



# ST BRIAVELS

Guide price **£450,000**



# 15 BARROWELL LANE

St Briavels Lydney, Gloucestershire GL15 6TP



3 bed detached property

Walking distance to local primary school and village amenities

Modern kitchen with central island

This recently updated and upgraded property features three charming bedrooms and one family bathroom, making it an ideal home for families or those seeking a peaceful retreat. Inside, the light-filled living spaces create a warm and welcoming atmosphere for everyday living. No expense has been spared, and this is evident in the high quality of workmanship throughout the home. The enclosed garden provides ample outdoor space for relaxation and activities, perfect for enjoying the outdoors in privacy. Conveniently located near local amenities and nestled within beautiful countryside, residents can enjoy a relaxed lifestyle with easy access to shops and recreational facilities, offering both comfort and convenience.

The historic village of St Briavels, centred around its ancient castle, offers a charming blend of community spirit and convenience. The village boasts a range of local amenities, including a school, a public house, a community village shop and deli, a church, and a doctor's surgery. Ideally situated between Chepstow and Monmouth, residents benefit from excellent schools, a diverse selection of shops, and reliable transport links.

Beyond its local conveniences, St Briavels is a haven for outdoor enthusiasts. The area provides easy access to the breathtaking Offa's Dyke and Wye Valley walks, as well as cycling opportunities in the scenic Forest of Dean. Water lovers will appreciate the nearby River Wye, which offers a variety of activities. Whether you seek a peaceful village lifestyle or an active outdoor adventure, St Briavels provides the perfect setting to enjoy both.



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### KEY FEATURES

- Detached three-bedroom house
- Spacious living areas
- Driveway accommodating multiple vehicles
- Close to local village amenities
- Scenic location in St. Briavels



