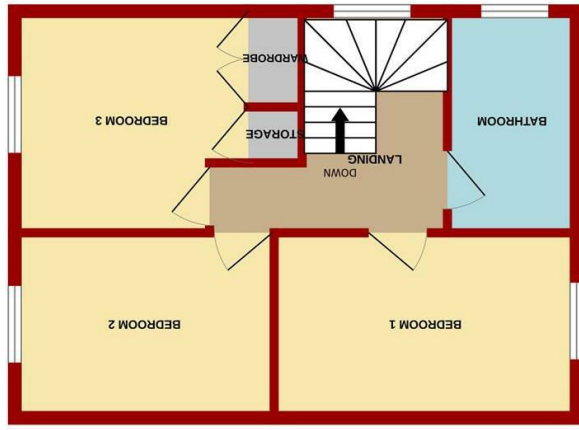
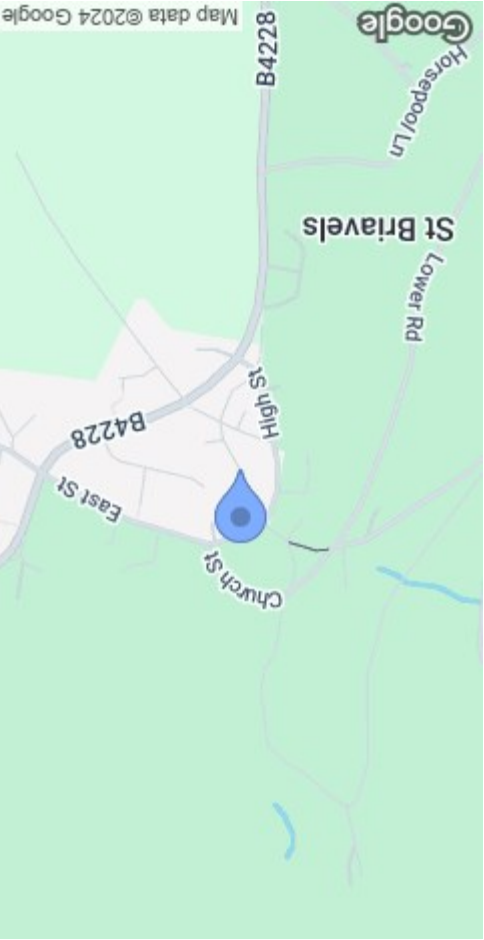


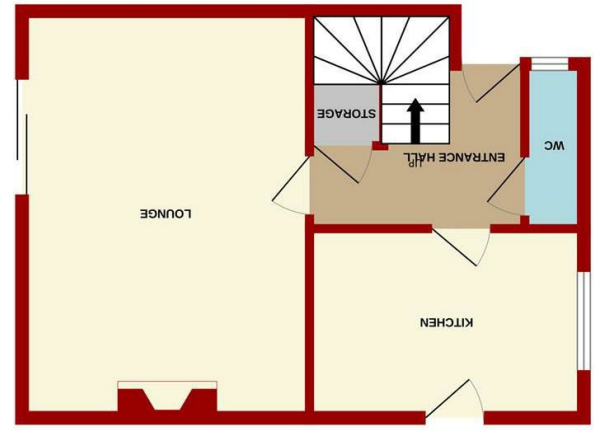


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.  
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Nomos Pystol Lane  
 St. Briavels, Lydney GL15 6TE

**£300,000**

DETACHED 1960'S HOUSE BOASTING THREE DOUBLE BEDROOMS AND A SPACIOUS, AIRY LAYOUT. WITH A WELL MAINTAINED INTERIOR, IT OFFERS COMFORTABLE LIVING SPACES, ALONGSIDE DESIRABLE FEATURES SUCH AS A GARAGE, A DRIVEWAY AND AN ATTRACTIVE ENCLOSED REAR GARDEN.

Situated in the sought-after village of St. Briavels, this residence enjoys access to a host of local conveniences, including a primary school, church, castle, and pub and village shop "The Pantry". Positioned high above the picturesque Wye Valley, between the towns of Monmouth and Chepstow, it combines rural village life with accessibility, being within easy reach of major routes like the A40, A48, M4, M5, and M50.



**ENTRANCE HALL**

9'04 x 9'0 max (2.84m x 2.74m max)

Accessed via a part glazed wooden door, radiator, power points, upstairs storage cupboard, door to:

**CLOAKROOM**

6'03 x 2'06 (1.91m x 0.76m)

WC, wall mounted wash hand basin, radiator, tiled flooring, inset ceiling spotlights, side aspect wooden window.

**KITCHEN**

11'09 x 8'01 (3.58m x 2.46m)

A range of base, drawer and wall mounted units, rolled edge worktops, one and a half bowl single drainer stainless steel sink unit with mixer tap above, integrated oven with four ring electric hob and stainless steel extractor fan above, integrated fridge/freezer, integrated dishwasher, Beko washing machine, tiled flooring, partly tiled walls, power points, appliance points, inset ceiling spotlights, side aspect double glazed upvc frosted door out to the garden, front aspect double glazed upvc window looking over the front garden.

**LOUNGE**

17'05 x 12'04 (5.31m x 3.76m)

Feature fireplace with inset log burning stove with slate hearth and wooden mantel over, radiator, power points, television point, telephone point, coving, rear aspect sliding upvc doors out to the garden.

FROM THE ENTRANCE HALL, STAIRS LEAD TO:

**LANDING**

Feature window flooding light in to both the upstairs and downstairs, radiator, access to loft space, door to:

**BEDROOM 1**

13'03 x 7'11 (4.04m x 2.41m)

Radiator, power points, front aspect double glazed upvc window enjoying lovely views to the front.

**BEDROOM 2**

11'07 x 7'11 (3.53m x 2.41m)

Radiator, power points, rear aspect double glazed upvc window.

**BEDROOM 3**

10'04 x 9'02 (3.15m x 2.79m)

Radiator, power points, built in wardrobes and storage cupboard, rear aspect double glazed upvc window.

**BATHROOM**

9'03 x 6'01 (2.82m x 1.85m)

Panelled bath, corner shower cubicle with mains shower, vanity wash hand basin, low level WC, storage cupboards, heated towel rail, tiled walls, inset ceiling spotlights, coving, side aspect double glazed upvc frosted window.

**OUTSIDE**

To the front of the property: mostly laid to lawn with mature shrubs and trees, outside tap and partly walled boundary. A driveway provides off road parking for 2/3 cars leading up to the Garage.

To the rear of the property: Access via either side of the property, westerly facing, mostly laid to lawn with a gravelled seating area, raised patio and enclosed by fencing and walling.

**GARAGE**

17'06 x 7'09 (5.33m x 2.36m)

Accessed via up and over door, power and lighting.

**SERVICES**

Mains water, electricity and drainage. Oil central heating.

**WATER RATES**

To be confirmed.

**LOCAL AUTHORITY**

Council Tax Band: D  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

**TENURE**

Freehold

**VIEWINGS**

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

**DIRECTIONS**

From the Coleford office proceed to the traffic lights turning right onto Station Way. Continue until reaching the traffic lights and proceed straight over signposted to Bream and St.Briavels, continue past The Orepool Inn and past the turning signposted to Bream. Upon reaching the village of St.Briavels turn right into East Street, continue along East Street passing the George Inn and "The Pantry" village shop, take the next left on to Pystol Lane where the property can be found on the right hand side.

**PROPERTY SURVEYS**

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

