



Highbury House and Highbury Coach House  
Bream Road | Lydney | Gloucestershire | GL15 5JH

 **FINE & COUNTRY**

# INTRODUCTION

## Highbury House and Highbury Coach House

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This beautiful Grade II listed home offers impressive period character with generous and flexible accommodation. The main house provides four bedrooms and two bathrooms, complemented by an independent one-bedroom apartment with its own external access, while a separate coach house has been converted to provide four two-bedroom holiday cottages which generate a generous income. Outside, there is ample parking along with beautifully mature landscaped gardens and far-reaching views, completing this exceptional and highly versatile property.

### LOCATION AND SITUATION

Located close to the heart of Lydney, this property benefits from the attractions and amenities of this historic riverside market town on the edge of the Forest of Dean. Lydney offers scenic riverside walks, heritage highlights such as Lydney Park and its Roman remains, the Dean Forest Railway, and excellent leisure facilities including Bathurst Swimming Pool and riverside parks. Just off the A48 between Lydney and Aylburton is Taurus Crafts, a vibrant visitor centre with artisan shops, a café and events that appeal to families and holidaymakers alike. Within the town there is a good range of independent shops, cafés, pubs and day-to-day services, making it a welcoming base for both everyday living and exploring the Wye Valley and Forest of Dean countryside.

The property also enjoys strong regional connections. Lydney railway station on the Cardiff–Gloucester line provides regular services to Gloucester and Chepstow, with road links offering easy access to Cheltenham and Bristol, shopping and wider travel. In the surrounding area there is a broad choice of schools, including local primary and secondary options, selective grammar schools in Gloucester, and established private provision in Chepstow and Monmouth for all age groups. This mix of excellent leisure, education and transport links adds to the appeal for families, commuters and visitors alike.

### STEP INSIDE

Believed to have been built for a mining manager, this exceptional home is rich in history and full of colour, character and Georgian charm. A grand entrance hall sets the tone and gives a wonderful first impression of the space and elegance found throughout the house.

From here, the rear hallway leads to the beautifully upgraded, state-of-the-art kitchen, featuring a striking skylight, large central island with seating for four and generous storage. An Aga is set within a handsome fireplace, complemented by integral appliances including ovens, hob and wine cooler, making this a kitchen well suited to both everyday living and entertaining. Also off the rear hallway are a cloakroom, utility room and access down to the cellar.

The drawing room enjoys superb full-height shuttered windows to the south and east, offering lovely views over the garden, along with a glazed door opening onto the terrace, ideal for summer evenings. A beautiful fireplace and connecting doors to the dining room allow the rooms to be enjoyed separately or opened up to create a generous entertaining space. The dining room has its own stone fireplace and views across the south-facing garden.

The morning room features large picture windows framing simply stunning easterly views over open fields towards the town and the Severn Vale, and, like the other reception rooms, benefits from a fireplace, dado rails and ceiling cornicing.

On the first floor are four generous bedrooms, all retaining classic Georgian features. The principal bedroom is particularly impressive, with floor-to-ceiling picture windows framing distant views, a rare and highly desirable feature. The family bathroom and Jack-and-Jill bathrooms have all been completely refurbished and benefit from underfloor heating.





# SELLER INSIGHT

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“ We were attracted to Highbury House as an imposing building in a beautiful setting, perched on a hill with wonderful valley and forest views,” say the owners of this Grade II listed home. “We were also looking for a way to generate income, and taking on a profitable, up-and-running holiday letting business alongside the house made total sense.”

“Highbury House not only has a great layout with plenty of space for day-to-day living and entertaining,” they explain, “it also includes a self-contained one-bedroom apartment with an en-suite, kitchen and living space.” The Coach House offers a further four two-bedroom apartments. “Current occupancy sits at around 80 per cent, comfortably covering running costs and delivering a healthy profit with very little input.”

Since moving in five years ago, the owners have undertaken a series of thoughtful upgrades to the main house. “We fully upgraded the kitchen and added a fantastic skylight,” they say. “It now has a large island with seating for four and generous storage.” The family bathroom and Jack-and-Jill bathrooms have also been completely refurbished, all with underfloor heating.

While the house can feel grand, it is equally grounded in everyday comfort. “You might expect our favourite moments to be those evenings spent relaxing in the drawing room, feeling a bit like Lord and Lady of the manor,” they admit, “but it’s actually our first cup of tea in the morning room that we love most. From the picture windows, birds and woodpeckers gather as the forest beyond shifts with the seasons.” Throughout, generous proportions define the house: a dining room that seats fourteen, original fireplaces and shutters, and a sweeping entrance hall, all combining to create a home that feels both stately and welcoming.

Outside, the gardens unfold beautifully. “There’s a generous sitting and dining area behind the Coach House, winding paths leading to two ponds, a large lawn and mature trees,” they say, “before rising through a wilder area to the more formal gardens at the front.” Bordered by open fields and forest, with views of the Dean Forest steam train, the gardens are especially glorious in summer and, despite our amateur status, surprisingly easy to maintain.”

