



Fir Grove
The Chase | Woolaston | Gloucestershire | GL15 6PT

STEP INSIDE

Fir Grove

Located at the end of a long driveway accessed through imposing pillars, this glorious historic farmhouse sits centrally within a 23-acre estate. The property has been painstakingly renovated using natural materials, lime plasters and clay paints. Handmade, hardwood double glazed windows and exterior doors have been installed throughout. The home is approached via stone steps rising to a charming Victorian style veranda, before leading into the entrance hall where original quarry tiles set the tone.

Elegant reception rooms sit to either side. The sitting room is beautifully proportioned and features a marble fireplace with woodburning stove, complemented by hardwood sash windows and reclaimed Victorian radiators which continue throughout much of the home. A second reception room offers an art deco style fire surround and enjoys direct access onto the sunny veranda, creating a lovely connection to the outdoors.

At the heart of the home is a formal dining room. This is the oldest part of the house with original features that include lathe and plaster surfaces, wrought iron loops on ceiling joists and a fireplace. Limestone flooring flows through to the kitchen and conservatory. A distinctive salvaged prison door adds a unique historical feature and opens into a modern cloakroom. A door provides access to the cellar.

To the rear, the Neptune kitchen has been thoughtfully designed and expertly crafted using sustainably sourced timber and traditional joinery with modern engineering techniques. It features Dekton worksurfaces and a full range of high specification appliances including an American style fridge freezer, Range cooker, integral Neff appliances and a Blanco sink. An Esse Ironheart stove takes centre stage, providing both warmth and cooking functionality.

Adjoining the kitchen is a useful utility and boot room along with a beautiful conservatory which overlooks the grounds and draws in excellent natural light.

To the first floor, a historic staircase fashioned from old tree trunks rises to four generous double bedrooms, each enjoying pleasant outlooks across the surrounding land. There are two bathrooms, one en suite (with steam shower) plus a spacious bathroom fitted with a four-piece suite.

A connecting door from the bathroom leads to a secondary corridor serving three further bedrooms and a shower room (plumbing in place) in need of reinstatement. This area forms part of the attached barn, offering excellent further potential, with additional information available below.













SELLER INSIGHT

“ When we first discovered Fir Grove, it was the trees that spoke to us. Whoever originally built this place clearly had a deep love of the landscape, and that feeling still surrounds the house today. From the moment you arrive, the driveway lined with three majestic sweet chestnut trees sets the tone, leading you into a setting that feels both sheltered and wonderfully alive. The boundaries are framed with mature trees, including an extraordinary sequoia and one of the tallest trees in the county (a Douglas fir), making the grounds feel truly special.

Fir Grove itself is the result of a remarkably sympathetic restoration of an old house, rebuilt with immense care and respect for its history. The story of its construction is woven into the land: the stone was originally quarried just beside the house, a lime kiln was built at the southern edge of the property and the materials were sourced from within just a couple of hundred metres. Even now, there are old ship's timbers tucked away in the loft, a reminder of the craftsmanship that shaped this home.

The rebuild has been thoughtfully carried out using natural, local materials—lime, hemp, wool and wood—creating a house that is both characterful and exceptionally well insulated. With a biomass boiler providing renewable heating, the home is not only efficient but can even generate heating income rather than bills.

The downstairs lounge is a favourite spot day to day, with views stretching out across the surrounding countryside, placing you right at the heart of peaceful Gloucestershire living. Fir Grove is also a wonderful place for entertaining, both indoors and out. The large verandah looks out over a former tennis court providing the ideal environment for summer parties. Various outbuildings enhance the property including a bakehouse complete with stone bread oven. Wildlife thrives here too with boar, hedgehogs, cuckoos and woodpeckers being regular visitors.

Fir Grove enjoys a wonderfully rural setting close to the village of Woolaston, with its shop and post office, primary school and community facilities. The Forest of Dean offers endless woodland and river strolls along the Wye or the Severn, and is perfectly placed for climbing and mountain hikes—finishing the day with a drink at the friendly local pub. Chepstow, Lydney and Tidenham are all within easy reach for a wider range of shopping, schools and everyday amenities. Excellent road links via the A48 provide convenient access to the Severn crossings, the M4 and M5, connecting easily to Bristol, Cardiff, London, Gloucester, Cheltenham and the Midlands.”*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Attached barn

The adjoining barn benefits from planning consent for conversion into a luxury holiday let. Once completed, it will provide an impressive entrance hall with vaulted ceiling, three bedrooms and three bathrooms, complemented by two reception rooms and a stylish open-plan kitchen and breakfast area.

