

Priors Mesne

Aylburton, Gloucestershire





An exceptional compact and private estate set in the middle of its c.70 acres of land, mature woodland and gardens. This well laid out family home has extensive secondary accommodation and far-reaching views over the Severn estuary.

St Briavels 3.5 miles, Lydney 4 miles, Chepstow 8 miles, Monmouth 11 miles, Bristol Parkway 21 miles (Trains to London Paddington from 75 minutes), Bristol 25 miles, Cheltenham 31 miles, Bristol Airport 35 miles, Cardiff 40 miles, London 133 miles. (Distances and times are approximate).


13


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Summary of accommodation

Main House

Ground Floor: Entrance hall | Drawing/dining room | Sitting room | Library/study | Kitchen/breakfast room with family room (Planning permission granted enlarged garden room and kitchen ref. P0718/24/FUL) | Utility room/back kitchen | Larder | Boot room | Cloakroom WC/Shower room WC | Laundry room | Boiler room | Wine cellar | Double garage
Storage room & biomass boiler

First Floor: Principal bedroom suite with dressing room | Four further bedrooms (two ensuite) | Family bathroom | Additional WC | Games room/play room | Office

Second Floor: Four further bedrooms | Family bathroom

The Courtyard

Coach House: Sitting room | Bedroom | Bathroom | Bedroom | Kitchen | Kitchenette | Balcony

Keepers Cottage: Open plan kitchen with sitting room | Two bedrooms | Bathroom | Outdoor seating area

Garaden Cottage: Kitchen/sitting room | Bedroom | Bathroom | Outside seating area

Grounds

Garage | Boiler room | Workshop | Fuel shed and garden store | Laundry/gym | Storage room | WC | Stables | Woodsheds | Greenhouse | Outside vine covered dining area
Agricultural buildings | Swimming pool | Tennis court | Boules pitch | Extensive vegetable garden and terraces | Summer house | Fountain and pond | Long approach
Grazing land | Woodland

In all about 70 acres

Situation

Times and distances are approximate

Set in a secluded position between the village of St Briavels and Aylburton, Priors Mesne commands an enviable position with a simply magnificent view across rolling countryside towards the river Severn and beyond to the Cotswolds.



Bream provides everyday shopping, whilst the smaller village of St Briavels has a primary school, village shop, church and the George Inn next to St Briavels Castle. More extensive shopping and recreational activities are available in both Lydney and Chepstow.



The region has many sporting opportunities including rugby and opera at Cardiff, racing at Chepstow and Cheltenham, golf at Celtic Manor Resort, Caerleon and Monmouth.



There are an extensive range of outdoor activities available in the Wye valley as well as excellent walking.



The area has a very good selection of independent schools in the area such as St Thomas Rich's, The Crypt, Kings Monkton School, Cardiff Steiner School and The Cardiff Academy. There are also excellent private schools in both Chepstow, Monmouth, Clifton and Cheltenham.



Priors Mesne is well positioned within easy reach of the M4 providing quick access to Bristol, London, and the M5 motorway to the North and South West.



There is a local train station in Lydney to Newport and Gloucester, and then a direct line to London Paddington from 101 minutes. Both Bristol Parkway and Temple Mead also accessible and have direct hourly trains to London Paddington. International airports at Bristol and Cardiff in under 1 hour. Birmingham airport 75 minutes.



History

Dating back to the 19th Century, Priors Mesne was built by Dr Henry Cook who was formally a surgeon in the Indian Medical Service. He was particularly interested in books by William Robinson, the influential Victorian Gardener. He was determined to create the garden of his dreams in the English countryside and by 1888 had purchased Prior Mesne. He cleared large areas and set about introducing many exotic plants, including Chinese aralias, azaleas, buddleias, japonica, hydrangea and magnolias. In 1904, he sold the estate to a Dr Robert Leamon Bowles who wrote many medical books and travelled the world widely. He also had a keen interest in gardening and brought back from his travels many foreign plants and trees, most of which can still be seen today. In recent years, the parkland was used as a Deer Park until 2008.



