the character of the space. An array of bespoke wooden base units provides ample storage, complemented by a striking Aga as a focal point. The kitchen easily accommodates a full dining table and chairs and features two sets of double doors that open directly onto the patio, seamlessly connecting indoor and outdoor living. Off the kitchen is a practical utility room fitted with additional base units, a sink, and a cloakroom, with a further door leading through to a dedicated home office.

The spacious sitting room exudes warmth and character, centred around an impressive inglenook fireplace with a substantial exposed oak beam and a wood-burning stove set against a backdrop of brick and stone. Rich wooden flooring flows throughout, while exposed ceiling beams add to the room's rustic charm. French doors open directly onto the garden, allowing natural light to pour in.

From the entrance hall, a staircase rises to the first floor, where you will find two double bedrooms, each with its own en-suite shower room, alongside the principal bedroom suite. The principal suite boasts a walk-in wardrobe, and a luxurious en-suite bathroom complete with a roll-top bath and an expansive walk-in shower. From this level, superb views stretch across neighbouring farmland and towards the River Severn. A further staircase from the landing leads to the second floor, which offers three additional double bedrooms, all with en-suite shower rooms. Five of the six bedrooms are fitted with built-in wardrobes, and every room enjoys a tranquil outlook over either the River Severn or the surrounding open countryside.

OUTSIDE

The property is approached through wooden gates that open onto a generous driveway and parking area, providing ample off-road parking for several vehicles, in addition to the attached double garage.

The grounds are bordered by attractive stone walling, lending both character and privacy.

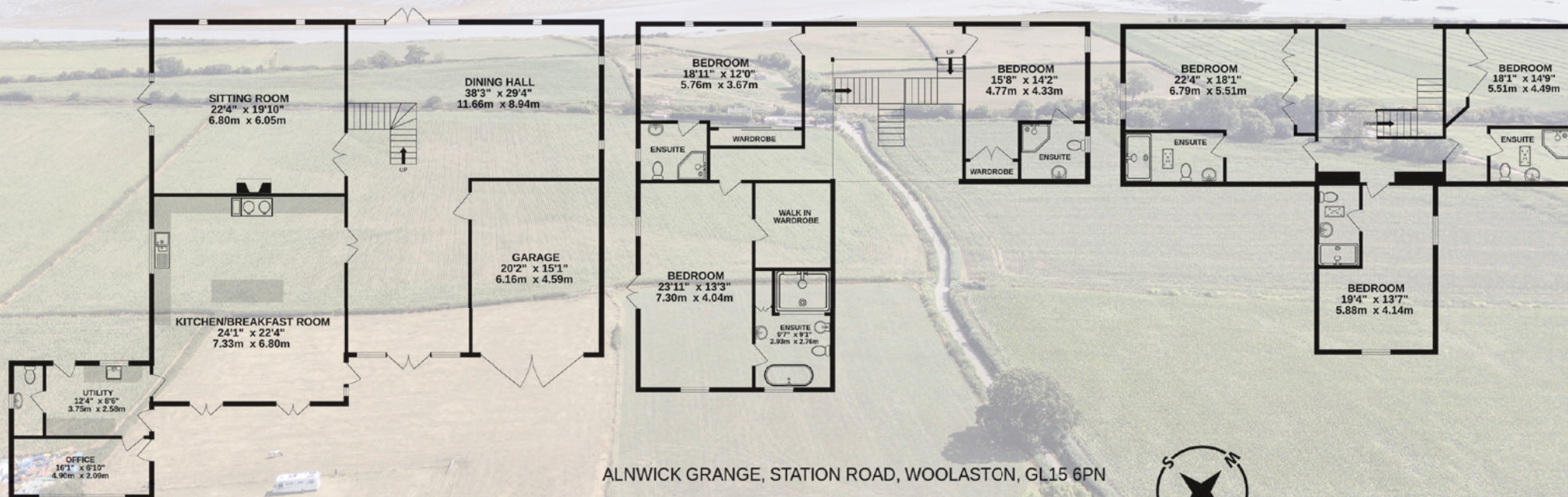
Expansive, level lawns wrap around the property, offering versatile space for outdoor use, while patios on each aspect create perfect spots for al fresco dining, morning coffee, or simply enjoying the peaceful surroundings.



GROUND FLOOR
2341 sq.ft. (217.5 sq.m.) approx.

1ST FLOOR
1467 sq.ft. (136.3 sq.m.) approx.

2ND FLOOR
1182 sq.ft. (109.8 sq.m.) approx.



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TOTAL FLOOR AREA : 4991 sq.ft. (463.7 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metropix ©205.

KEY INFORMATION

Services: Mains water, mains electricity, sewage treatment plant and ground source heat pump.

Tenure: Freehold

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.

Council Tax Band: G

Local Authority: Forest of Dean District Council. Telephone: 01594 810000

Viewings: Strictly by appointment with the selling agents.

Directions: On entering the Woolaston area from the direction of Chepstow (A48) turn right onto Station Road just before you reach the Ghurka Restaurant on your left. Continue to the end of Station Road and shortly after passing a 'KWS' sign the track to Alnwick Grange will be found on your left.

Postcode: GL15 6PN

WHAT 3 WORDS



caged.observers.these

ENERGY PERFORMANCE CERTIFICATE



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