



ST. BRIAVELS HOUSE

ST. BRIAVELS | GLOUCESTERSHIRE







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ST BRIAVELS HOUSE IS SITUATED WITHIN THE STUNNING WYE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY, CLOSE TO THE PRESTIGIOUS WELSH BORDER TOWNS OF CHEPSTOW AND MONMOUTH AND OFFERS AN APPEALING CHARACTER VILLAGE PROPERTY.

St Briavels House has significant appeal to any purchaser seeking a spacious character property combining the best of country and village living. It benefits from a versatile layout, additional cottage, established landscaped gardens, excellent access to amenities and a thriving local community running a variety of events.

Character village property extending in total to over 5000 sq ft Dating back to the 18th Century and significantly remodelled around the turn of the 20th Century • Spacious five bedroomed residence with high ceilings and an abundance of character features throughout. • Stone built cottage ideal for holiday let (STP) or additional family/guest accommodation

Landscaped walled gardens laid mainly to lawn with outbuildings and attractive traditional garden features • Off road parking and planning consent for additional entrance, driveway and garage • Detached Stone Built Workshop
Excellent location and position within Wye Valley AONB • Village benefits from a 12th Century Castle, church, café, public house, doctors surgery, highly rated junior school and thriving local community running a variety of events

St Briavels House Residence: Entrance Porch • 'L' Shaped Reception Hall
Drawing room • Sitting Room • Dining Room • Kitchen/Breakfast Room with AGA cooker • Pantry • Boot Room • Sun Room • Cellar • 5 Spacious Bedrooms
2 Bathrooms • Study/Office • Dressing Room • 3 Attic Rooms Workshop
Further Cottage Accommodation: Entrance Hall • Kitchen/Breakfast Room
Living Room • Bedroom • Shower Room

In all approximately 0.40 acres

Chepstow 8 miles • Monmouth 8.6 miles • Abergavenny 25 miles
Gloucester 25 miles • Hereford 27 miles • Newport 27 miles

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 House is situated alongside a quiet lane in the heart of the village of St Briavels, a highly sought after and historic village, equidistant between the Welsh Border towns of Monmouth and Chepstow.

The village has superb local facilities and amenities including a 12th Century Castle, church, café, public house, doctors surgery and highly rated junior school. This is supported by a thriving local community that has activities ranging from dance, yoga and sport classes to arts & crafts and a local produce market. Further and more extensive shopping and recreational facilities can be found at Monmouth and Chepstow.

Both Monmouth and Chepstow offer excellent schools, especially Haberdashers Private School for Boys and Girls at Monmouth. There is excellent access to major road networks and many cities including Cardiff, Bristol, Abergavenny, Gloucester and Hereford are all commutable from St Briavels within the hour.

An abundance of tourism and recreational activities exist within Monmouthshire, especially within the Wye Valley which sits immediately on the doorstep of St Briavels. Many walks and trails can be found from the property making it ideal for outdoor pursuits.

THE PROPERTY

St Briavels House residence has origins dating back to the late 18th Century and was significantly remodelled around the turn of the 20th Century. Built by Lord Denton, this property was once a main house for the Denton Estate in this area of St Briavels. In addition to the main residence it comes with a one bedroomed cottage, outbuildings and beautifully landscaped gardens.

The character residence is stone built with slate pitched roofs and coupled with the cottage it boasts a versatile accommodation of over 5000sq ft. The rooms are spacious and light with high ceilings and many benefit from bespoke handmade hardwood furniture. The beautiful character of the property can be seen with the oak panelling, quarry and Victorian tiled flooring, picture rails and original fireplaces throughout.





The ground floor comprises a Victorian tiled 'L' shaped Entrance Hall featuring oak panelling and providing access to the main living accommodation. The Dining Room includes a large bay window, oak panelling to dado height, an original fireplace and access to the Utility Room. The Sitting Room has a large bay window, cast iron woodburner and pair of part glazed doors leading into the Drawing Room that comprises two original fireplaces and dual aspect views across the attractive gardens. Also accessed from the Entrance Hall and the Drawing Room is the Sun Room. Linking the property and providing plenty of light, it leads to the WC, Cellar and Courtyard.

