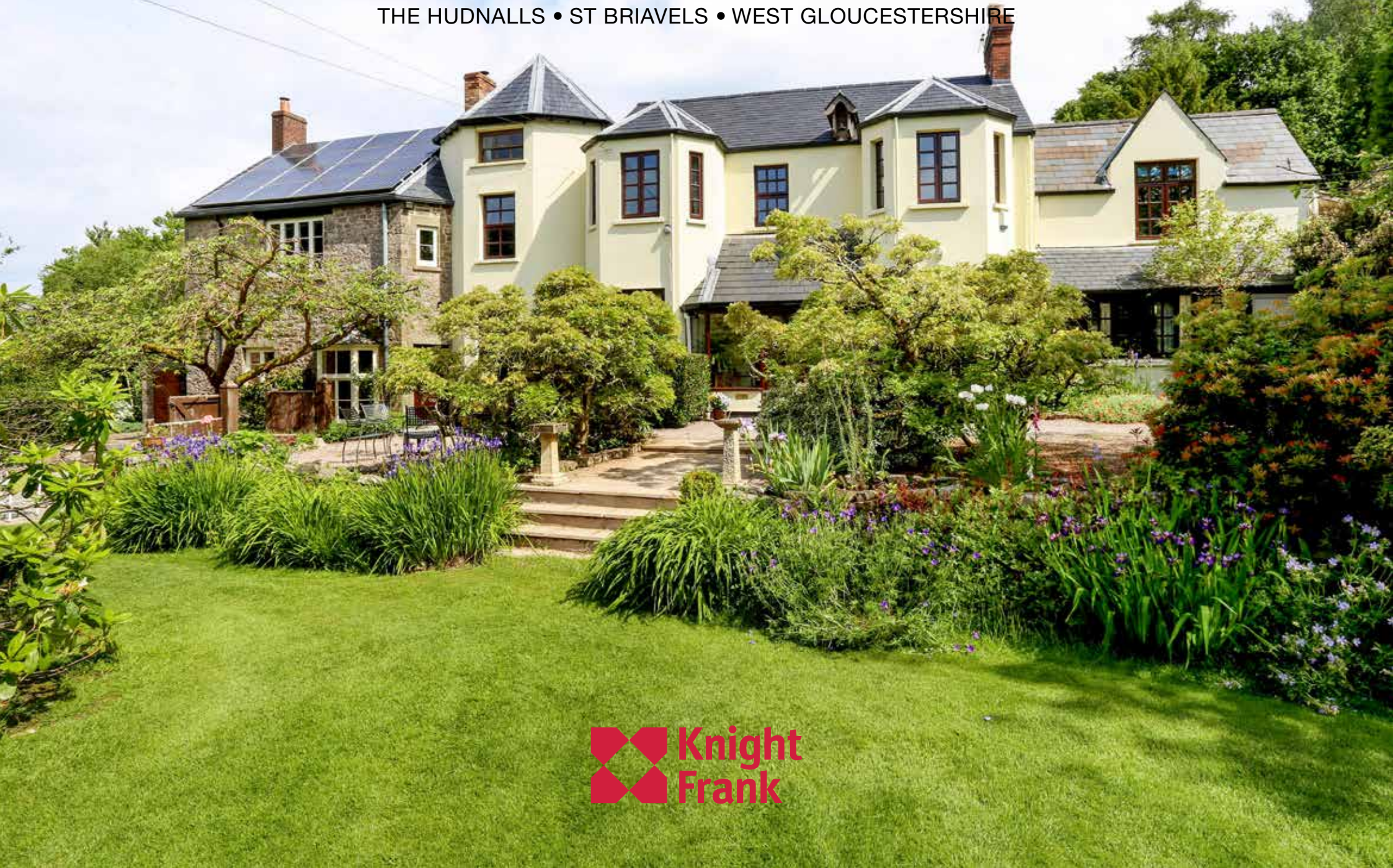


# HUDNALLS HOUSE

THE HUDNALLS • ST BRIAVELS • WEST GLOUCESTERSHIRE









# HUDNALLS HOUSE

THE HUDNALLS • ST BRIAVELS  
GLOUCESTERSHIRE • GL15 6RT

**A stunningly situated country house  
in the Lower Wye Valley AONB with  
substantial grounds**

Hall • Sitting room • Dining room • Snug  
• Kitchen/breakfast room • Playroom • Utility room • Cloaks

Six bedrooms • Five bathrooms (three en-suite)

Studio and office block

Garaging • Mature gardens • Paddocks

In all about 10.8 acres

St Briavels 1½ miles • Monmouth 9 miles • Chepstow 9 miles  
• Bristol 25 miles (All distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





## Situation

Hudnalls House is situated in a breath-taking position overlooking the Lower River Wye Valley, an Area of Outstanding Natural Beauty (AONB), on the borders of Monmouthshire and Gloucestershire.