Priors Mesne

Priors Mesne occupies a superbly private location, accessed via a long driveway flanked by mature lime trees. The house is well laid out to provide excellent entertaining space. When entering the house your attention is drawn to the 19th century square staircase with twisted balusters and heavy handrail, original tiled floor and exceptional ceiling height. The principal rooms are all approached off the entrance hall. The drawing room is large enough to also accommodate a dining table and has large, bowed sash windows, original cornicing and a large stone fireplace. Both the sitting room and study benefit from the exceptional views over the Severn estuary. The kitchen is the hub of the house, with an oil- fired AGA, bespoke kitchen units, underfloor heating, a log burner and bi-folding doors that create an open conservatory room leading into the garden with far reaching views over the estuary.

On the first floor, the principal bedroom is light and spacious, with wonderful views and a large ensuite bathroom with a dressing room. There are four further bedrooms on this floor, two of which are ensuite and two share a “Jack and Jill” bathroom. Each room has exceptional ceiling heights and views over the grounds.

The second floor is well laid out for children, with a further four bedrooms and a family bathroom. With the house not being listed, there is scope to remodel the layout.

On the whole, Priors Mesne is a truly exceptional family home offering practical and charming living space whilst retaining its period charm.





Condition

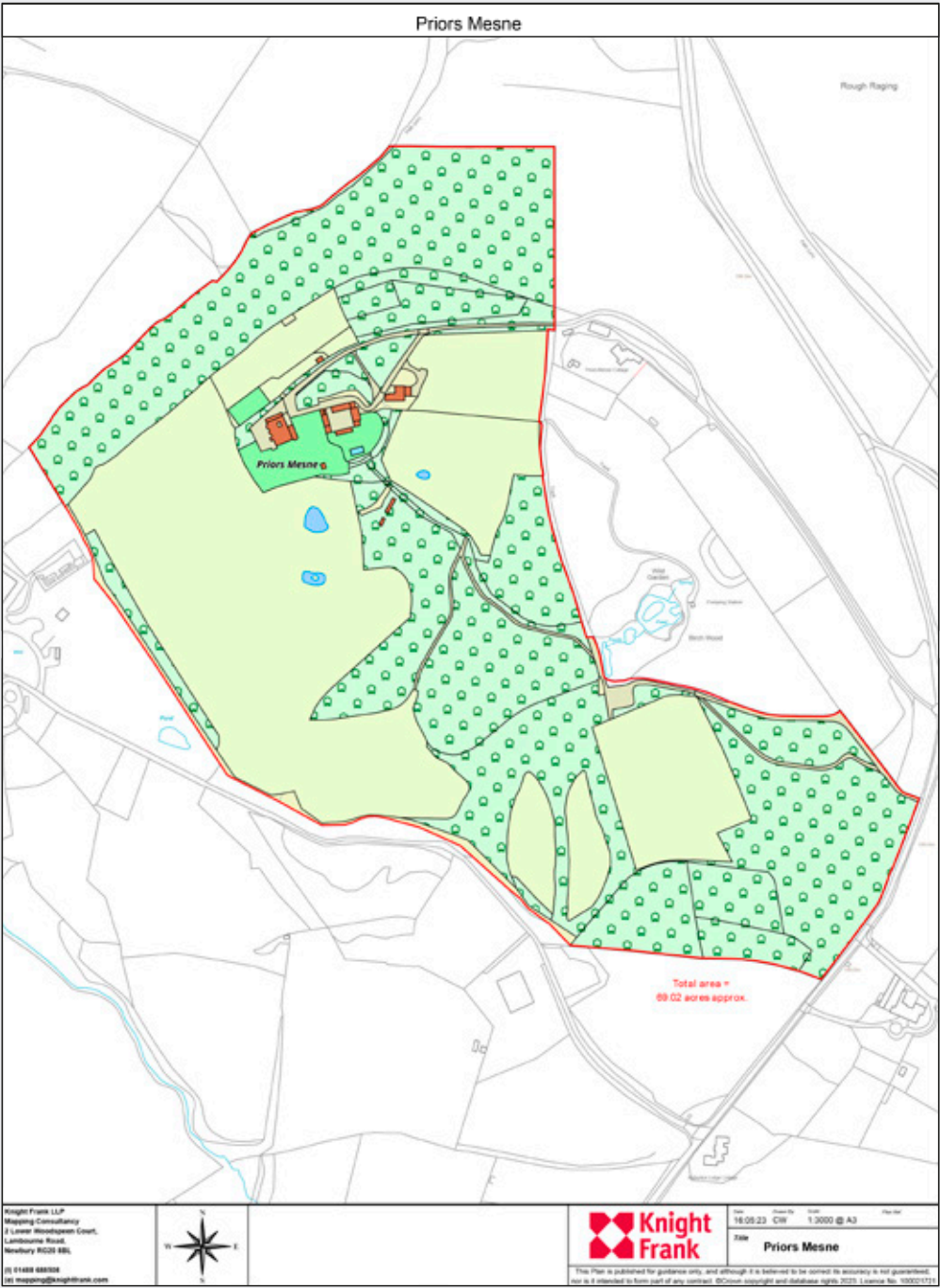
Please note that the current owners had planned on carrying out extensive refurbishment work. Part of the investigation while planning the works required various test holes and observation points to be created and the house is empty of furniture. Therefore the current presentation is different to the images shown in this brochure. Planning permission has recently been granted for replacement of the current single storey kitchen and breakfast room as per the “Vale Conservatories” CGI images on this page.’





