



# ST BRIAVELS

Guide price **£385,000**



ARCHER & Co



# 7 BARROWELL LANE

St. Briavels, Lydney, Gloucestershire GL15 6TP



4 bed detached brick built home  
Situating in St Briavels  
No Upper Chain

We are excited to present a fantastic opportunity to acquire a 4-bedroom detached property, perfect for renovation and modernisation. This home has not been on the market since it was built in 1972, making it a rare find.

The property features a mature garden, providing ample outdoor space for gardening, entertaining, or simply enjoying the natural surroundings. Additionally, you'll appreciate the convenience of plenty of parking space, a valuable asset in today's market. This is a wonderful chance to create your ideal living space in a sought-after location!

The historic village of St Briavels, centered around its ancient castle, offers a delightful blend of community and convenience, with a range of local amenities, including a school, a public house, community village shop and deli, a church, and a doctor's surgery. This property is ideally located between Chepstow and Monmouth, both of which boast excellent schools, a diverse array of shops, and reliable transport links.

In addition to its local conveniences, St Briavels is perfectly positioned for outdoor enthusiasts. Residents can enjoy easy access to the stunning Offa's Dyke and Wye Valley walks, as well as cycling in the picturesque Forest of Dean. For those who love water activities, the beautiful River Wye offers a variety of options. Whether you are looking for a peaceful village lifestyle or an adventurous outdoor experience.





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### KEY FEATURES

- 4 bedroom detached property
- Not been to the market since built in 1972
- No Upper chain
- Located in a sought-after location in St Briavels
- Great opportunity
- Garage and additional parking for 3 vehicles





# STEP INSIDE



As you step inside this property, which has been a cherished family home for over 54 years, you'll immediately notice the unique qualities that many new-build properties lack.

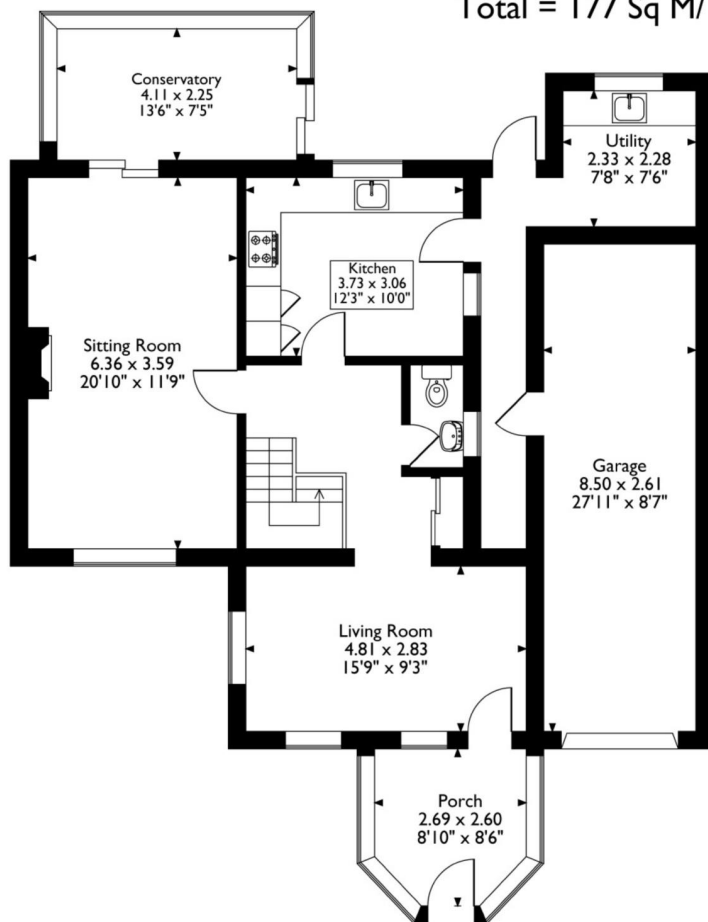
The entrance is via a charming conservatory porch, providing a warm welcome and a glimpse into the 70s retro character of the home.

The layout lends itself beautifully to remodelling, allowing you to redefine the space according to your needs.

An open-plan hall leads to a convenient ground-floor WC and a kitchen, which features quality cabinets and a small island, perfect for casual dining or food preparation.

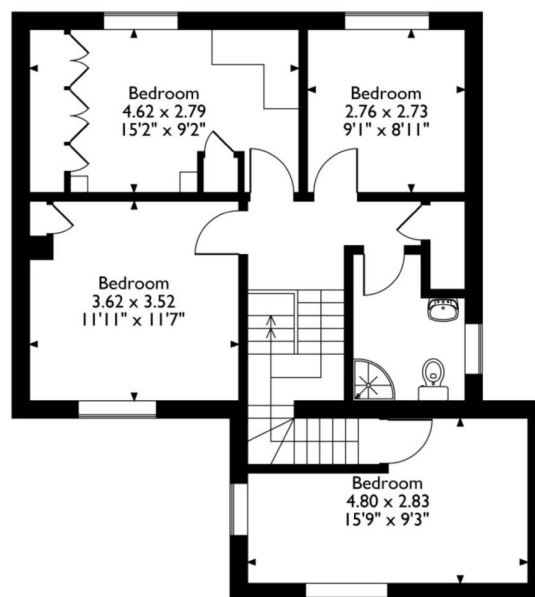
The spacious lounge runs from front to back, boasting a large window that offers lovely views of the front garden and floods the space with natural light.

Approximate Gross Internal Area  
 Main House = 155 Sq M/1668 Sq Ft  
 Garage = 22 Sq M/237 Sq Ft  
 Total = 177 Sq M/1905 Sq Ft



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



**First Floor**

From the lounge area, you can access a conservatory at the rear, which allows you to overlook the expansive rear garden.

The property also includes an integral garage with a useful utility room at the back, connected by an inner passage for added convenience.

The stairs that ascend to the first floor are quite unique, featuring a split design that leads in two directions: one side leads to the principal bedroom, while the other provides access to the additional three bedrooms and a family shower room.

This home presents a wonderful opportunity to create a modern living environment while retaining its original charm, making it ideal for families looking to personalise their space.



# STEP OUTSIDE



Outside, you'll find plenty of parking space at the front of the property, complemented by an attached garage for added convenience. The front lawn is beautifully adorned with mature shrubs and thoughtful landscaping, creating a welcoming atmosphere and enhancing the home's curb appeal, making it an ideal setting for a family. This inviting exterior not only provides practicality but also contributes to the overall charm of the property.

## INFORMATION

Postcode: GL15 6TP

Tenure: Freehold

Tax Band: E

Heating: Oil

Drainage: Mains

EPC: TBC







## DIRECTIONS

From our Chepstow office proceed down the main high street, pass the castle on the left and carry straight on at the traffic lights (over the Old Iron bridge) and continue up Castleford Hill. Turn left at the double-mini roundabouts onto Coleford Rd (signposted St Briavels). Follow this road for approximately 6.8 miles where you will enter the village of St Briavels carry along this road and the property is situated on the right-hand side.





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