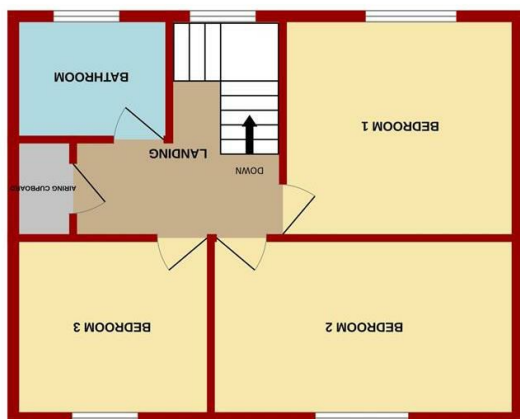
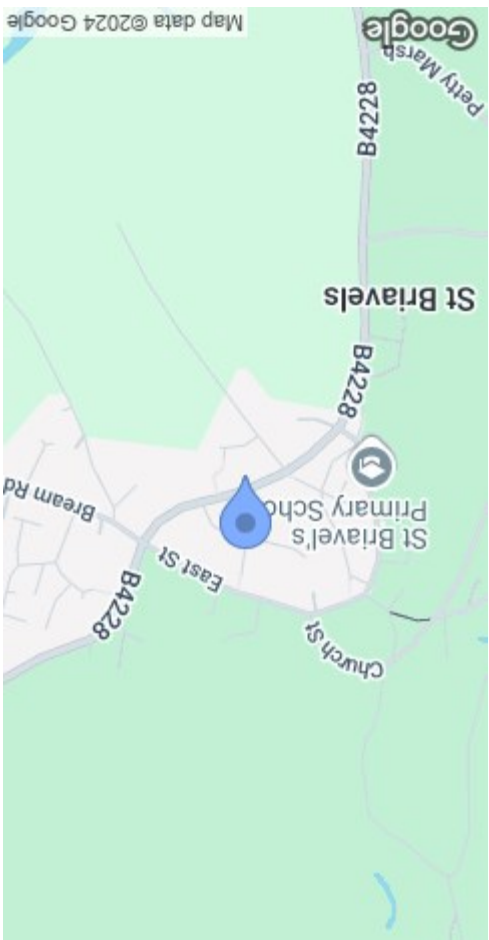




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

England & Wales	
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 A (92-100) Green B (81-91) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-38) Red G (1-20) Dark Red	 A (10-35) Green B (36-45) Yellow-Green C (46-55) Yellow D (56-65) Orange E (66-75) Red-Orange F (76-85) Red G (86-95) Dark Red



15 Barrowell Lane  
 St. Briavels GL15 6TP



**£475,000**

This exquisite three-bedroom detached house has been meticulously renovated by the current owners and is located in the desirable village of St. Briavels, offering easy access to the Severn Bridge and Bristol.

Step inside to discover a beautifully finished interior, featuring a striking wood burner in the spacious lounge and three generous double bedrooms. The highlight of the home is the thoughtfully extended kitchen/dining area, which boasts an abundance of natural light and is ideal for entertaining, complete with double doors leading to the garden. The property has also been upgraded central heating system and fourteen solar panels with battery storage, enhancing its energy efficiency.

Outside, you'll find a private garden that combines lush lawn space with an inviting patio, creating the perfect setting for relaxation. The front of the property offers stunning countryside views and ample off-road parking for several vehicles.



Property is accessed via a partly glazed composite door into:

**ENTRANCE HALLWAY**

8'10 x 10'06 (2.69m x 3.20m)

Radiator, stairs to first floor landing, front aspect double glazed UPVC frosted window, under stairs cupboard space. Door giving access into:

**CLOAKROOM**

3'00 x 7'00 (0.91m x 2.13m)

Side aspect double glazed UPVC frosted window, close coupled W.C, vanity wash hand basin unit with mixer tap over, radiator, tiled flooring.

From the hallway, door giving access into:

**LOUNGE**

20'10 x 11'09 (6.35m x 3.58m)

Front aspect double glazed UPVC window, feature wood burner with marble surround, two radiators, power points, TV point, oak partly glazed doors giving access into the kitchen/ diner area.

From the hallway, door giving access into:

**COFFEE AREA**

12'00 x 10'00 (3.66m x 3.05m)

One wall of cupboard large spaces, a range of base and drawer units which is great for a coffee area, space for large American style fridge/ freezer, vertical radiator, inset ceiling spotlights. Opening into:

**KITCHEN/DINER**

25'04 x 8'08 (7.72m x 2.64m)

Two rear aspect double glazed UPVC windows, patio doors giving access out to the garden, to the middle there is a feature island which comprises of a quartz worktop and drawer units underneath, range of drawer and base mounted units comprises of mineral laminate worktop, space for a dish washer, Rangemaster Professional plus cooker with extractor fan over, built in bin, double Belfast sink with mixer tap over, three Velux windows, tiled flooring, vertical radiator. Door which gives access into:

**UTILITY/STORE**

8'05 x 17'07 (2.57m x 5.36m)

Range of base and drawer units, stainless steel drainer unit with mixer tap over, space for tumble dryer, space for washing machine, power and lighting, sliding door that gives access into:

**BOILER ROOM**

8'04 x 3'09 (2.54m x 1.14m)

Pressurised water cylinder, power and lighting, oil boiler. From the garage space, door giving access into:

**WORKSHOP**

8'05 x 17'07 (2.57m x 5.36m)

Wooden double doors which give access out to the front, solar panels system, power and lighting.

**LANDING**

From the entrance hallway, stairs leading up to the first floor landing which comprises of loft access space, cupboard space and power points. Door giving access into:

**BATHROOM**

5'11 x 8'00 (1.80m x 2.44m)

Front aspect double glazed UPVC frosted window, modern panelled bath with bath taps over, shower attachment above, walk in shower with rainfall shower and shower attachment, vanity wash hand basin with mixer tap over, touch LED mirror, close coupled W.C, partly tiled surround splashback, heated towel rail.

From the landing, doors giving access into bedrooms.

**BEDROOM ONE**

11'06 x 11'11 (3.51m x 3.63m)

Front aspect double glazed UPVC window overlooking countryside views, radiator, power points, TV point.

**BEDROOM TWO**

8'11 x 15'02

Rear aspect double glazed UPVC window, radiator, power points.

**BEDROOM THREE**

8'11 x 9'00 (2.72m x 2.74m)

Rear aspect double glazed UPVC window, radiator, power points.

**OUTSIDE**

To the front of the property there is off road parking for several vehicles.

To the rear of the property there is a lovely entertaining patio space which in turn leads to a laid to lawn area with the oil tank neatly tucked away in the corner surrounding by wall and fencing.

**SERVICES**

Mains Water, Electricity, Drainage, Oil Heating.

**AGENTS NOTES**

Solar Panels: 14 panels owned by the house. Includes a back up battery.

**WATER RATES**

Severn Trent

**LOCAL AUTHORITY**

Council Tax Band: C  
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 Coleford town centre proceed to the traffic lights and turn right signposted Lydney/Chepstow, continue along passing the petrol station and continue straight over at the next set of traffic lights. Continue along this road for approximately 3 - 4 miles until reaching the village of St Briavels where the property can be found on the left hand side via our For Sale Board.

**PROPERTY SURVEYS**

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

**AWAITING VENDOR APPROVAL**

These details are yet to be approved by the vendor. Please contact the office for verified details.

