



### DIRECTIONS

Please use What 3 Words - caskets.geek.rave

### SERVICES

Mains electricity and water. Private drainage to septic tank. LPG gas central heating.

### TENURE - FREEHOLD

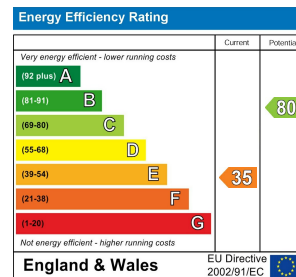
You are recommended to have this verified by your legal advisors at your earliest convenience.



GROUND FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1564 sq.ft. (145.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metapix (12/2021)



## KEEPERS COTTAGE, THE COMMON, ST. BRIAVELS, LYDNEY, GLOUCESTERSHIRE, GL15 6SF



£525,000

Sales: 01291 629292  
E: sales@thinkmoon.co.uk

**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:  
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.  
2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.

Offered to the market with no onward chain, Keepers Cottage comprises an attractive, detached character cottage situated in a sought-after semi-rural location and enjoying generous mature gardens whilst affording fantastic views over surrounding countryside. The deceptively spacious and versatile accommodation would suit a variety of markets and briefly comprises to the ground floor; reception hall, kitchen, dining room, lounge, fourth bedroom/reception and family bathroom, whilst there are three double bedrooms and a shower room on the first floor. Further benefits include a detached double garage, private driveway and beautiful mature level gardens. There is excellent potential for multi-generational living by utilising the ground floor bedroom and bathroom, depending on requirements.

Keepers Cottage is situated in a peaceful setting on the East side of the Wye Valley, an Area of Outstanding Natural Beauty. There are an abundance of outdoor activities to occupy your time including canoeing down the river, exploring the romantic ruins of Tintern Abbey and running or cycling around the stunning countryside of Monmouthshire and the Forest of Dean. The nearby village of St Briavels provides many local amenities, including a pub, deli, community shop, castle and church. St Briavels CoE Primary School, rated Outstanding by Ofsted, serves the local community, with a number of very good secondary schools both state and independent being available nearby. Chepstow, Monmouth, Coleford and Lydney are all within 8 – 10 miles and notable amenities include a nearby Waitrose and Tesco. Bristol City Centre is approximately 27 miles distance and Gloucester 25 miles, whilst Cardiff and the South of Wales can also be easily accessed via the M48 & M4 Motorways. Rail services are available from Lydney and Chepstow with Gloucester and Bristol Parkway providing transport to a number of cities nationwide.

#### **OUTSIDE**

The property stands in generous and well-established level gardens. The front comprising a gravelled private parking area providing off street parking for several vehicles. Two double garages providing excellent storage facility or further use depending on requirements. Step leads up to a gated pedestrian pathway leading to the front entrance with level lawn either side and a range of attractive plants and shrubs. There is a sizeable paved patio area to the front providing an ideal space for dining, entertaining and enjoying views over the gardens and countryside beyond. The front garden is fully enclosed by attractive stone wall and post and rail fencing. Side access leading to a further paved patio area enjoying views over surrounding fields. Steps lead down to a third patio area at the rear of the property.

#### **SERVICES**

Mains electricity and water. Private drainage to septic tank. LPG gas central heating.



### INNER LANDING AREA

Accessed via a door from the main landing, which could make an ideal study area. With window to the front elevation. Built-in wardrobe as well as a separate airing cupboard.

### BEDROOM 1

**4.46m x 2.47m (14'7" x 8'1")**

A very good-sized double bedroom with window to the rear elevation again enjoying countryside views.

### SHOWER ROOM

A three piece suite comprising walk-in shower cubicle with electric shower over, low level WC and wall mounted wash hand basin. Frosted window to the side elevation.



### GROUND FLOOR

#### RECEPTION HALL

A spacious and welcoming reception hall with door to front elevation. Vaulted ceiling. Exposed wood floorboards. Cloaks and boots area. Two windows to side elevation overlooking the surrounding fields. Wall mounted Worcester gas boiler. Open access to :-