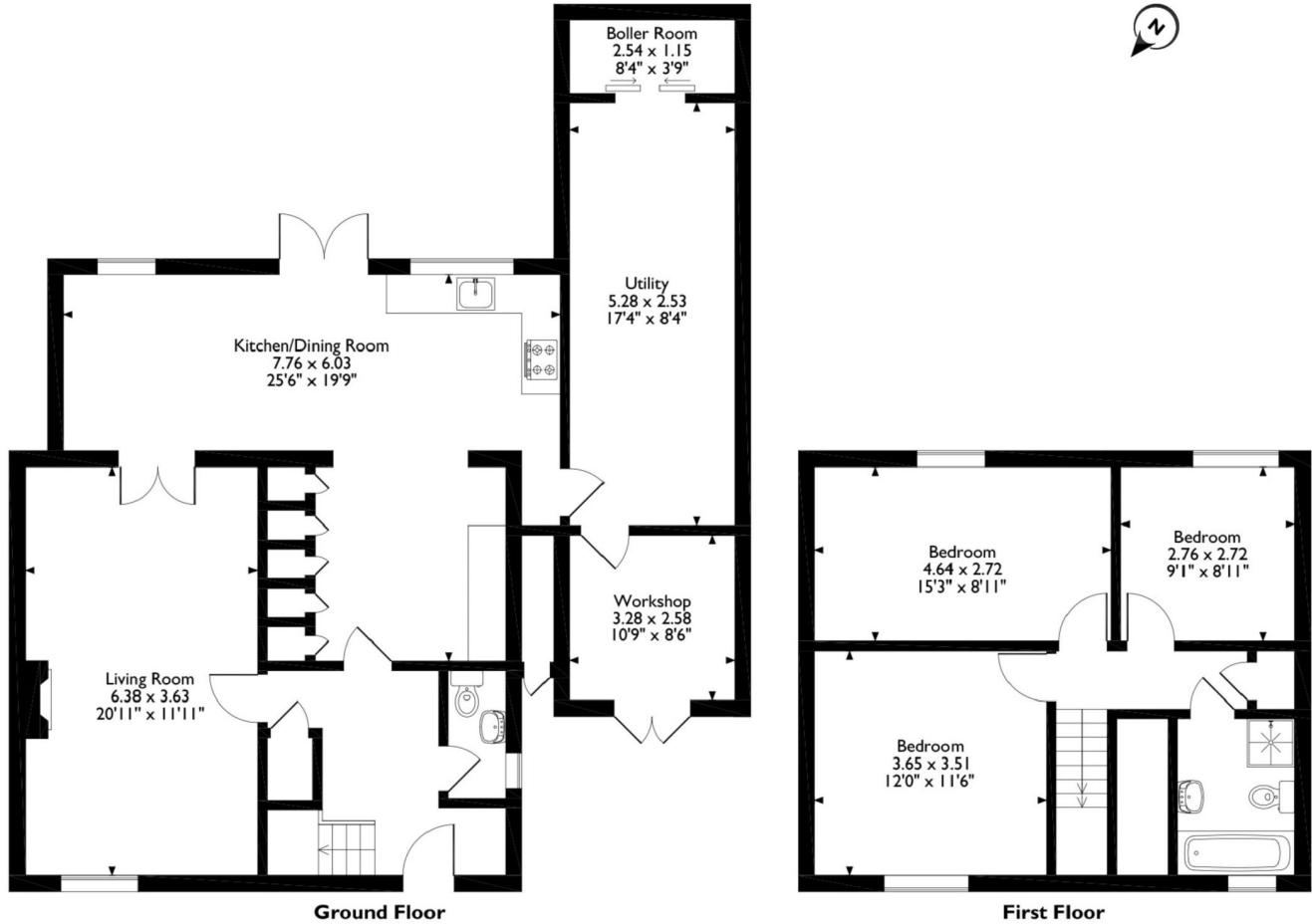
# STEP INSIDE



Entering through the welcoming porch, you are greeted by a bright and airy living room situated on the left, serving as the heart of the home. This inviting space features lovely wooden flooring and large windows that flood the room with natural light, creating a warm and relaxing atmosphere. A cosy log burner adds charm and comfort, perfect for cosy evenings. The open layout allows easy access to the adjoining kitchen and dining area, making it practical and ideal for family meals and entertaining guests.

The well-designed kitchen offers ample worktop space, a large central island, and plenty of hidden storage arrangements, facilitating effortless home cooking with both ease and efficiency.

Approximate Gross Internal Area  
Main House = 145 Sq M/1561 Sq Ft  
Outbuilding = 1 Sq M/11 Sq Ft  
Total = 148 Sq M/1572 Sq Ft



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.

Upstairs, the three good-sized bedrooms provide comfortable retreats, each with its own unique character and potential to be tailored to personal styles.

The family bathroom is thoughtfully appointed with essential amenities and tasteful design, ensuring functionality combined with comfort throughout the home.

# STEP OUTSIDE



The exterior of this property exudes a well-loved, beautifully presented, and meticulously maintained appearance. A gravel pathway leads smoothly to the central front entrance, while the front garden is thoughtfully landscaped with shrubs and plants, creating an inviting first impression. A side driveway provides ample off-road parking for multiple vehicles, enhancing convenience for residents and visitors alike. The enclosed rear garden offers a versatile outdoor space, featuring lush grassy areas and attractive planting beds. This private retreat is perfect for family gatherings, relaxing evenings, or tranquil weekends outdoors, providing an idyllic setting to enjoy the fresh air in a peaceful and cared-for environment.

## AGENT'S NOTE:

The property benefits from photovoltaic solar panels that are owned. There are two batteries capable of storing 13.5kWh of unused electricity plus the PV panels also heat the water via an immersion heater if required.

## INFORMATION

Postcode: GL15 6TP  
Tenure: Freehold  
Tax Band: C  
Heating: Oil  
Drainage: Mains  
EPC: B





## 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 carry along this road and the property is situated on the right-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	88
(69-80)	C		
(55-68)	D		
(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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