The Kitchen is accessed from the Utility and the Boot Room. A traditional country kitchen perfectly designed for modern family requirements it comprises 'U'-shaped polished granite work surfaces, bespoke handmade cabinets and dresser units, double "Butler" sink, oil fired Aga cooker, stainless steel cooker with five hobs and extractor hood and doors to the Boot Room. The Boot Room provides excellent light and leads out to the courtyard garden.

Steps from the Entrance Hall lead up to The First Floor Galleried Landing that is set on two levels and provides a versatile layout with more bedrooms available if needed. The lower level provides access to Bedroom 3, Shower Room and Gallery that also gives access to the Master Bedroom. The upper level provides access to the Study, Bathroom, a further 3 spacious Bedrooms and a Dressing Room accessed from the Master Bedroom/Bedroom 2. A door and steps lead up to 3 Attic Rooms that would be ideal for use as a snug or extra storage.

Accessed from the Courtyard is the attractive stone built Cottage that comprises Entrance Hall, Shower Room, Open Plan Kitchen/Breakfast Room, Living Room and Bedroom. Given the renowned location of the Wye Valley, the cottage would ideally suit as a holiday let (STP) or for additional family.

St Briavels House is anticipated to require an upgraded central heating system and some replacement of timber framed windows to the front elevation, all of which is reflected in the price the property is advertised at. This does not detract from what is an attractive spacious character property set in a highly sought after location that offers excellent access to both local & regional amenities and outdoor pursuits.

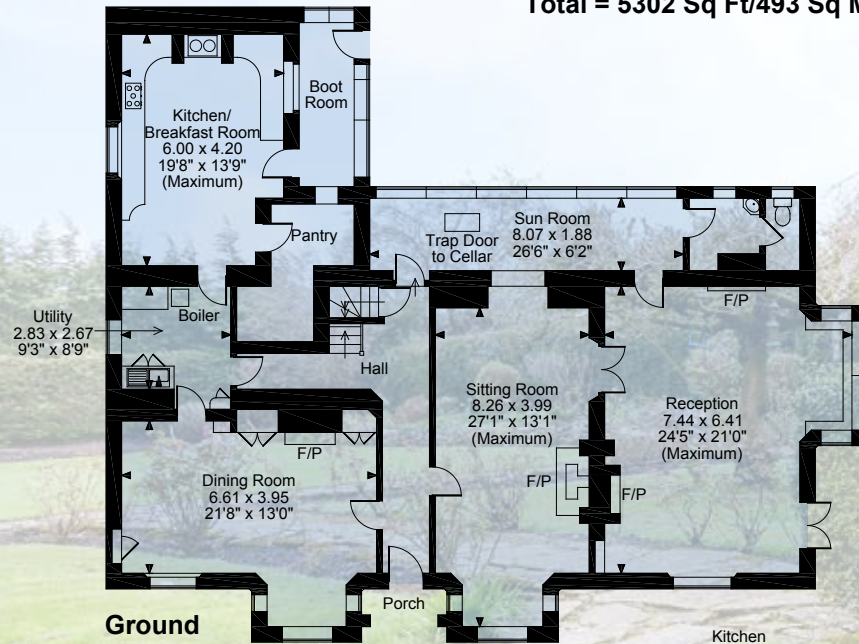
St. Briavels House, Pystol Lane, St. Briavels, Lydney

