



FREEHOLD

£599,950



**BROOK COTTAGE, LOWER MEEND, ST. BRIAVELS, LYDNEY,
GLOUCESTERSHIRE, GL15 6RW**

- THREE BEDROOMS
- NUMEROUS OUTBUILDINGS
- SITUATED IN AN AREA OF OUTSTANDING NATURAL BEAUTY
- OFF ROAD PARKING
- LANDSCAPED GARDENS
- LOVELY VIEWS
- SUPERB LOCATION

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BROOK COTTAGE, LOWER MEEND, ST. BRIAVELS, LYDNEY, GLOUCESTERSHIRE, GL15 6RW

SITUATED HIGH ABOVE THE RIVER WYE ON THE EDGE OF THIS RENOWNED VALLEY AND WITH SUPERB VIEWS, A PICTURE POST CARD DETACHED COTTAGE SET IN APPROXIMATELY AN ACRE OF LANDSCAPED GARDEN AND WOODLAND ABOUNDING A BROOK. ALTHOUGH REQUIRING SOME UPDATING, THE PROPERTY PROVIDES COMFORTABLE ACCOMMODATION IN A BREATHTAKING LOCATION.

St Briavels (pronounced Brevels) is a vibrant little village in the Forest of Dean, having a pub, a deli, a church and a castle and is situated above the Wye with outstanding views. A monthly farmers' market is held in the village on the first Saturday morning of every month, where you can buy many locally produced delights, including bread and cakes, cider and real ale, fish, and speciality meats. Each year on Whit Sunday the St Briavels Bread and Cheese Dole takes place. Originating in the 12th century, bread and cheese is thrown from the wall of the castle to local 'Dole Claimers' dressed in medieval costume. 'Dole claimers' could be anyone who paid a penny to the incumbent Earl of Hereford entitling them to gather firewood from the nearby Hudnalls wood. Some believe in the power of these edible morsels and preserve them for good luck - the miners originally used them as charms to protect against accidents underground.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Entrance door to -

Lounge: 15' 9" x 11' 2" (4.8m x 3.4m), Inglenook fireplace with wood-burning stove, windows overlooking the gardens, exposed stone wall, radiators.

Kitchen: 17' 1" x 6' 7" (5.2m x 2m), Wall and base units, sink unit, Aga oil fired range, window with views, door to front, access to -

Conservatory: 14' 5" x 6' 1" (4.4m x 1.85m), Half glazed construction, radiator (the conservatory overlooks the brook).



Rear Hall: Windows to rear, radiator, fitted shelving.

Stairs lead to -

Half Landing: 11' 2" x 5' 7" (3.4m x 1.7m), Fitted book shelves, radiator.

Bathroom: Three piece suite, radiator, window.

First Floor Landing:

Bedroom One: 17' 5" x 7' 3" (5.3m x 2.2m),
Windows to front and rear with views, fitted wardrobes, radiator, fitted vanity unit.

Bedroom Two: 11' 6" x 10' 6" (3.5m x 3.2m),
Window to front with views, fitted wardrobes, vanity unit, radiator, pine floor.

Bedroom Three: 7' 10" x 5' 3" (2.4m x 1.6m),
Window with view, radiator.

Outside: A feature of this property are the gardens and grounds which are landscaped and host a variety of shrubs and trees. There is a further area of woodland and to the rear of the property across the brook. There is a timber garage and parking, attached Utility/boiler room 9' 6" x 6' 11" (2.9m x 2.1m) with oil boiler for central heating and domestic hot water, plumbing for washing machine, W.C. and wash hand basin. Steps lead to a balcony above. There is a stone barn 15' 0" x 10' 0" (4.57m x 3.05m) attached greenhouse and potting shed 16' 5" x 7' 3" (5m x 2.2m). There is also another greenhouse, large woodstore, garden store, summerhouse and original W.C.

Agent's Note: Brook Cottage is situated a short distance from the village of St. Briavels with public house, primary school, shop and village hall and is on a no through road with fantastic walks all around and close to the Offers Dyke footpath

Services: Mains water and electricity are connected to the property and private drainage. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033

GROUND FLOOR
926 sq.ft. (86.0 sq.m.) approx.

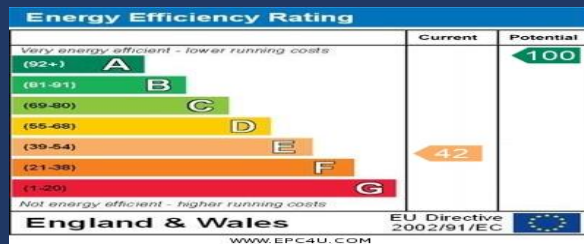


1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1348 sq.ft. (125.2 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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PASSIONATE
ABOUT
Property
SINCE 1982