



BROOK COTTAGE

ST. BRIAVELS | LYDNEY | GLOUCESTERSHIRE

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BROOK COTTAGE IS A CHARMING, DETACHED PROPERTY THAT OFFERS A PICTURE-PERFECT SETTING ON THE OUTSKIRTS OF THE SOUGHT AFTER VILLAGE OF ST. BRIAVELS. NESTLED WITHIN APPROXIMATELY AN ACRE OF LANDSCAPED GARDENS AND WOODLAND BORDERED BY A BROOK, THE PROPERTY HOLDS IMMENSE POTENTIAL IN A TRULY BREATHTAKING SETTING.

- Detached cottage in a rural yet accessible location •
 - Three bedrooms •
- Well-proportioned accommodation throughout •
- Potential for modernisation and extension (STPP) •
 - Multiple outbuildings with excellent potential •
- Located in an Area of Outstanding Natural Beauty •
- Set in landscaped gardens and woodland approaching one acre •
 - Offered with no onward chain •

DISTANCES FROM BROOK COTTAGE

St. Briavels 0.9 miles • Coleford 5.5 miles • Monmouth 8.4 miles
Chepstow 8.9 miles • Gloucester 24.9 miles • Bristol 26.5 miles
Cheltenham 32.3 miles • Cardiff 43.3 miles • London 133.2 miles

Lydney Train Station 6.9 miles • Bristol Parkway Train Station 22.0 miles
Gloucester Train Station 24.8 miles

Bristol Airport 38.1 miles • Cardiff Airport 53.9 miles
Birmingham Airport 86.0 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

St. Briavels, is a village in the Royal Forest of Dean within the county of Gloucestershire, England, close to the England-Wales border. Within the heart of the village is a primary school, public house, a community shop, doctors surgery, part of the Wye Valley Practice, and a castle. St. Briavel's Castle was built in the early 12th century and was an important royal castle and a royal hunting ground where the game was protected and the King alone allowed to hunt. The castle is a Grade I listed ancient monument and is run as a youth hostel allowing visitors to stay and be a part of a rich piece of history in an inspiring location. Also there are two community halls: the Assembly Rooms and the Pavilion which offer a variety of village groups, activities & events.

From the village the B4228 road takes you to the larger town of Coleford where further schools, doctors surgery, supermarkets, independent shops and various eateries can be found. All the attractions the Forest of Dean has to offer are on the doorstep including Puzzlewood, Go Ape, Perrygrove Railway, and some of the best walking, cycling and running tracks the area has to offer. The B4228 also provides a connection to the wider region to major cities such as Gloucester, Cheltenham, Bristol and Bath. Gloucester is renowned for its fine selection of grammar schools.

Monmouth, located just 8.4 miles from Brook Cottage boasts excellent schools including Haberdashers Monmouth school, Llangattock School Monmouth with Montessori Nursery, state of the art Monmouth Comprehensive School and a selection of Primary Schools. 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

Brook Cottage is a delightful three-bedroom detached cottage, set within a generous plot approaching one acre and enjoying far-reaching views over the Wye Valley. The property offers fantastic potential and is in need of modernisation throughout, making it an excellent opportunity to create a dream home in a truly idyllic setting.

The ground floor opens into a spacious sitting room with a wood-burning stove set in an exposed stone surround, creating a warm and inviting focal point. From here, a door leads through to the kitchen, which is fitted with a range of base units and features an Aga.

Beyond the kitchen is a light-filled conservatory/dining room, ideal for enjoying the surrounding countryside throughout the seasons.

A separate hallway, with room for a study or reading nook, houses the staircase to the first floor.

Upstairs, the landing leads to a family bathroom fitted with a bath with shower over, WC, and wash basin. The accommodation continues with three bedrooms; two generous double bedrooms, both with exposed beams and fitted wardrobes, and a third bedroom, ideal as a study, nursery or guest room.



OUTSIDE

One of the standout features of this property is its beautiful gardens and grounds, which are home to a rich variety of mature shrubs and trees. Beyond the main garden lies an area of private woodland and running alongside the property is a peaceful brook.

The property also benefits from a garage and off-road parking. Adjoining the house is a utility/boiler room, housing the oil-fired boiler. This space also includes plumbing for a washing machine, a WC, and a wash hand basin. External steps from this area lead up to a charming raised terrace which is the perfect spot to soak up the wonderful views.