Approximate Gross Internal Area

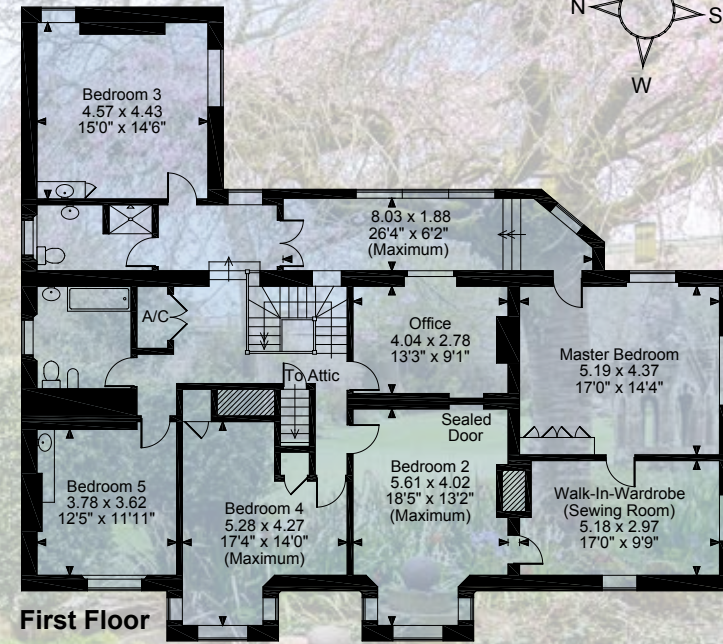
Main House = 4853 Sq Ft/451 Sq M

Cottage = 449 Sq Ft/42 Sq M

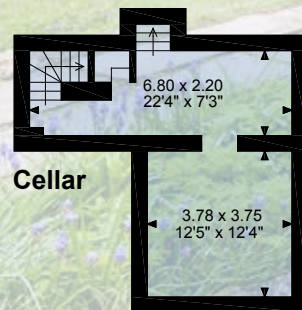
Total = 5302 Sq Ft/493 Sq M



Ground Floor



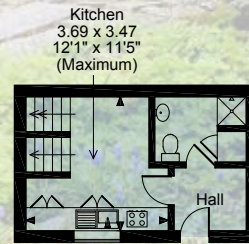
First Floor



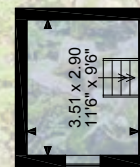
Cellar



Cottage Lower Ground Floor



Cottage Ground Floor



Cottage First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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GARDENS & LAND

At the front of the residence there are two areas of lawn with planted borders set behind a stone wall with cast iron fencing. A tall arched gate leads to the rear garden and an ornate cast iron gate and flagstone path lead to the Entrance Porch. There is off road parking to the side leading to a gated rear access.

Offering good privacy, the rear gardens are well presented with planted borders, formal beds and mature shrubs. They extend to the East and South of the property and are well connected with garden paths. A courtyard garden leads to a Woodstore and substantial stone built Workshop with pitched tiled roof and connected services making it a useful outbuilding for any purchaser. Steps then lead to two raised areas of lawn. The first lawn includes a vegetable bed, impressive greenhouse, shed and pond. The second lawn has interspaced trees, a honeysuckle arch and interesting historical features including millstone terrace steps and ornamental flower bed with incredible stone relic, which is understood to be the from the tip of St Briavels Castle in the village. Boundaries are a combination of stone walled and mature hedgerows.

Recently obtained planning permission exists for a new entrance to be made through the stone wall enclosing the rear garden from Pystol Lane. This will provide further off-road parking within the curtilage of the property. It also provides a gravel turning area and double garage block.

In all St Briavels House sits within a generous plot extending to approximately 0.40 acres.



KEY INFORMATION

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

Services: Mains electricity, mains water supply, mains drainage. Oil central heating.

Fixtures & 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.

Broadband: 9.65mb download speed recorded 26/04/16

Council Tax Band: G

Local Authority: Gloucestershire County Council. Telephone 01452 425000.

Viewings: Strictly by appointment with the selling agents.

Directions: From Monmouth take the Wye Valley road (A466) signposted Redbrook towards Chepstow. Proceed through Redbrook. Prior to the Bigsweir Bridge crossing the River Wye, turn sharp left up the hill onto Stowe Road. After 1 mile turn right onto Mork Road signposted St. Briavels. After the sharp left hand hairpin near the top, turn immediately right up and continue to the brow of the hill. Turn left at the T-junction passing St Briavels Castle on your right. At the next T-junction turn right again. In 100 yards opposite the bus stop turn left down a small lane signposted Pystol Lane. The property is the fifth house on your left.