#### KITCHEN

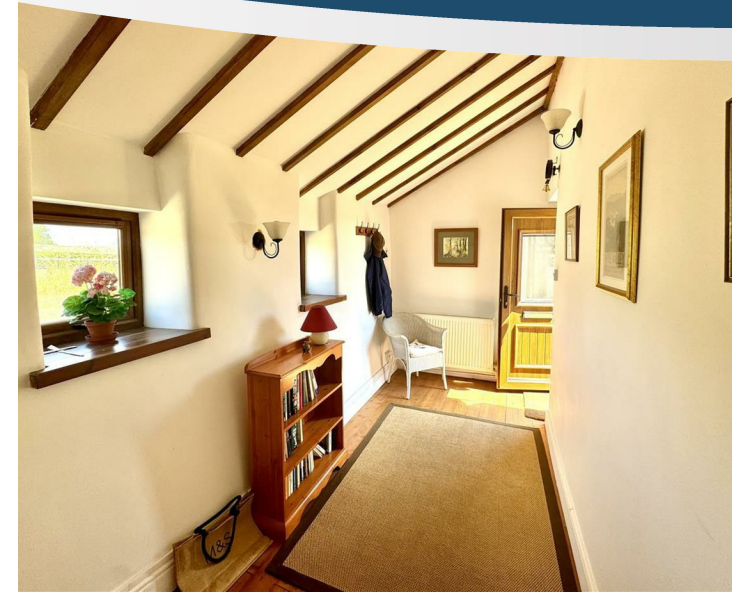
**4.37m x 2.39m (14'4" x 7'10")**

Comprising an extensive range of wooden base and eye level storage units with solid wood worktops over. Tiled splashbacks. Feature freestanding gas cooker with extractor hood over. Under counter Bosch dishwasher and space for freestanding fridge/freezer. Inset one and a half bowl and drainer sink unit. Tiled flooring. Enjoying double aspect to both the side and rear elevations.

#### DINING ROOM

**4.37m x 3.16m (14'4" x 10'4")**

A lovely light and airy generous reception room, currently utilised as a formal dining room. This is the original part of the cottage enjoying two windows to the front elevation affording views over the gardens. Understairs storage area. Feature freestanding wood burner. Door to :-



### GROUND FLOOR BEDROOM

3.16m x 2.85m (10'4" x 9'4")

A versatile room currently being used as a ground floor bedroom but could be utilised as a further reception room. Window to the front elevation overlooking the gardens.

### INNER HALLWAY

Accessed from the kitchen. Stairs to first floor.

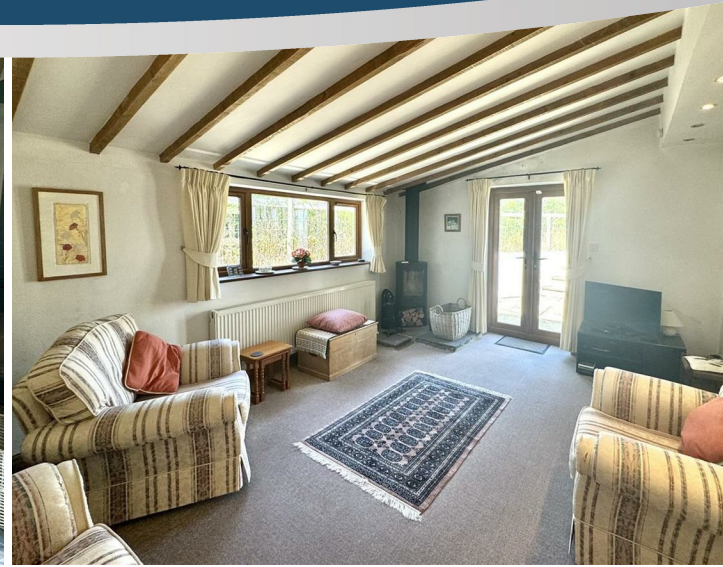
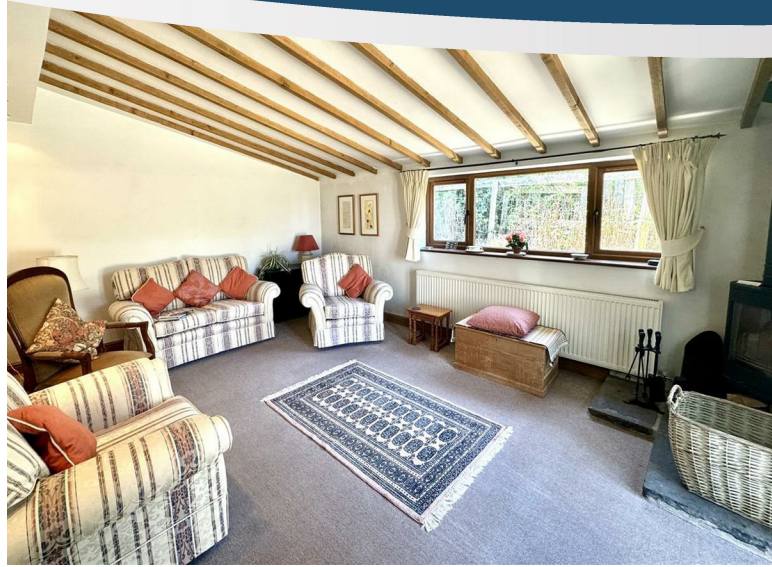
### LOUNGE

5.14m x 3.50m (16'10" x 11'5")

With a lovely vaulted ceiling. French doors leading to the rear patio area and window looking on to the rear elevation. Feature freestanding wood burner on a flagstone hearth.

### FAMILY BATHROOM

Comprising a three piece suite to include panelled bath, low level WC and pedestal wash hand basin. Tiled splashbacks. Heated towel rail.



### FIRST FLOOR STAIRS AND LANDING

Loft access point. Window to front elevation.

### BEDROOM 3

2.82m x 2.77m (9'3" x 9'1")

A double bedroom with feature vaulted ceiling. Window to front elevation.

### BEDROOM 2

3.32m x 2.47m (10'10" x 8'1")

A generous double bedroom with window to rear elevation enjoying views over the surrounding countryside.