Garden Cottage





The Courtyard

Much of the land was previously a Deer Park, and the courtyard once home to the gamekeeper has now been developed into three highly successful holiday flats.

Garden Cottage is on the ground floor, as well as a gym, laundry, workshops, stable, storerooms and old coach bay.

Both the Keepers Cottage and Coach House are on the first floor.

The Courtyard benefits from a second driveway, making it totally private from the house.

Outbuildings

There is a large agricultural steel framed building within the grounds, a Dutch barn with stabling for four horses, lambing pens and wood stores.

Grounds

Highly protected to the north and east by rising woodland, the terraced gardens at Priors Mesne are truly spectacular and are made up of mature trees, specimen plants and herbaceous borders.

There are extensive greenhouses and raised beds looking over the **swimming pool** area which is heated by an air source heat pump. The **tennis court** is in a secluded position to the West of the house.

The parkland below the house has two ponds and includes horse chestnut, lime, oak and copper beech trees to name a few. The rest of the land is laid down to grazing with fenced fields interspersed with mature woodland.

FLOOR PLANS

Approximate Gross Internal Floor Area

House: 796 sq m / 8,568 sq ft

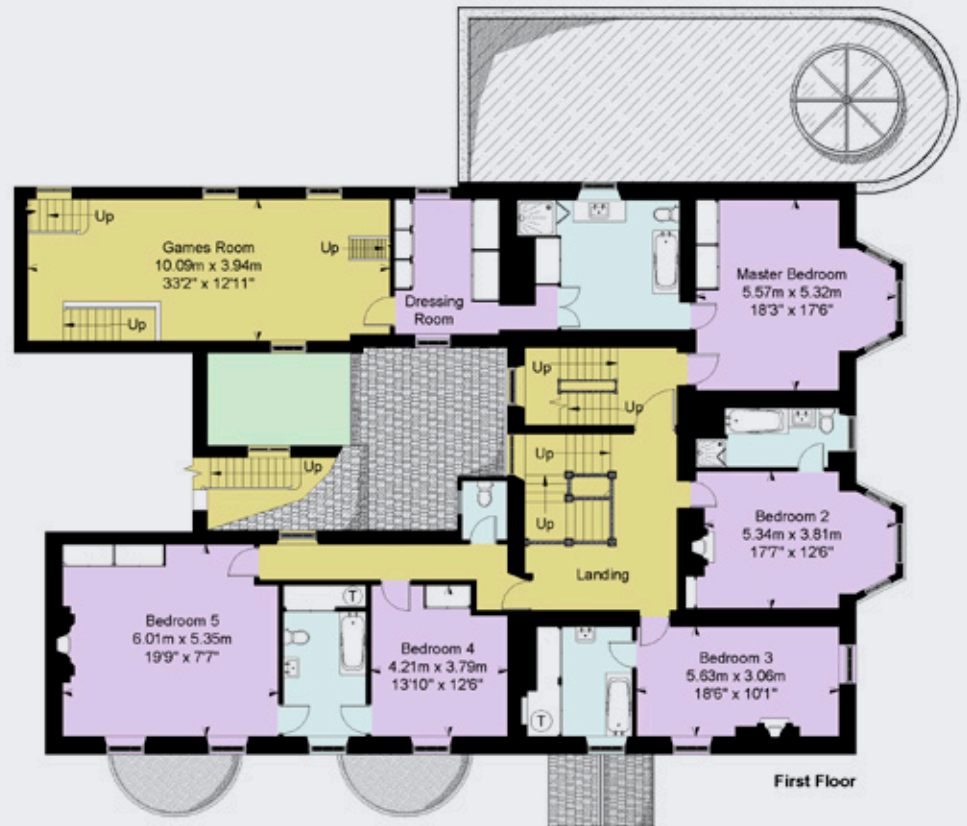
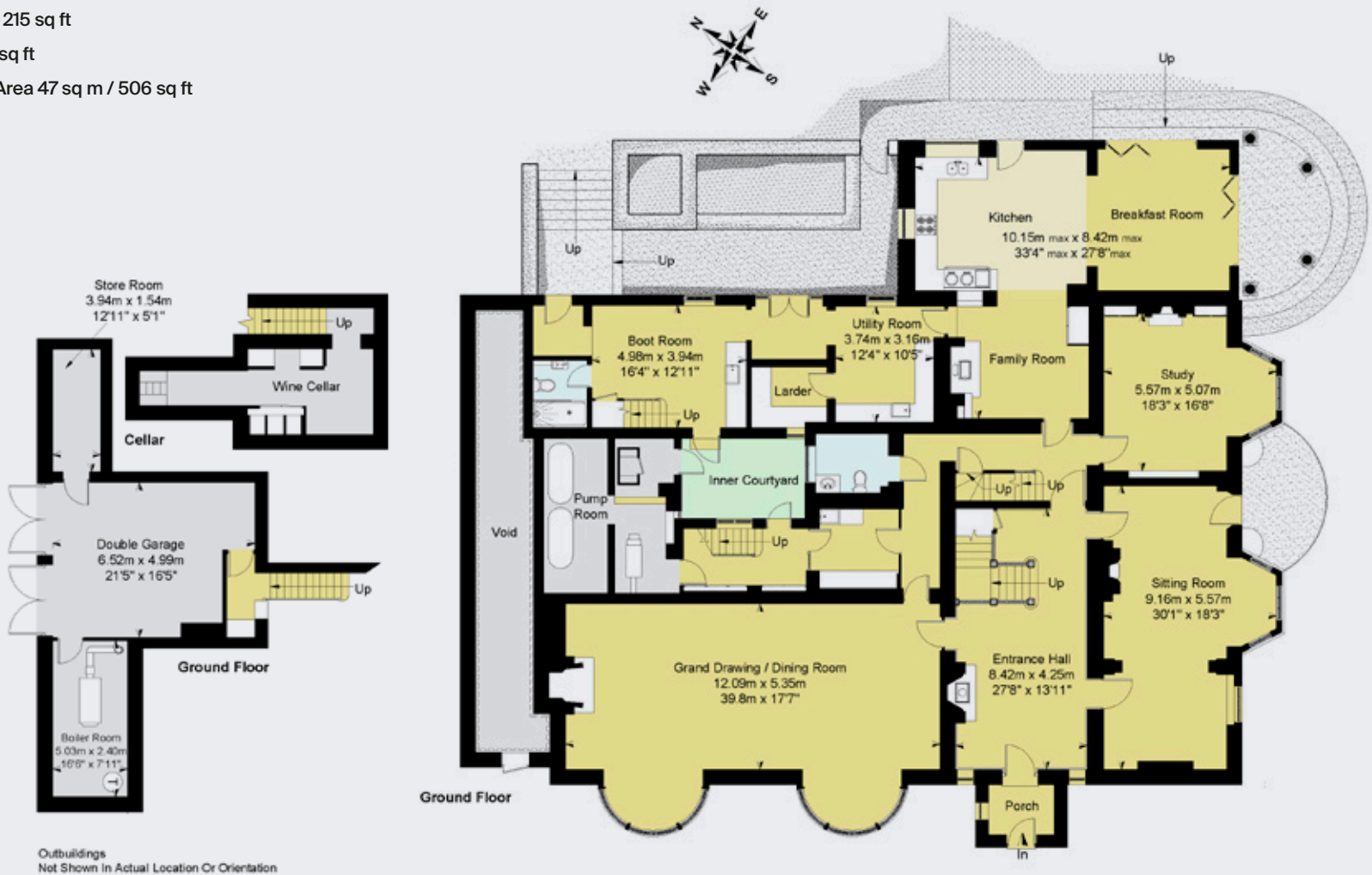
Cellar: 19 sq m / 205 sq ft