Additional outbuildings include a characterful stone barn, an attached greenhouse and potting shed, a second greenhouse, a spacious woodstore, a garden store, and a delightful summerhouse, ideal for enjoying the tranquil surroundings.

KEY INFORMATION

Services: Mains water, mains electricity, private drainage (septic tank) and oil fired central heating.

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: E

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

Viewings: Strictly by appointment with the selling agents

Directions: From St Briavels Castle join Cinderhill and stay right at the signpost for Lower Meend. At the hairpin bend take the second left to Lower Meend. Continue until you reach another fork in the road, stay left and the property will be on your right-hand side.

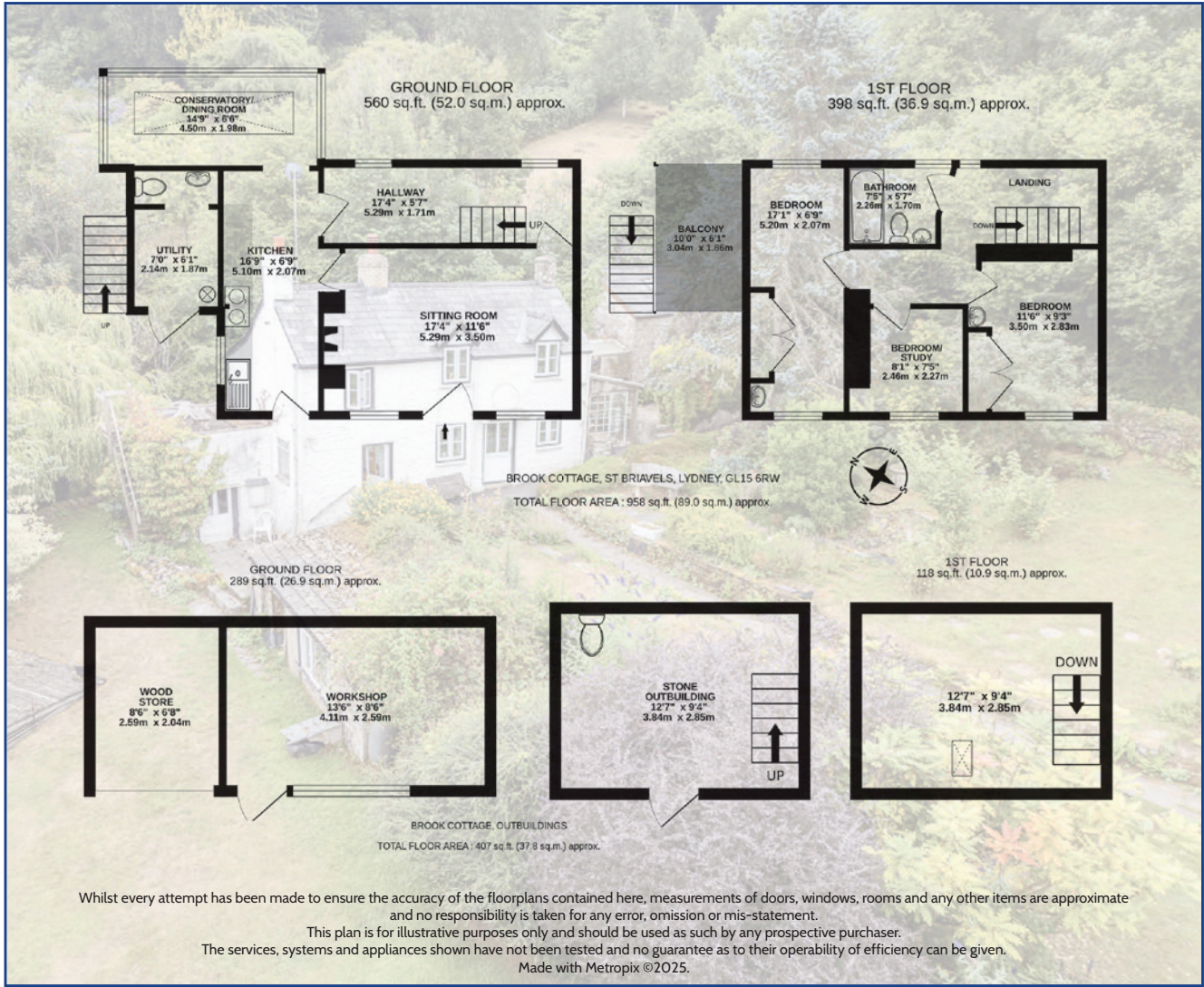
Postcode: GL15 6RW

WHAT3WORDS

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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