



# THE HAMPDEN

ST. BRIAVELS | LYDNEY | GLOUCESTERSHIRE



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THE HAMPDEN IS A VERSATILE FOUR-BEDROOM DETACHED HOME OFFERING EXCELLENT POTENTIAL FOR MODERNISATION, SET WITHIN APPROXIMATELY 4.12 ACRES OF GARDENS, WOODLAND AND PADDOCKS IN A DESIRABLE FOREST OF DEAN LOCATION. IT REALLY IS A MAGICAL RURAL RETREAT.

- Generous four bedroom detached property •
- 4.12 acres of gardens, woodland and paddocks •
  - In need of modernisation •
- Versatile outbuilding and garage with excellent potential •
- Situated in a sought after location in the Forest of Dean •
  - No onward chain •
  - Views across The Wye Valley •
- Surrounded by open countryside yet boasting fantastic links to the larger centres of Newport / Cardiff / Bristol and London •

## DISTANCES FROM THE HAMPDEN

St. Briavels 0.6 miles • Coleford 5.2 miles • Monmouth 8.2 miles  
Chepstow 8.7 miles • Gloucester 24.6 miles • Bristol 26.3 miles  
Cheltenham 32.1 miles • Cardiff 38.6 miles • London 133 miles

Lydney Train Station 6.7 miles • Bristol Parkway Train Station 21.8 miles  
Gloucester Train Station 24.5 miles

Bristol Airport 34.5 miles • Cardiff Airport 52.3 miles  
Birmingham Airport 83.6 miles

*(all distances are approximate)*

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

St. Briavels is an attractive and historic village situated within the Royal Forest of Dean in Gloucestershire, close to the England-Wales border. At the heart of the village is a good range of local amenities, including a primary school, public house, community shop and a doctors' surgery forming part of the Wye Valley Practice. The village also benefits from two community halls, the Assembly Rooms and the Pavilion, which host a variety of local groups, activities and events.

A notable landmark is St. Briavels Castle, a Grade I listed building dating from the early 12th century. Once an important royal castle associated with the surrounding hunting forest, it is now operated as a youth hostel and remains an impressive feature of this historic village.

The B4228 provides convenient access to the nearby market town of Coleford, where a wider range of amenities can be found, including schools, supermarkets, independent shops, medical facilities and places to eat. The wider Forest of Dean and Wye Valley offer an abundance of recreational opportunities, with attractions such as Puzzlewood, Go Ape and Perrygrove Railway nearby, together with an extensive network of walking, cycling and running trails.

The area is well placed for access to the wider region, including Gloucester, Cheltenham and Bristol, with Gloucester particularly renowned for its selection of grammar schools.

The historic market town of Monmouth, approximately 8.2 miles from The Hampden, offers an excellent range of educational facilities, including Haberdashers' Monmouth School, Llangattock School Monmouth with Montessori Nursery, Monmouth Comprehensive School and a selection of primary schools. The town also provides an excellent range of shopping and leisure facilities, with independent boutiques, Waitrose, M&S Simply Food, The Savoy Theatre and numerous cafés, restaurants and recreational facilities.



## THE PROPERTY

The Hampden offers substantial and versatile accommodation with a wealth of character and considerable scope for modernisation.

The ground-floor accommodation is approached through an entrance porch, which opens into the hallway. From here, there is access to the generously proportioned drawing room, featuring an attractive fireplace and a window overlooking the front of the property. A broad arched opening connects the drawing room with an adjoining reception area, creating an impressive and adaptable living space. The drawing room also leads into a conservatory, which enjoys views across the surrounding gardens and countryside.

A further spacious reception room features an exposed stone fireplace and two windows to the front aspect. A door opens into an inner hallway, providing access to the sitting room and kitchen. Positioned to the side of the property, the sitting room benefits from a fireplace, bay window and two further windows, allowing plenty of natural light to fill the room.

The kitchen is fitted with a range of base and wall units, together with an integrated oven and hob, and is complemented by an adjoining utility room. A shower room and separate cloakroom complete the ground-floor accommodation.

On the first floor, the initial landing provides access to two bedrooms, both benefiting from built-in storage, and the family bathroom. Further stairs rise to another landing with additional storage and access to the generous principal bedroom and a further double bedroom. Positioned at the front of the property, the principal bedroom makes the most of the stunning views across the Wye Valley.