Double Garage: 49 sq m / 527 sq ft

Pump Room: 20 sq m / 215 sq ft

Total: 884 sq m / 9,515 sq ft

(Includes Limited Use Area 47 sq m / 506 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

FLOOR PLANS

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Approximate Gross Internal Floor Area

Garden Cottage: 37 sq m / 398 sq ft

Keepers Yard: 71 sq m / 764 sq ft

Coach House: 66 sq m / 711 sq ft

Main Barn/Store: 81 sq m / 872 sq ft

Cart Shed/Garden Store: 62 sq m / 668 sq ft

Stable: 21 sq m / 226 sq ft

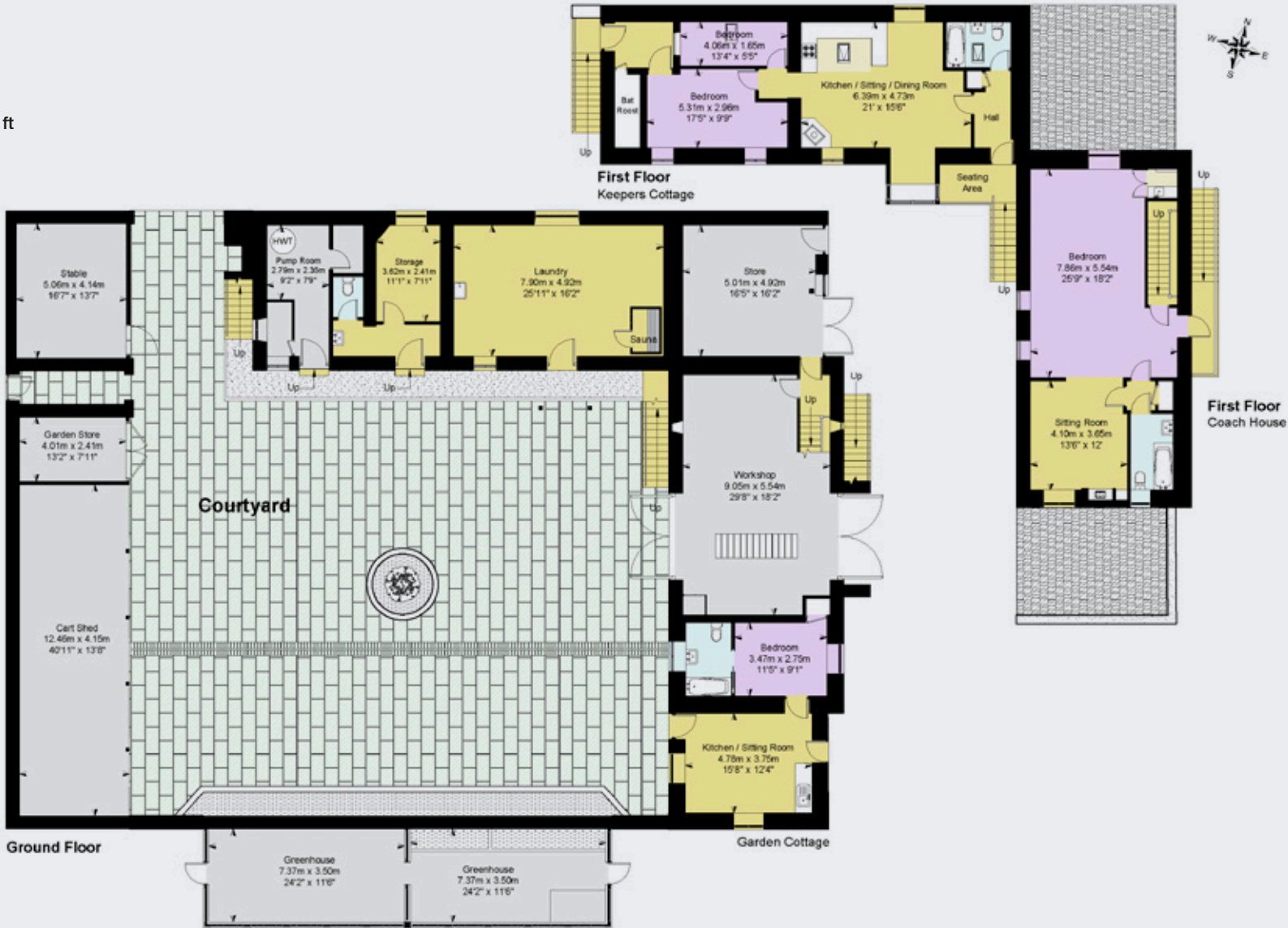
Pump Room: 14 sq m / 151 sq ft

Storage: 16 sq m / 172 sq ft

Laundry: 39 sq m / 419 sq ft

Greenhouse: 52 sq m / 560 sq ft

Total: 459 sq m / 4941 sq ft



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PROPERTY INFORMATION

Property Information

Services:

Mains water and electricity, private drainage, oil and solid wood biomass fired central heating (biomass also heats Keepers Yard benefitting from non-domestic RHI payments). There are c.7 kw PV solar panels on the main house and 3kw on the Coach House benefitting form FITs as well as solar thermal to the main house for hot water.

EPC:

D

Tenure:

Freehold with vacant possession upon completion

Local Authority:

Forest of Dean District Council. T: 01594 810000

E: customer.services@fdean.gov.uk

Council Tax:

H

Postcode:

GL15 6DX

what3words:

Interlude.boomers.aspect

Directions:

From the M4 heading West, take junction 21 onto the M48. Come off at junction 2 and take the third exit on the A466. At the roundabout, take the third exit onto the A48 through Chepstow. Continue on the A48 until you reach Alvington. Turn left onto Clanna Road before the The Globe Inn. After roughly half a mile, turn right onto Colliers Pitch road. Continue up the hill for a mile, and the entrance drive to Priors Mesne is the second set on the left.

Viewings:

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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