The local village of St Briavels has a village shop, an inn, a village hall, a highly regarded primary school and is famous for its ancient castle. Monmouth to the north has an excellent selection of shops and services, including a Waitrose and a Marks & Spencer's, as well as the highly respected Haberdashers' Schools for Girls and Boys. Chepstow also has a good range of facilities, as well as St John's On-the-Hill Preparatory School.

The area is sought after due to its excellent road communications via the M48/M4 to the major centres of Bristol and South Wales and the A40/M50 to the Midlands and the North.

Chepstow and Lydney have rail stations whilst Bristol Parkway is a convenient drive.

There is an abundance of recreational opportunities in the vicinity which include fishing and water activities on the nearby River Wye; racing at Chepstow; golf at St Pierre and Celtic Manor; and glorious walks and rides through the surrounding woods and countryside.

## Hudnalls House

Approached down a quiet no-through road, Hudnalls House sits in an immensely private position surrounded by elegant gardens and mature grounds. The house dates back to the early Victorian era and was clearly positioned to make the most of the amazing views. It is full of character and though spacious is a highly manageable and lovely family house.

Internally there are beautifully decorated reception rooms with large bay windows overlooking the gardens. A bespoke Mark Wareing solid oak kitchen has all the expected equipment including an ESSE stove.

There are a number of utility and store rooms, some approached from outside.

The main staircase leads up to a large light landing with doors off to the bedrooms, three of which have stunning views out over the valley and the remainder to the garden. These are all decorated to a high standard, as are the five bathrooms, three of which are en-suite.

There is a second staircase from the rear of the kitchen and a further staircase to the second floor bedroom.

## Studio and Office Block

The former period Coach House and Stables is a well converted generous studio/recreation room with a shower room, and a well-equipped modern office above. It has its own central heating system and a log burner.







## Gardens and Grounds

The magnificent gardens have been beautifully maintained by the present owners and create a beautiful backdrop to the woods. The gardens are principally south-facing and have large formal lawns interspersed with an array of mature trees and shrubs including Copper Beech, Scots Pine, Magnolia, Wisteria and Rhododendron designed to provide all year round colour and interest. Closer to the house are terraces and shaded sitting areas, whilst to the east is the original walled kitchen garden with gravel walkways, vegetable beds and fruit trees and shrubs. A splendid Victorian greenhouse has been recently refurbished.

Further to the east are three interlinked paddocks with access from the lane, and woodland which joins the famous Hudnalls Woods which run down to the River Wye.

## Services

Mains water. Private drainage. Mains electricity. Oil fired central heating from two boilers. Log-burners in the house and studio. Solar Energy System.

## Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.





