



ROSEMESNE

LOWER MEEND | ST BRIAVELS | LYDNEY | GLOUCESTERSHIRE



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GL15 6RW

ROSEMESNE IS TUCKED AWAY IN A SECLUDED, MAGICAL LOCATION SURROUNDED BY AN ABUNDANCE OF FLORA AND FAUNA WITHIN ITS OWN LAND OF APPROXIMATELY 7.25 ACRES. THE PROPERTY HAS THREE EN-SUITE DOUBLE BEDROOMS, TWO SPACIOUS RECEPTION ROOMS AND TWO STUDIES.

- Three bedrooms, three bathrooms and two reception rooms •
 - Two studies overlooking the garden •
 - Detached annexe with a refurbished shower room •
- The house and annexe have glorious views of the gardens and woodland •
 - 7.25 acres of young woodland and gardens •
 - Detached double garage and workshop •
 - Fish and wildlife ponds •
- Located in an Area of Outstanding Natural Beauty •

DISTANCES FROM ROSEMESNE

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
Bristol Airport 38.1 miles • Cardiff Airport 53.9 miles
Birmingham Airport 86.0 miles • Lydney Train Station 6.9 miles
Bristol Parkway Train Station 22.0 miles
Gloucester Train Station 24.8 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 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 and an inspiring location. 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 of 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 Rosemesne boasts excellent schools including Haberdashers independent boys and girls schools, 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

Rosemesne is such a desirable and unforgettable home that the current owners have purchased it twice. There was such reluctance when circumstances dictated their move the first time that they snapped it up when they moved back to the area approximately 8 years ago. On their return they vowed to enhance this magical location into a haven for wildlife and there they have lived among the abundance of flora and fauna ever since. The property, surrounded by its own land has wonderful views of the garden and woodland from each and every window.

Step inside to find a study just off the main entrance hall, where working from home in this peaceful haven is a pleasure.

From the entrance hall doors open into the kitchen and dining room. The kitchen has a range of both base and wall cupboards with granite worksurfaces that wrap around a central island. The island has an integral 5 ring electric hob and plenty of storage solutions. Further integral appliances include two Neff ovens. There is also a tall fridge and freezer included in the sale and space for a dishwasher. Double Belfast sinks are perfectly placed



under the window overlooking the garden. The kitchen also benefits from having an enviable pantry. At the far end of the kitchen a door opens into the rear entrance area that provides access to a spacious utility room, cloakroom and a cloaks cupboard housing the Worcester oil fired boiler.

For relaxing and entertaining choose between two reception rooms, a generous bright and airy sitting room and a cosy formal dining room. The dining room has an enormous stone inglenook fireplace with a multi-fuel stove.

Enter the sitting room where an abundance of windows allow light to flood into the space. Remnants of the original external stone wall make a lovely feature in this room. The extension has floor to ceiling glazing with deep sills incorporating windows seats that not only run the width of the room but curve around following the corner glazing. Wonderful views across the garden towards the pond can be appreciated from here where you can sit back, relax and watch the dragonflies dancing across the pond.

From the entrance hall stairs lead up to a landing area large enough to house a desk or comfortable chairs. Walk through an archway and into an inner hallway that leads to the bedrooms.

The principal bedroom has a whitewashed feature exposed stone wall, fitted wardrobes and dual aspect views across the garden. The en-suite shower room has a white suite to include a bath with a shower over, w.c, wash hand basin and vanity unit. Adjacent to the principal bedroom is a single bedroom that is currently used as an office but would make a superb dressing room for the principal bedroom.

Two further en-suite double bedrooms both have fitted wardrobes and wonderful views across the front aspect.

THE GOAT SHED (ANNEXE)

The Goat Shed is a delightful, detached, self-contained annexe that has an open plan living and sleeping area. Sliding doors from the main living area reveal a private, enclosed garden with an array of foliage, flowers and plants. Step up into a kitchen / breakfast room with a range of cupboards, a stainless steel sink, an integral oven and four ring LPG gas hob and space for an undercounter fridge. The space saving breakfast table folds up against the wall when not in use.

The shower room has recently been refurbished and offers a stylish white suite to include a corner shower cubicle and a power shower, a wash hand basin inset into a vanity unit and a w.c.

