



Catchmay Cottage, East Street
St. Briavels, Lydney GL15 6TQ



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£375,000

A STUNNING and FULLY RENOVATED THREE DOUBLE BEDROOM COTTAGE, situated in the highly sought-after village of St. Briavels. CHARACTER FEATURES and PERIOD CHARM, combine WITH A CONTEMPORARY MODERN FINISH, creating spacious and versatile accommodation ideally suited to family living.

The property benefits from A SPACIOUS KITCHEN, with VAULTED CEILINGS, TWO GENEROUS RECEPTION ROOMS and A VERSATILE FURTHER ROOM which could be a SNUG/OFFICE/PLAYROOM. Outside there is a LANDSCAPED PRIVATE REAR GARDEN and DRIVEWAY PARKING for THREE VEHICLES.

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

Approached via a solid wooden front door, the entrance hallway immediately sets the tone for the property, combining character with a contemporary finish. There is attractive wood-effect flooring, a column-style designer radiator and inset ceiling spotlights, whilst a vaulted section with Velux roof light floods the space with natural light. Front and side aspect double-glazed wooden windows provide further natural light.

An attractive archway leads through to the kitchen.

KITCHEN

18'11" x 10'05" (5.77m x 3.18m)

A superb and spacious kitchen which has been fully updated as part of the property's renovation. Fitted with a comprehensive range of base, wall and drawer-mounted units with wood-effect worktops, incorporating a single bowl, single drainer sink unit with mixer tap, integrated dishwasher, integrated fridge/freezer and range cooker. There are part-tiled walls, breakfast bar, column radiator and skylights, together with a fantastic run of double-glazed wooden windows providing an abundance of natural light. A double-glazed wooden door gives direct access to the garden.

The kitchen flows naturally into the adjoining dining room, creating a fantastic space for everyday family life and entertaining.

DINING ROOM

11'02" x 10'01" (3.40m x 3.07m)

A spacious and characterful dining room with continued wood-effect flooring, built-in bench seating and useful built-in storage cupboards. The vaulted ceiling and skylights create a bright and airy feel, with side and rear aspect windows overlooking the gardens.

LOUNGE

23'06" x 13'03" (7.16m x 4.04m)

An impressive and exceptionally spacious principal reception room, combining generous proportions with a contemporary finish. There is wood-effect flooring, column radiators, power and television points and a stylish media wall incorporating provision for a television and electric fire.

Inset ceiling spotlights complement the natural light provided by the front aspect windows and two sets of rear aspect double-glazed doors, which open directly onto the landscaped garden.



UTILITY ROOM

6'00" x 5'03" (1.83m x 1.60m)

With matching flooring, inset ceiling spotlight, oil-fired central heating boiler and space and plumbing for a washing machine and stacked tumble dryer.

WC

4'05" x 2'10" (1.35m x 0.86m)

With tiled flooring, low-level WC, wall-mounted wash hand basin with tiled splashback and heated towel rail.

SNUG / OFFICE / PLAYROOM

11'10" x 8'02" (3.61m x 2.49m)

A highly versatile additional reception room which could be used as a snug, home office, children's playroom or similar. Having radiator, power points and front aspect double-glazed UPVC window.

FIRST FLOOR LANDING

11'05" x 6'03" (3.48m x 1.91m)

With radiator, power points, inset ceiling spotlights, skylight and access to the loft space. A front aspect double-glazed UPVC window provides additional natural light to the staircase.

BEDROOM ONE

10'04" x 7'11" (3.15m x 2.41m)

A well-proportioned double bedroom with radiator, power points, inset ceiling spotlights, built-in wardrobes and storage, together with rear aspect double-glazed UPVC windows.

BEDROOM TWO

11'02" x 8'03" (3.40m x 2.51m)

Another comfortable double bedroom with radiator, power points, inset ceiling spotlights and rear aspect double-glazed UPVC windows.

BEDROOM THREE

14'02" x 9'10" (4.32m x 3.00m)

A particularly generous third double bedroom with radiator, power points, inset ceiling spotlights and two skylights, creating a bright and airy space.

BATHROOM

10'06" x 5'11" (3.20m x 1.80m)

A contemporary bathroom fitted with a white suite comprising panelled bath with tiled surround and mains shower over, feature wash hand basin with useful storage beneath, low-level WC and heated towel rail. Inset ceiling spotlights, skylight and side aspect window.







OUTSIDE

Adjacent to the adjoining property, a gravelled off-road parking area provides private parking for approximately three vehicles.

The landscaped rear garden is a particular feature of the property, being fully enclosed, private and designed with entertaining and outdoor enjoyment in mind. There are two patio seating areas, with steps leading up to a further lawned area. The garden also benefits from outside power points and a garden shed.

The oil storage tank is enclosed behind picket fencing, and you benefit from a right of access from the neighbouring property for ease of filling the tank.

SERVICES

Mains - Water, Electricity, Drainage and Oil Heating.

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 confirmed.

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 the Coleford office proceed to the traffic lights turning right onto Station Way. Continue until reaching the traffic lights and proceed straight over signposted to Bream and St. Briavels, passing The Orepool public house and straight on passing the left turning signposted to Bream. Upon reaching the village of St. Briavels turn right into East Street, continue for a short distance, where the property can be found on the left hand side via our For Sale board, opposite St. Briavels playing fields.

PROPERTY SURVEYS

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





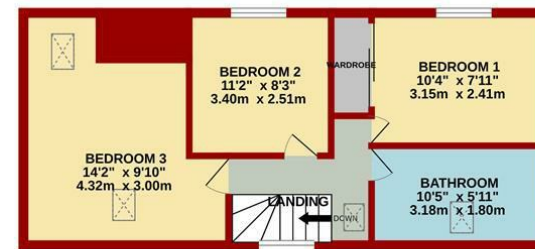




GROUND FLOOR
826 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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