## Wayleaves Easements and Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

## Local authority

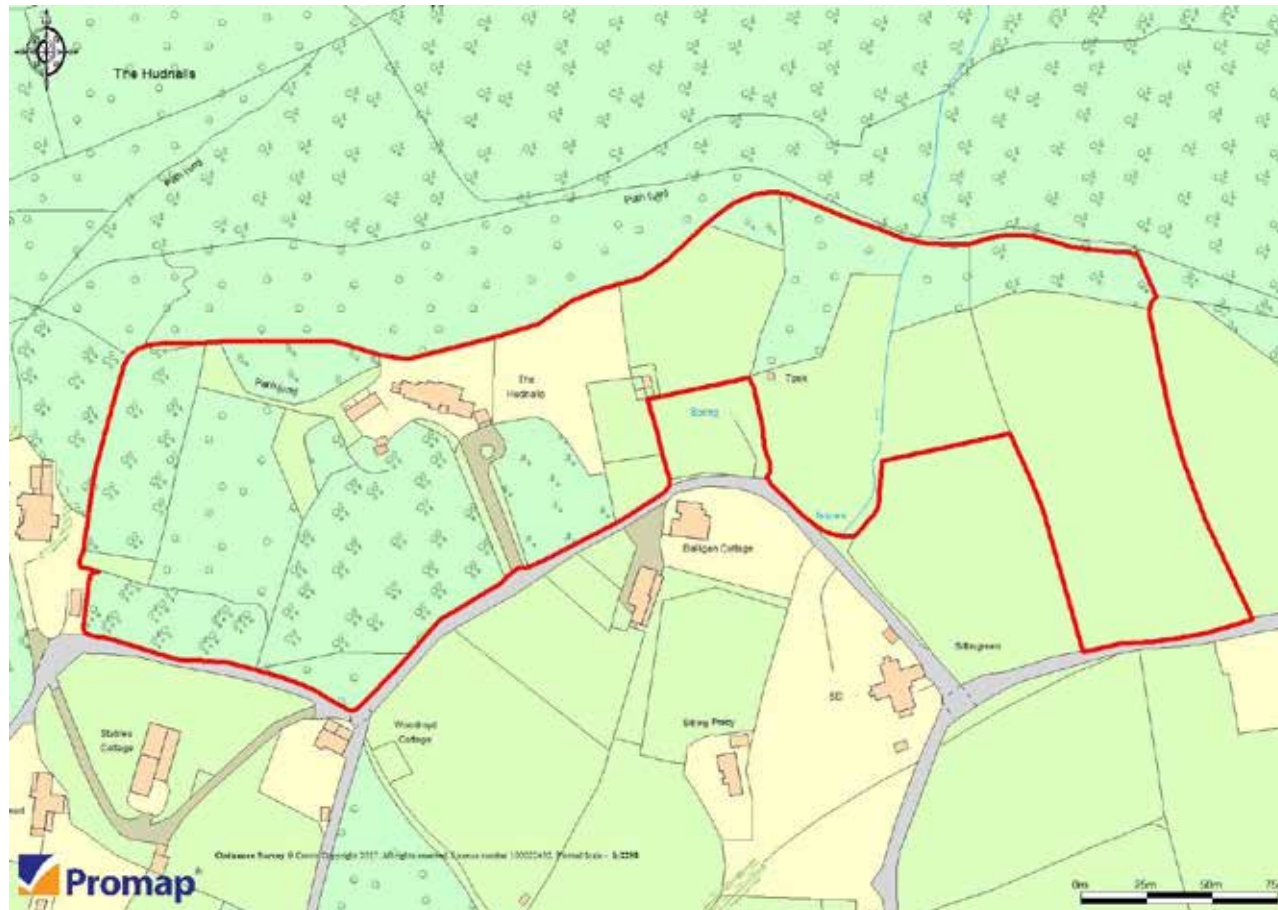
Forest of Dean District Council. Telephone 01594 812388.  
Council tax band H.