Powells Chartered Surveyors, Land & Estate Agents

Singleton Court Business Park

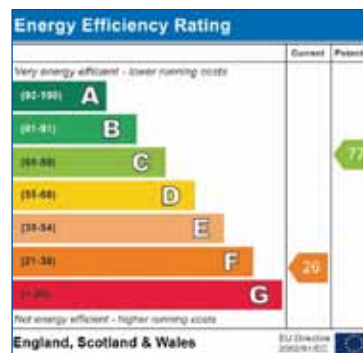
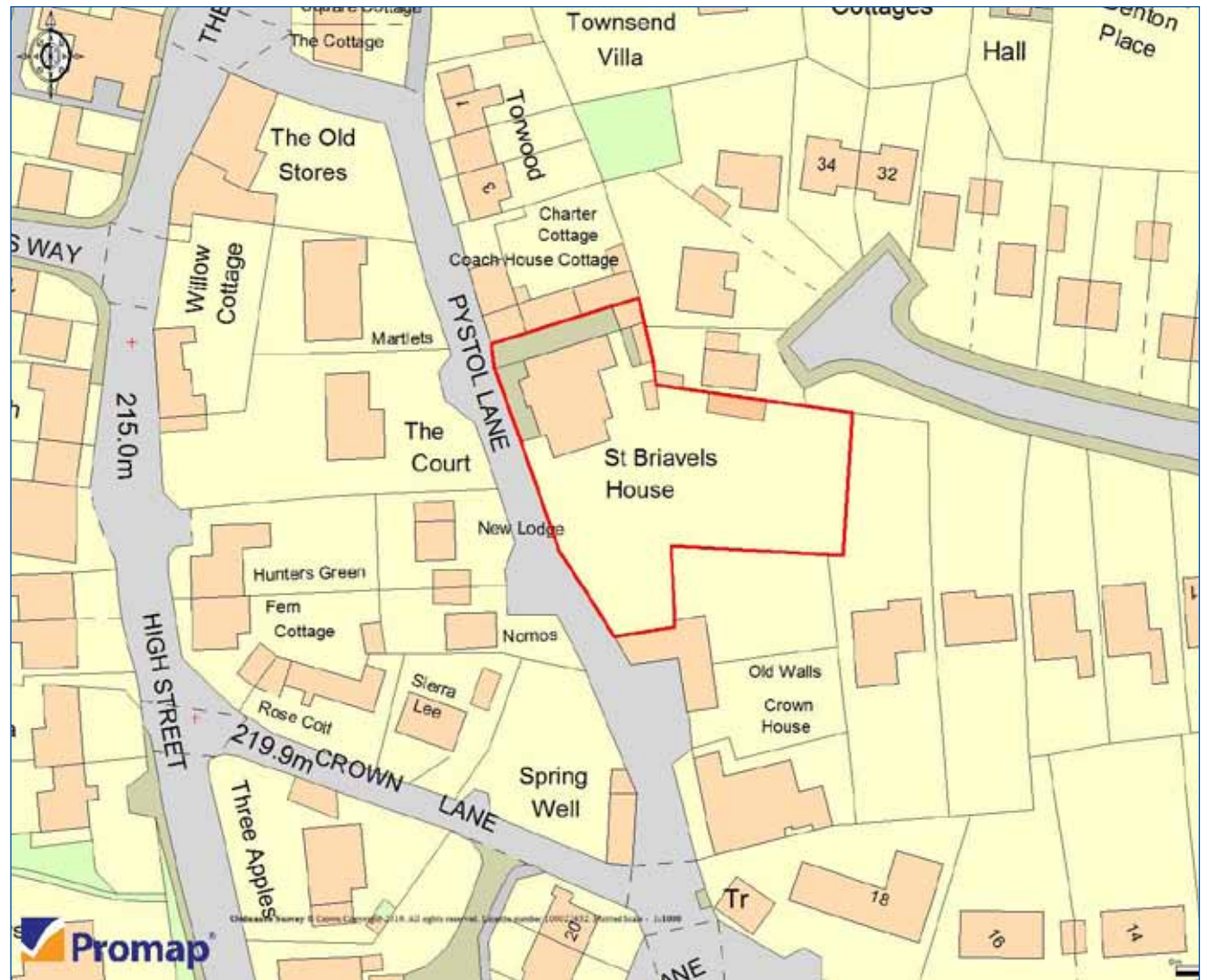
Monmouth

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