



ST BRIAVELS

Guide price **£795,000**



HIGH GREEN

Barrowell Lane, St Briavels, Gloucestershire GL15 6TS



Beautiful property in a most delightful grounds of approx. 0.66 of an acre
Flexible living accommodation
Beautiful landscaped gardens & detached double garage

This is an excellent, substantial, detached stone-built property that has been loved and cared for over recent years by its current owners, with great attention given to its presentation. The garden is beautifully designed and abundant with flowers, shrubs, and grassed areas of interest. It also features a detached double garage and a lovely sunny patio area, perfect for relaxing and outdoor entertaining.

Enjoying a unique semi-rural location on the edge of the village of St Briavels, just a stone's throw from the historic St Briavels Castle, this charming home offers excellent potential for families seeking their ideal residence. The village amenities are conveniently located nearby, including a village shop and primary school just across the road, making it perfect for family life.



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KEY FEATURES

- 4-bed detached pretty stone property
- In the most desirable village of St Briavels
- Lovely wrap-around landscaped garden of approx. 0.66 of an acre
- Parking for several vehicles and a detached double garage
- Gallery landing
- Two ground-floor bedrooms and a family bathroom



STEP INSIDE



This beautifully presented home offers spacious and flexible living across two levels. As you enter through the main entrance, a hall with a vaulted gallery creates a grand impression, welcoming you with a sense of warmth and quality in this well-designed property.

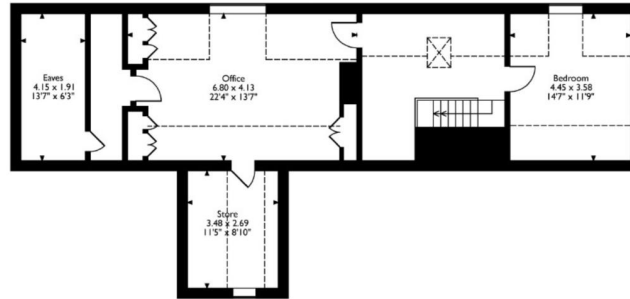
The side-facing farmhouse-style kitchen has been fitted expertly and of excellent quality. It provides plenty of space and features two-tone colours that give it a modern feel. The kitchen is ideal for a large table and includes wall-to-wall country-style units, ample worktop space, and three windows that flood the room with natural light. Overlooking the driveway, front grounds, and garden, it creates an inviting, bright atmosphere.

The kitchen connects seamlessly to the utility room and back door, offering practical storage and space for appliances, making daily living very convenient.

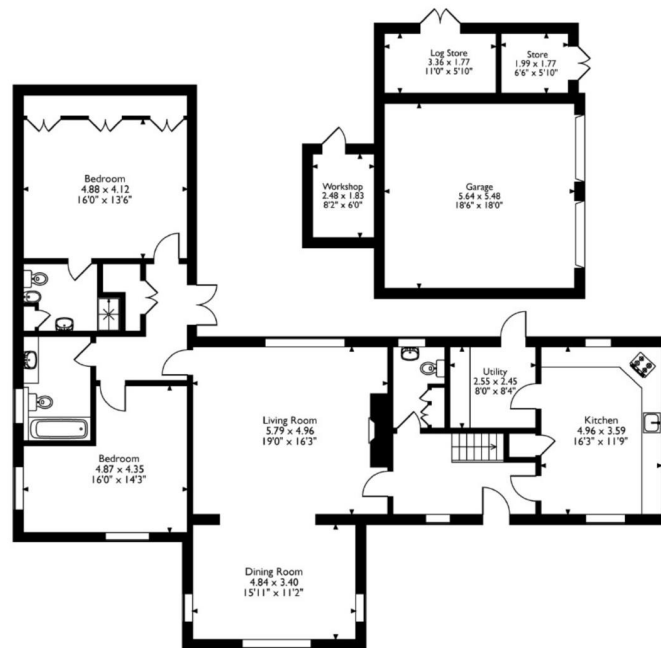
Off the hallway, the large lounge and open-plan dining area create a fantastic space for entertaining. This area features a striking large stone fireplace with a wood burner, adding warmth and character to the room. Multiple windows on the front and side aspects, along with patio doors leading to the rear garden and a pretty sunny courtyard, enhance the room's natural light, making it bright and inviting.

High Green, Street: Barrowell Lane, St Briavels, Gloucestershire

Approximate Gross Internal Area
Main House = 204 Sq M/2195 Sq Ft
Garage/Outbuildings = 46 Sq M/496 Sq Ft
Total = 250 Sq M/2691 Sq Ft



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The inner hall provides access to two spacious ground-floor bedrooms and a family bathroom featuring an updated suite with fitted cupboards. Each of these rooms offers excellent versatility, accommodating family members or even dual-family living arrangements. One of the bedrooms includes built-in wardrobes and an en-suite shower room (all fitted by Cymru Kitchens), complete with vanity units, modern fixtures, and modern tiling. All these rooms are conveniently located on a single level, providing both comfort and practicality.

Ascending from the main entrance hall, you'll find two further bedrooms and a charming gallery area with built-in shelves and lighting - perfect for relaxing or reading.

The principal bedroom, currently arranged for a different purpose with office furniture and storage fitted by Cymru Kitchens, has an accessible loft space that could be reconfigured to include a bathroom and a walk-in wardrobe, so many options are available.

With its wealth of features and very versatile layout, this property truly offers a wonderful opportunity for comfortable, adaptable living.

STEP OUTSIDE



This property boasts a beautiful, well-maintained, and mature landscaped garden covering approximately 0.66 acres. Perfect for gardening enthusiasts, the garden features a variety of spaces to enjoy throughout the day, including a greenhouse, storage areas, a wrap-around design, and cosy sitting spots to relax and bask in the afternoon sun. It provides an ideal outdoor setting for both leisure and activities.

Further enhancing the property, there is ample parking, including a double detached garage. The property is securely enclosed behind a charming stone wall. Additionally, the kitchen window offers a beautiful scenic view across nearby fields, adding to the tranquil and picturesque atmosphere of this wonderful home.

AGENT'S NOTE

Current internet connections: 58-64 Mbps (download); 14.1- 15.7 (upload)
300 litre solar-enabled hot water cylinder (Gledhill)

INFORMATION

Postcode: GL15 6TS

Tenure: Freehold

Tax Band: F

Heating: Oil

Drainage: Mains

EPC: D





DIRECTIONS

From Chepstow, proceed up the high street through the arch to the top of the town, turn left onto the A48 towards Lydney pass over the bridge, pass Tesco take the next left signed posted Tutshill follow this road, take the third at the double-mini roundabouts onto Coleford Rd (signposted St Briavels). Follow this road for approximately 6.8 miles, where you will enter the village of St Briavels, the property is on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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