OUTSIDE

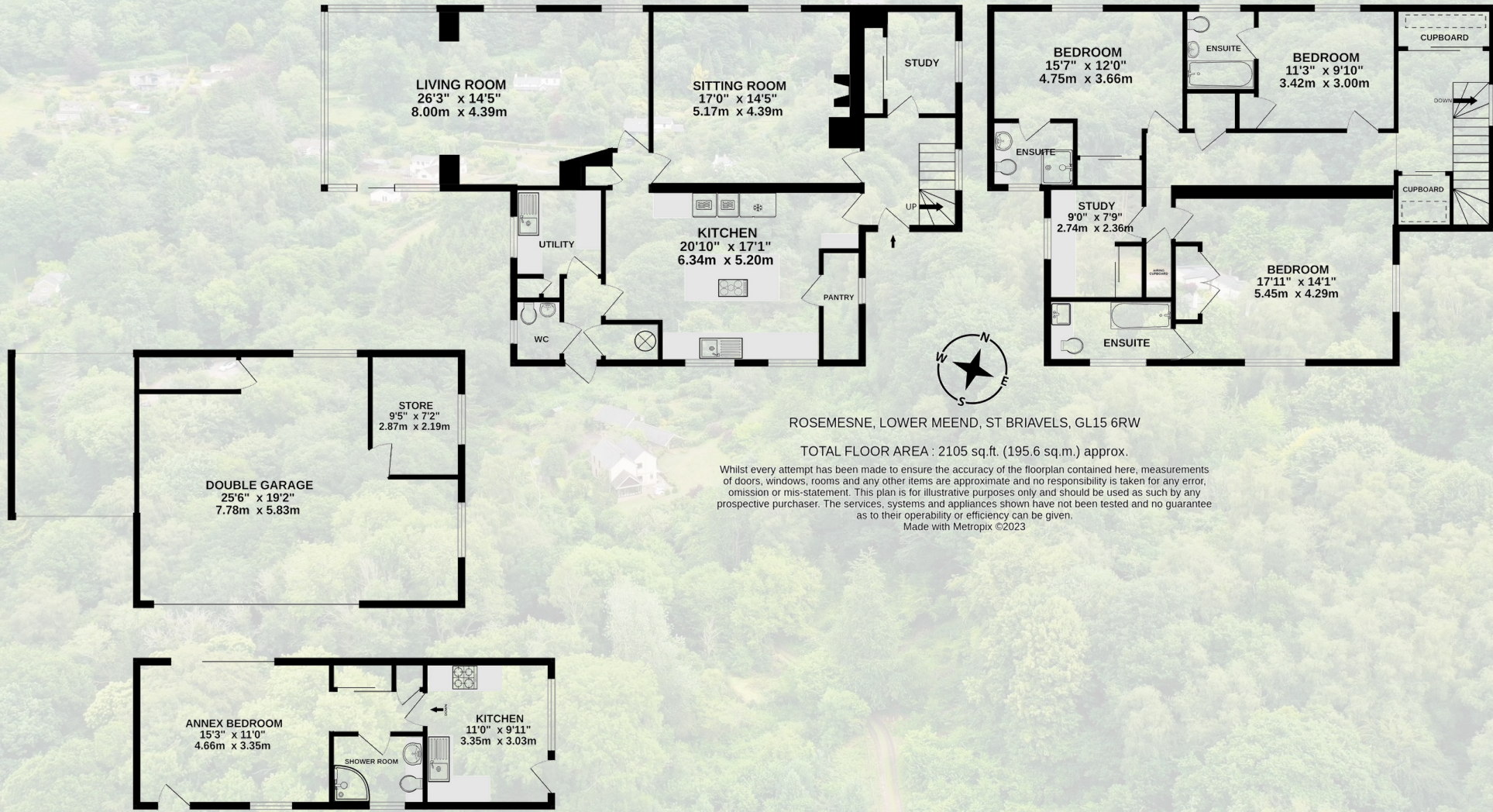
A long sweeping driveway leads you to an off-road parking area for many vehicles and a double garage and workshop. Follow the pathway to the house and established lawned garden.



FLOORPLAN

GROUND FLOOR
1120 sq.ft. (104.1 sq.m.) approx.

1ST FLOOR
985 sq.ft. (91.5 sq.m.) approx.



ROSEMESNE, LOWER MEEND, ST BRIAVELS, GL15 6RW

TOTAL FLOOR AREA : 2105 sq.ft. (195.6 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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TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

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Within the garden is an attractive lily pond and a variety of colourful flower beds. In addition to the enclosed garden is a productive fruit and vegetable produce area set amongst the remnants of the stone walls of the original cottage.

Having previously been a small holding and cider orchard, the rest of the land includes approximately 6 acres of young trees, nearly 1000 planted in 2016 using a Woodland Trust mix. Further mature trees border The Hudnalls National Nature Reserve. A restricted byway cuts through part of the land and four public footpaths outside of the properties boundaries allow for direct access to walks to places such as Bigsweir Bridge, St Briavels Village, The Hudnalls and the Offas Dyke footpath.

KEY INFORMATION

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

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: SAT NAV DOES NOT WORK TO THIS DESTINATION. 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 you will see the drive to Rosemesne on the right after a short distance.

Postcode: GL15 6RW



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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