## OUTSIDE

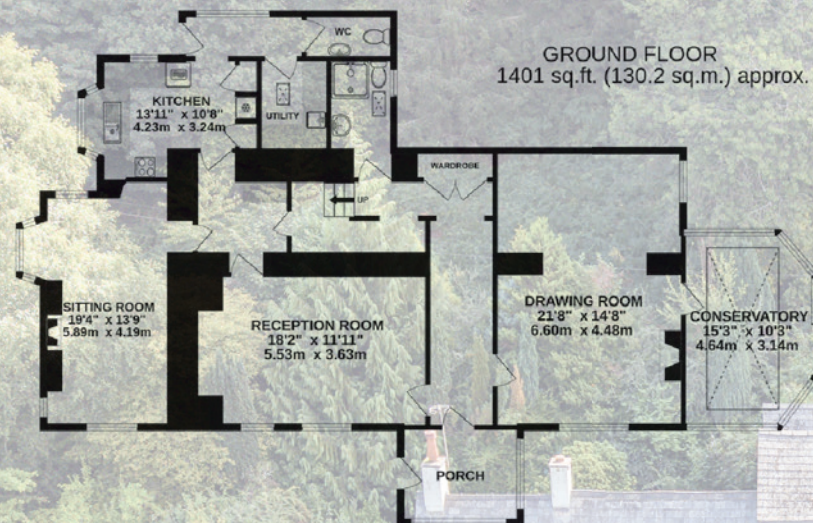
The Hampden occupies a central position within approximately 4.12 acres of gardens, woodland and paddocks. Approached via a private driveway, the property benefits from ample off-road parking for several vehicles and a double garage.

Adjoining the parking area is a substantial detached outbuilding divided into three sections, offering excellent potential for a variety of uses or possible conversion into an annexe or holiday accommodation, subject to the necessary planning consents.

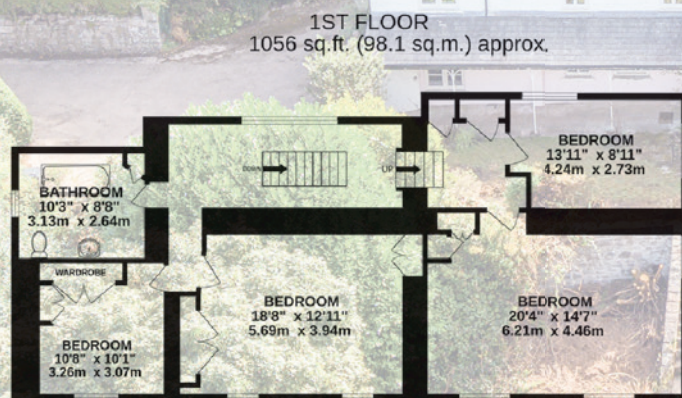
The grounds include formal lawns, several seating areas, a landscaped patio and established woodland with pathways winding through. Paddocks surround the driveway and benefit from gated roadside access. A particular highlight is the superb far-reaching outlook enjoyed from the front of the property.

The Hampden can only be described as a magical rural retreat. It is a property that will be appreciated by all who view.

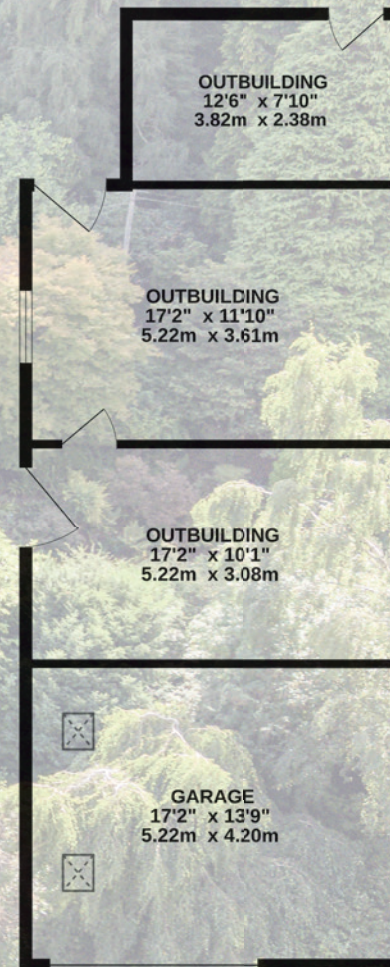




THE HAMPDEN, OUTBUILDINGS, ST BRIAVELS, LYDNEY, GL15 6RJ  
TOTAL FLOOR AREA: 1068 sq.ft. (99.2 sq.m.) approx.



THE HAMPDEN, LOWER MESNE, ST BRIAVELS, LYDNEY, GL15 6RJ  
TOTAL FLOOR AREA: 2457 sq.ft. (228.3 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, 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.  
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## KEY INFORMATION

**Services:** Mains electricity, water, oil fired central heating and septic tank.

**Tenure:** Freehold

**Wayleaves, Easements and Rights of Way:** The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

**Fixtures and Fittings:** Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

**Council Tax Band:** G

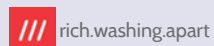
**Local Authority:** Forest of Dean District Council. Telephone 01594 810000

**Viewings:** Strictly by appointment with the selling agents.

**Directions:** From St. Briavels Castle join Cinderhill and stay right at the signpost for Lower Meend. At the hairpin bend take the second left to Lower Meend. Continue until you reach another fork in the road, stay left and the property will be on your left-hand side.

**Postcode:** GL15 6RJ

## WHAT3WORDS



## ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 43 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Powells**

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