



# ST BRIAVELS

Guide price **£275,000**



ARCHER & CO

# SPRINGERS

Barrowell Lane, St. Briavels, Lydney, Gloucestershire GL15 6TP



2 bed detached bungalow property  
Parking and garage  
Sizable garden

Nestled on Barrowell Lane in the charming village of St. Briavels, this older 2-bed detached bungalow offers a peaceful retreat for those seeking tranquil living amidst nature. The property sits on approximately 0.13 acres and is offered as freehold, providing added privacy and control over the space.

Inside, you'll discover a bright and well-lit interior, featuring a comfortable living room and a conservatory that fills the space with natural light and offers lovely views of the garden - perfect for relaxing or entertaining. The surrounding area is lightly wooded, enhancing the sense of serenity and seclusion.

St Briavels is a charming historic village centred around its ancient castle, offering a harmonious blend of community spirit and convenience. The village boasts a range of local amenities, including a school, a public house, a community shop and deli, a church, and a doctor's surgery, making daily life comfortable and accessible. Its prime location between Chepstow and Monmouth provides residents with excellent schools, diverse shopping options, and reliable transport links.

Outdoor enthusiasts will find plenty to enjoy here. The village provides easy access to the scenic Offa's Dyke and Wye Valley walks, ideal for hiking and exploring nature. Cycling opportunities abound in the picturesque Forest of Dean, while the River Wye offers a variety of water-based activities. Whether seeking a peaceful village lifestyle or an adventurous outdoor experience, St Briavels offers the perfect setting.



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### KEY FEATURES

- 2 Bed Detached bungalow
- In central position in a sought-after village
- Walking distance to the local primary school
- Conservatory
- Garage and parking
- No onward chain



# STEP INSIDE



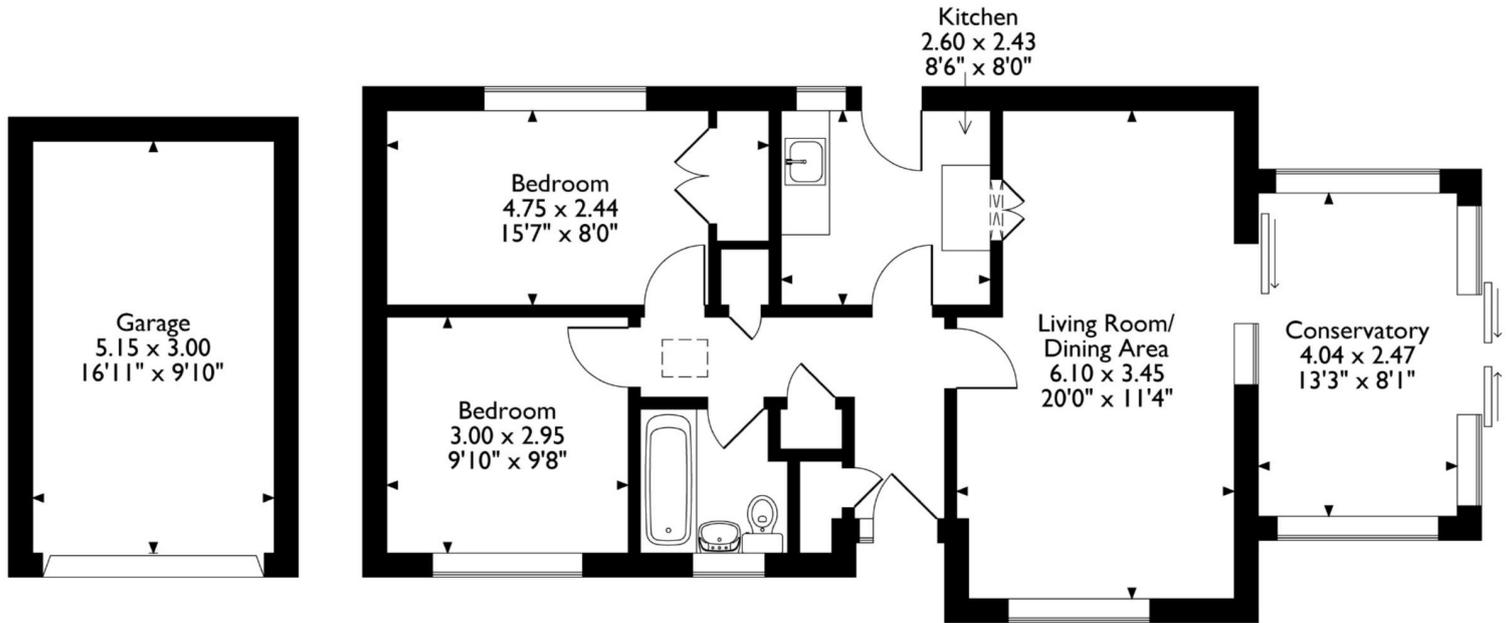
Upon stepping inside the bungalow, the entrance greets you with a sense of warmth.

The comfortable living room serves as the heart of the home and connects seamlessly to the rest of the property. This space is both welcoming and functional, featuring ample natural light that creates an airy ambiance.

The conservatory enhances the living area, providing a splendid view of the garden - a true highlight of the home.

Moving into the kitchen, it boasts sufficient worktop space and storage cabinets, ideal for cooking meals while staying engaged with family or guests.

Approximate Gross Internal Area  
 Main House = 71 Sq M/764 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Total = 86 Sq M/925 Sq Ft



### 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 two bedrooms are well proportioned, allowing for versatility in use, whether as relaxing sanctuaries or practical workspaces.

The bathroom is conveniently located and accommodates all essential features.

The combination of carpeting and tiled flooring offers both comfort and practicality, catering to everyday needs while integrating an easy-care lifestyle.

# STEP OUTSIDE



The outdoor space surrounding the bungalow features a sizable garden, complete with a lawn bordered by mature trees and shrubs that provide a sense of privacy. A pathway offers convenient access to the entrance and encourages strolls through the garden.

This outdoor area effectively could extend the living space, creating a peaceful retreat in harmony with the natural surroundings and allowing plenty of opportunity to have seating areas and patios. Additionally, a garage enhances the property's functionality, offering ample storage or potential as a workshop. The property with easy access to local trails and scenic walks, allowing you to fully embrace the tranquillity of the local countryside.

#### AGENTS NOTE:

Management of the trees within St Briavels conservation area granted permission PO284/05/TCA for the large tree to be pruned.

## INFORMATION

Postcode: GL15 6TP

Tenure: Freehold

Tax Band: C

Heating: Oil

Drainage: Mains

EPC: E





## DIRECTIONS

From our Chepstow office proceed down the main high street, pass the castle on the left and carry straight on at the traffic lights (over the Old Iron bridge) and continue up Castleford Hill. Turn left 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, Turn left into the village at the school junction (school on the left) and take the first right and 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		79
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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