



## DIRECTIONS

What Three Words - [view.emulated.spoil](#)

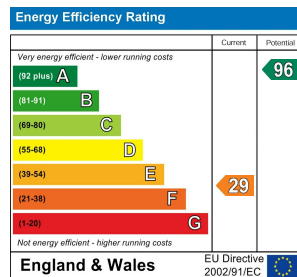
## SERVICES

Mains electricity and water. Private septic tank drainage (behind the double garage). Oil fired central heating (also behind double garage).

Council Tax Band G

## TENURE - FREEHOLD

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



TOTAL FLOOR AREA: 2288 sq.ft. (212.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metagis C2024

**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.



# WATHANS COTTAGE LOWER MEEND, ST. BRIAVELS, LYDNEY, GLOUCESTERSHIRE, GL15 6RW

4 2 3 F

OFFERS OVER £700,000

Sales: 01291 629292  
E: [sales@thinkmoon.co.uk](mailto:sales@thinkmoon.co.uk)



This cottage is a fine example of a delightful detached country residence, occupying a sizeable plot extending to circa 1.3 acres and affording an elevated position within this area of outstanding natural beauty, enjoying outstanding panoramic views across the Wye Valley. The cottage itself has been significantly extended to provide deceptively spacious split-level accommodation to include four double bedrooms, as well as fantastic versatility with the option to create integral multi-generational living, if required.

The layout briefly comprises: entrance porch, sitting room, kitchen/breakfast room, dining room, lounge, principal bedroom with en-suite, three further double bedrooms and a family bathroom. Furthermore, there is a flexible room adjacent to the internal double garage.

Further benefits include an extensive private driveway and beautiful, mature wrap-around gardens, grounds, woodland and paddock all extending to circa 1.3 acres. Providing an excellent opportunity for the prospective buyer to run a small holding or pony paddock, if desired.

Having been in the same ownership for over 40 years, Wathans Cottage provides a superb opportunity for those seeking a peaceful, tranquil setting, yet being within a stone’s throw of a thriving village and retaining excellent commutable links to surrounding towns and cities.

St Briavels, nestled in the Forest of Dean, Gloucestershire, is a picturesque village rich in history and natural beauty. Key attractions include the 12th-century St Briavels Castle, now a youth hostel, and the Norman St Mary the Virgin Church. The surrounding Wye Valley Area of Outstanding Natural Beauty offers numerous trails for hiking, as well as opportunities for canoeing and climbing. The village features local amenities such as The George Inn, a historic pub, and a village shop and post office.



**STORE ROOM**  
**4.50m x 2.64m (14'9" x 8'7")**

Which provides fantastic opportunity for further bedroom space or indeed a hobby room. Window to the rear elevation. Door to double garage (5.94m x 5.39m).

**OUTSIDE**

Wathans Cottage is approached by a private, extensive gravel driveway providing parking for multiple vehicles and in turn, leads to the front entrance as well as the pretty inner-courtyard and double garage to the side. The beautiful mature gardens and grounds encircle this pretty ‘chocolate-box’ cottage and are a real joy to be amongst. There are two patio/terrace areas, one accessed directly off the formal dining room at the rear and another at the side, providing an idyllic position to sit, relax and take in the fantastic far-reaching views across the Wye Valley. The gardens are mainly laid to lawn along with a feature pond and secret/Japanese garden which is perfect for the entire family. Furthermore, there is a woodland area and enclosed paddock, which provides a fantastic opportunity for a pony or small holding, if desired.

**SERVICES**

Mains electricity and water. Private septic tank drainage (behind the double garage). Oil fired central heating (also behind double garage).





## LOUNGE

**6.51m x 3.75m (21'4" x 12'3")**

A very good sized reception room with triple aspect to front, side and rear elevations. Feature vaulted ceiling with exposed beams. Freestanding wood burner with exposed stone surround. An historic spiral staircase leads back down to the sitting room.

## INNER HALLWAY

Which provides access to :-

## PRINCIPAL BEDROOM

**4.54m x 3.25m (14'10" x 10'7")**

A good sized double bedroom with fitted wardrobes to one width. Window to the side elevation affording fantastic views over surrounding countryside and another two windows to the front elevation. Door to :-

## EN-SUITE/JACK & JILL BATHROOM

Comprises walk-in shower cubicle with mains fed shower over, low level WC and wash hand basin inset to vanity unit with mixer tap. Tiled walls.

## BEDROOM

**3.35m x 2.658m (10'11" x 8'8")**

With window to the rear elevation, overlooking the gardens. Door to Jack & Jill bathroom.