Beyond the grounds of Highbury House – sitting just outside Lydney – there is much to explore, with easy access to the Wye Valley National Landscape, the Cotswolds, and much more. “The location offers endless attractions for us and our holiday guests to enjoy,” they say.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







## INTEGRAL SELF CONTAINED APARTMENT



### **Independent Self contained Apartment**

The self-contained apartment can be accessed either via a private ground-floor staircase or directly from the first-floor landing of the main house. It has its own hallway leading to a sitting room with a fireplace and an attractive bay window with window seat, offering lovely views. There is also a well-presented kitchen and an en-suite bedroom, making this an ideal space for guests, extended family or potential rental use (subject to any necessary consents).

### **Highbury Coach House Apartments**

The four two-bedroom holiday lets are housed within a handsome, Victorian, stone-fronted, two-storey coach house and are all presented to a high standard. Each apartment has its own individuality and character, with no two being the same, offering guests a charming and memorable place to stay.

### **The Tack Room**

Located on the ground floor, The Tack Room is vibrant, colourful and beautifully presented, with an open-plan kitchen, dining and sitting area centred around a fireplace with wood-burning stove. Two attractive bedrooms are positioned either side of the Jack-and-Jill shower room. To the front of the property is a charming outdoor seating area, ideal for relaxing and enjoying the setting.

### **The Grooms**

Also located on the ground floor, The Groom's is the epitome of open-plan living, with a fully fitted kitchen, dining and sitting area. The apartment was fully refurbished in 2021, including the two bedrooms and bathroom, and is well maintained and beautifully presented throughout. An outdoor terrace provides superb views across the gardens and fields beyond.

### **The Stables**

Accessed via stone steps to the first floor, The Stables was refurbished in 2021 and offers stylish open-plan living. The main kitchen, dining and sitting space features a vaulted ceiling, creating a wonderful sense of space and light. There are two double bedrooms and a modern bathroom.

### **The Carriage**

Situated on the first floor, The Carriage apartment was refurbished in 2022 and features a fitted kitchen with breakfast bar, dividing the kitchen from the open-plan dining and sitting area. The accommodation includes two double bedrooms and a separate shower room.

The Highbury House Apartments can be viewed on website. <https://www.highburycoachhouse.co.uk/>





## THE STABLES AND THE CARRIAGE





## THE TACK ROOM AND THE GROOMS



# STEP OUTSIDE

## Highbury House and Highbury Coach House (Holiday Apartments)

The property is approached via a walled entrance with stone pillars, opening into a generous parking area providing ample space for both permanent residents and holiday guests.

Set within in excess of half an acre of established, mature gardens, the property enjoys a lovely backdrop of open fields towards the town. The main house, self-contained apartment and holiday lets all benefit from these far-reaching views.

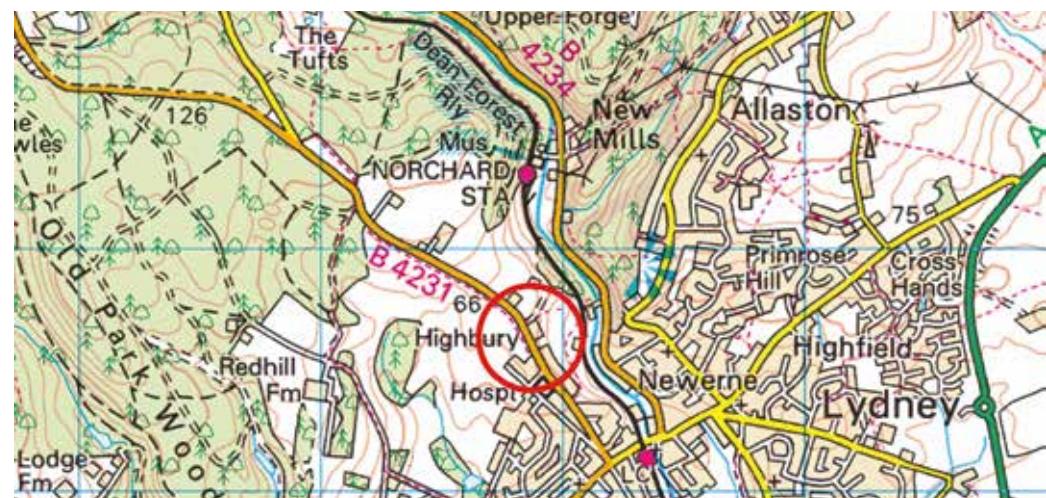
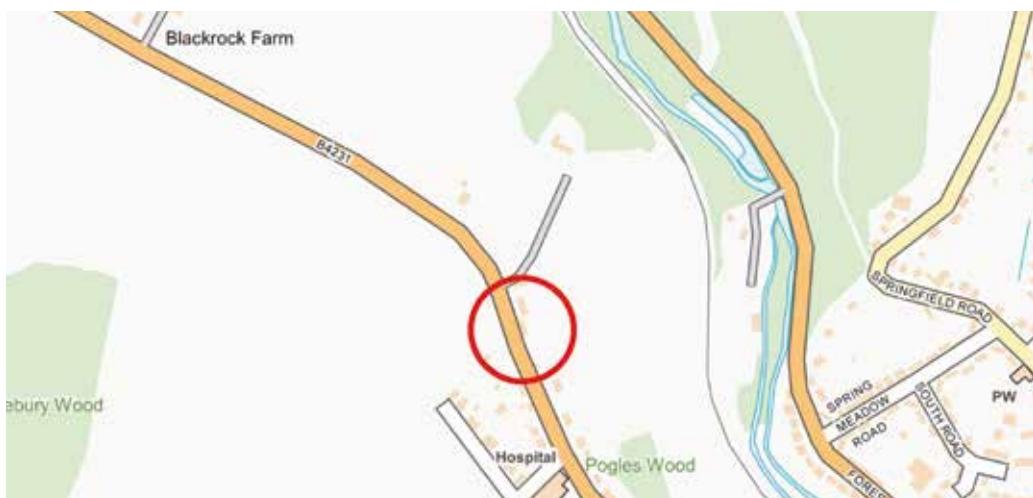
The gardens have been thoughtfully terraced over the years using natural stone and have been enhanced more recently with a new seating terrace overlooking the pond. Designed to offer several seating areas throughout, the gardens provide both sunny and shaded spots to enjoy the outlook at different times of day. There is a wide variety of shrubs, several mature trees and a number of ponds, creating interest and colour throughout the seasons. To the south side is a level lawn, offering a wonderful place to sit and take in both the beauty of the main house and the surrounding views.

