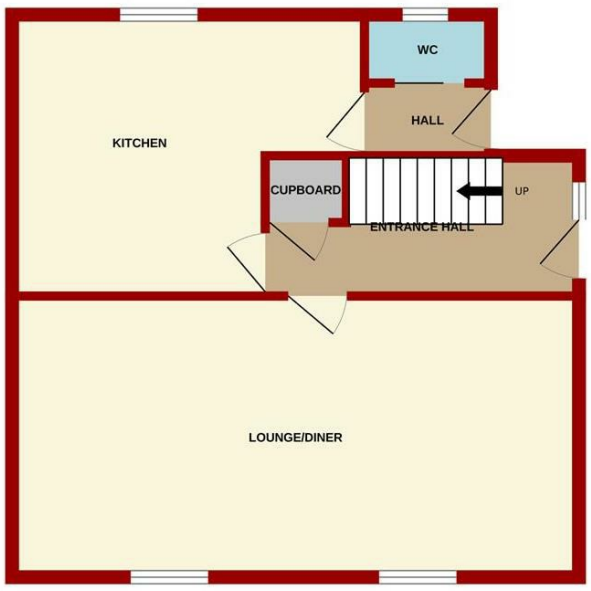
Fern Cottage High Street
St. Briavels, Lydney GL15 6TB

STEVE GOOCH
ESTATE AGENTS | EST 1985



GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



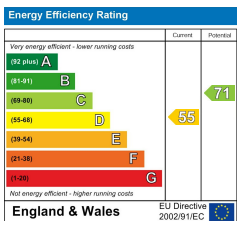
1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.

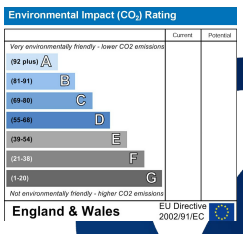




TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

£350,000

With a MATURE COTTAGE-STYLE GARDEN, VERSATILE LIVING SPACES, and a GARAGE WITH OFF-ROAD PARKING, this property is perfect for those seeking PEACEFUL COUNTRYSIDE LIVING within easy reach of LOCAL AMENITIES.

The village of St Briavels is a sought after location in the Forest of dean, offering local amenities to include primary school, church, castle and pub. It is high above the Wye Valley between Monmouth and Chepstow and although rural and peaceful is also easily accessible to the A40/A48 and the M4/M5/M50.















ENTRANCE HALLWAY
13'04 x 6'08 (4.06m x 2.03m)
Accessed via a double-glazed UPVC front door, the spacious hallway features a radiator, power points, telephone point, and an under-stairs storage cupboard. Stairs rise to the first-floor landing.

LOUNGE/ DINING ROOM
24'01 x 11'11 (7.34m x 3.63m)
A generous dual-aspect reception room with fireplaces at either end, one of which has a new lining ready for a log-burning stove, one open and one currently closed off, providing flexible layout options. The room benefits from two front-aspect UPVC double-glazed windows, radiators, and ample power points, making it ideal for family living and entertaining.

KITCHEN
15'06 x 10'03 (4.72m x 3.12m)
Fitted with a range of base, wall, and drawer units with rolled-edge worktops, this well-equipped kitchen includes a 1½ bowl stainless-steel sink with mixer tap, integrated oven and microwave, plumbing for a washing machine, and space for a fridge freezer. Rear-aspect double-glazed UPVC window and tiled flooring complete the space.

REAR HALLWAY
The rear hall provides access to the garden via a part-glazed wooden door and features tiled flooring and loft access.

CLOAKROOM
4'10 x 2'11 (1.47m x 0.89m)
Low-level WC, pedestal wash basin, radiator, tiled flooring, and a frosted rear-aspect double-glazed window.

FIRST FLOOR LANDING
Featuring a rear-aspect double-glazed window, loft which covers the whole of the top floor and an airing cupboard.

BEDROOM ONE
11'11 x 11'01 (3.63m x 3.38m)
A bright double room with front-aspect UPVC window, radiator, and power points.

BEDROOM TWO
11'07 x 11'02 (3.53m x 3.40m)
Another well-sized double room with front-aspect UPVC window, radiator, and power points.

BEDROOM THREE
8'08 x 8'05 (2.64m x 2.57m)
Ideal as a child's room, study, or guest bedroom, with rear-aspect uPVC window, radiator, and power points.

SHOWER ROOM
8'04 x 4'11 (2.54m x 1.50m)
Recently refitted with a modern double shower enclosure and Mira electric shower, vanity wash basin, WC, heated towel rail, tiled flooring, and frosted UPVC window.

OUTSIDE
Charming cottage-style front garden with mature shrubs and flowers. The driveway offers off-road parking for one car and leads to double doors opening into the:

GARAGE
20'04 x 10'01 (6.20m x 3.07m)
With power, lighting, and a personal door to the garden.

REAR GARDEN
To the rear there is a beautiful, mature garden brimming with shrubs, plants, and fruit trees - including apple and pear. The garden also features a brick-built workshop and potting shed, ideal for hobbyists and gardeners alike. A path leads from the front to the rear, creating a delightful flow through the outdoor spaces.

SERVICES
Mains Water, Electricity, Drainage, Oil. Solar Panels with battery storage system.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - rates to be advised.

LOCAL AUTHORITY
Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

VIEWINGS
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From our Coleford office proceed down to the traffic lights turning right onto Old Station Way, continue out of town heading towards St Briavels. Once reaching the village of St Briavels continue along this road and then turn right onto High Street (near St Briavels primary school) and continue down the High Street until reaching the property which can be found on the right hand side via our For Sale board.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

AWAITING VENDOR APPROVAL
These details are yet to be approved by the vendor. Please contact the office for verified details.