## Viewings

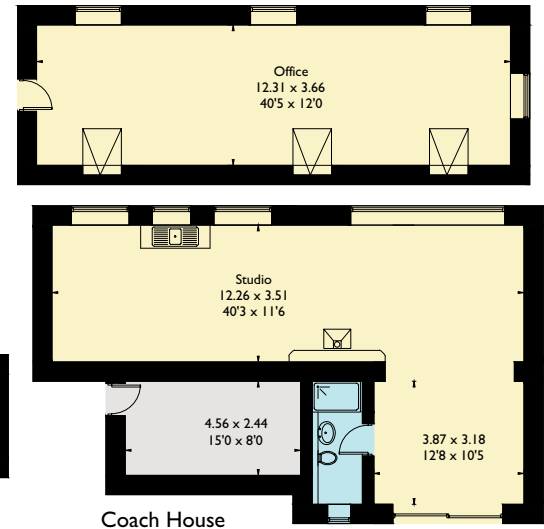
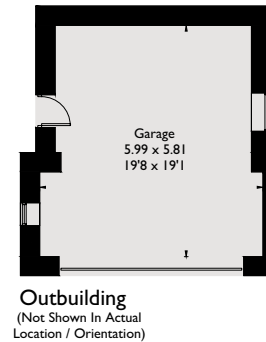
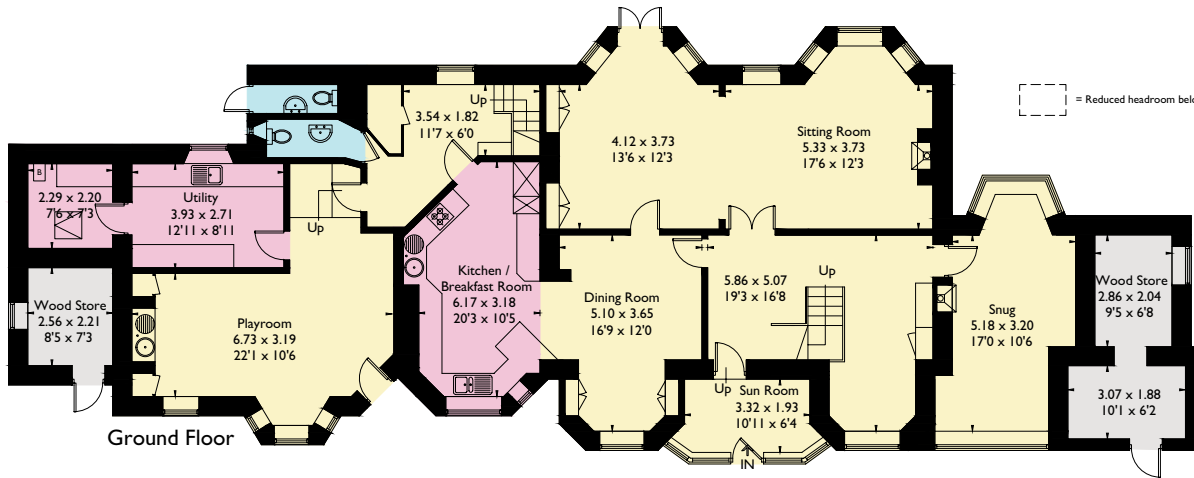
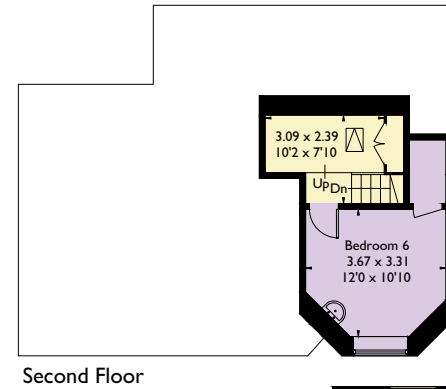
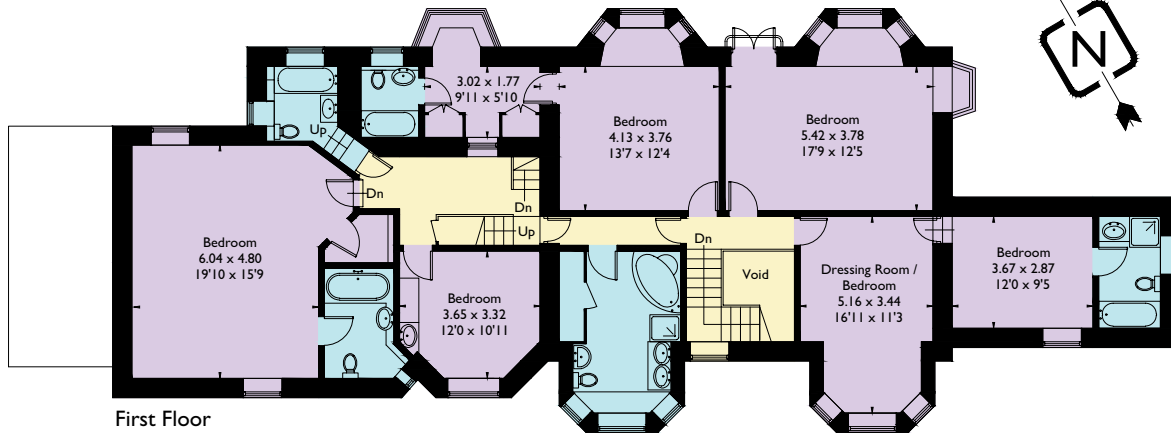
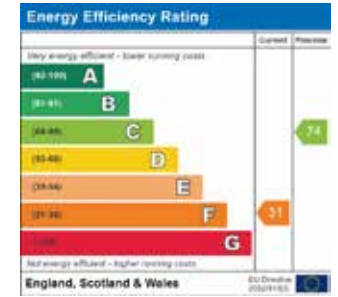
Strictly by prior appointment with the agents.

## Directions (GL15 6RT)

From Bristol take the M48 to Chepstow. Head through Chepstow and after crossing the Wye Bridge turn left onto the B4228 towards Coleford. Follow the road for about 6.5 miles and take a left turn to St Briavels Common. After about 0.5 miles pass a telephone kiosk. After 50 yards fork right onto Hudnalls Loop Road. Continue for around 1 mile to a small T junction (by Sitting Green House). Bear right, past a no through road sign and the entrance to Hudnalls House is seen on the right hand side after a left hand bend.



Approximate Gross Internal Area = 411.8 sq m / 4432 sq ft  
 Outbuilding / Coach House = 155.1 sq m / 1669 sq ft  
 Total = 566.9 sq m / 6102 sq ft



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