### DIRECTIONS W3W

Storyline.carbonate.elder







## Highbury House & Highbury Coach House

Approximate Gross Internal Area

Main House = 3938 Sq Ft/366 Sq M

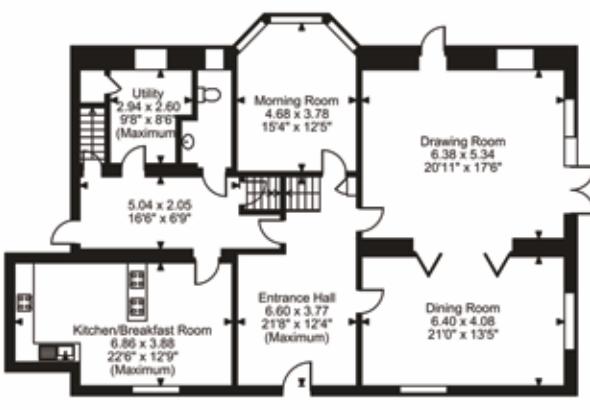
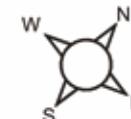
The Tack Room = 693 Sq Ft/64 Sq M

The Grooms = 651 Sq Ft/61 Sq M

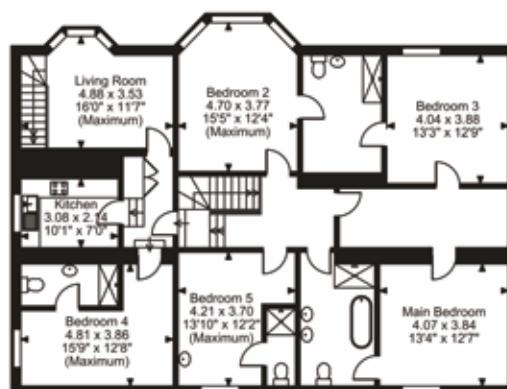
The Stables = 588 Sq Ft/55 Sq M

The Carriage = 663 Sq Ft/62 Sq M

Total = 6533 Sq Ft/607 Sq M



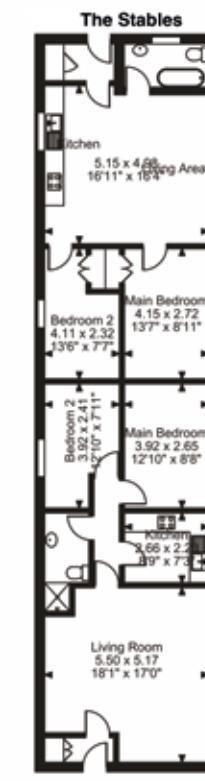
Ground Floor



First Floor



The Tack Room



The Stables



The Grooms

EPC Exempt  
Council Tax Band: G  
Tenure: Freehold

### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 03787696 Registered Office: Manning Stainton Limited, Leigh House, 28-32 St Pauls Street, Leeds, West Yorkshire LS1 2JT.

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