## GROUND FLOOR

## ENTRANCE PORCH

Door to side elevation and door to:-

## SITTING ROOM

**4.74m x 3.63m (15'6" x 11'10")**

A cosy well proportioned reception room with a feature freestanding wood burner and exposed stone surround with tiled hearth. Window to front elevation overlooking the gardens. Split level to lower ground floor and first floor.

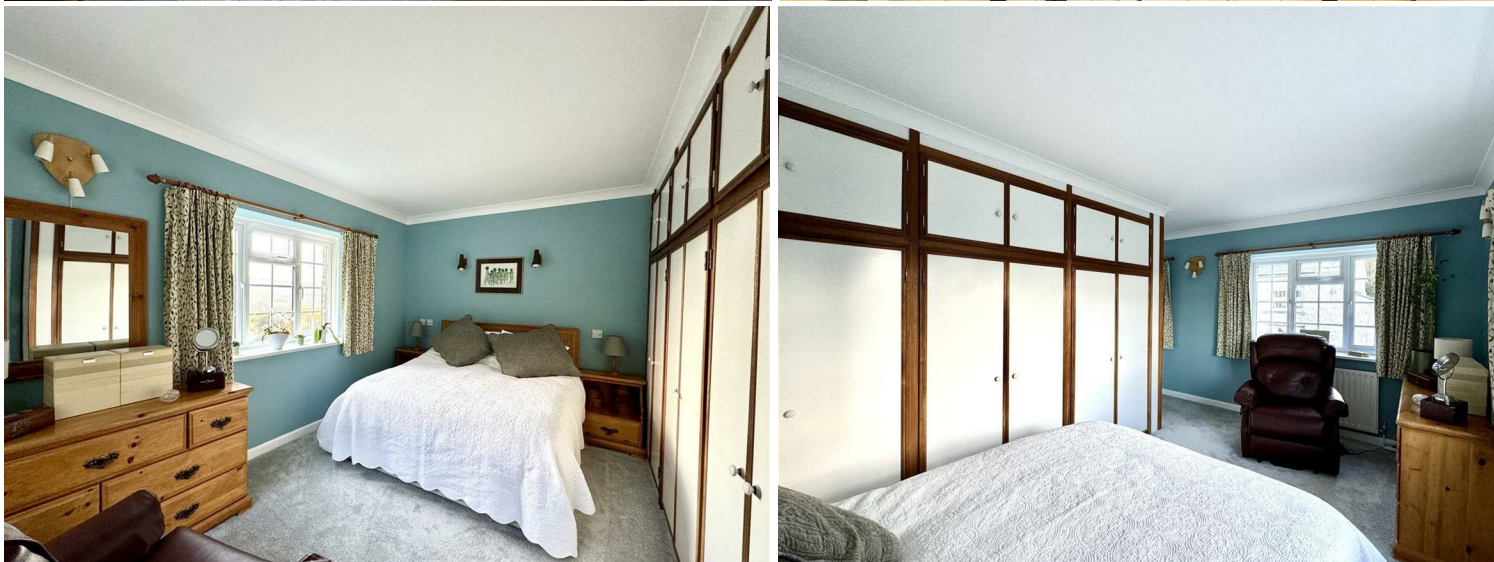
## KITCHEN/BREAKFAST ROOM

**4.19m x 3.63m (13'8" x 11'10")**

A newly fitted kitchen with an extensive range of base and eye level storage units with granite worktops and splashbacks. Inset four ring Bosh induction hob, Bosh oven/grill, fridge/freezer and dishwasher. Ceramic sink with drainer. Breakfast bar. Door to side elevation and triple aspect windows to the front, side and rear elevations. Walk-in pantry/larder with shelving.

## LOWER GROUND FLOOR

Stairs from sitting room lead to lower ground floor hall area with window to side elevation.





**FAMILY BATHROOM**

Comprising a modern neutral suite to include panelled bath with electric shower over, low level WC and wash hand basin inset to vanity unit with mixer tap. Frosted window to front elevation. Heated towel rail. Tiled walls.

**BEDROOM**

**3.56m x 3.30m (11'8" x 10'9")**

A double bedroom with window to rear elevation. Built-in cupboard.

**BEDROOM**

**4.35m x 2.47m (14'3" x 8'1")**

A double bedroom with built-in wardrobe and window to side elevation.

**FIRST FLOOR STAIRS AND LANDING**

**FORMAL DINING ROOM**

**6.09m x 3.46m (19'11" x 11'4")**

A fantastic well proportioned reception room. Two windows to the side elevation affording fantastic views over the gardens and valley beyond. Feature fireplace. French doors leading to side patio terrace area. Steps lead up to :-