The Cottage at Fir Grove

Once a derelict cottage with trees growing through its centre, no expense was spared in bringing this beautiful cottage back to life. Restored and renovated to a high standard, it is now a charming two-bedroom cottage comprising a bedroom and wet room alongside the main living area with kitchenette and woodburning stove on the ground floor, with a further bedroom and en suite upstairs. The property has been built to code for wheelchair use. The cottage is extremely popular on Airbnb with the owners having gained and maintained Superhost status.









STEP OUTSIDE

Fir Grove

Fir Grove sits centrally within 23 acres, approached via a pillared entrance and sweeping driveway leading to ample parking for numerous vehicles. Set within over an acre of gardens, the property enjoys a veranda overlooking the main lawn and the former grass tennis court beyond.

The majority of the remaining land is divided into interconnecting fenced paddocks, each supplied with plumbed water troughs. A small area has been intentionally left unfenced for ecological reasons, enhancing local biodiversity. Beyond this, the land extends into mature woodland, richly carpeted with bluebells in season.

Accessed via three five-bar gates (one by the house, one to the southern boundary and one to the western boundary), the grounds are well served for agricultural or equestrian use. The land is richly planted with a broad mix of native hardwoods including sweet chestnut, English oak, silver birch, holly, ash, sycamore and larch, alongside ancient hawthorn and holly hedging forming the outer boundaries. Of particular note is the grove of European larch to the south of the site, bordering the lane below, from which the property presumably gets its name.

Converted from a former stone shed, the property is served by a fully compliant, regularly maintained logburning biomass unit, complete with oil backup. The biomass unit is internet-linked for remote monitoring. The unit also includes a toilet and shower for use by guests if camping.

Approximately 100 metres from the main house is a large, steel-framed, fully clad barn/workshop on two stories, complete with electricity, workshop lighting, water and internet. PV panels are on the roof and the floor and apron are fully level and robust.

Although there are no public footpaths crossing the land, both the Offa's Dyke Path and the Gloucestershire Way are within easy reach, providing immediate access to extensive countryside walks without the need to travel by car.

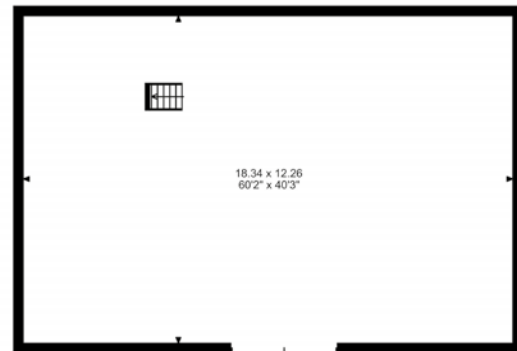
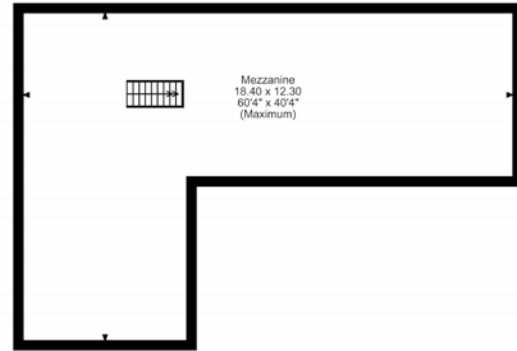
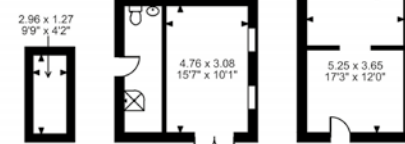
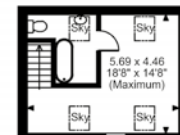
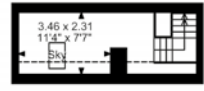
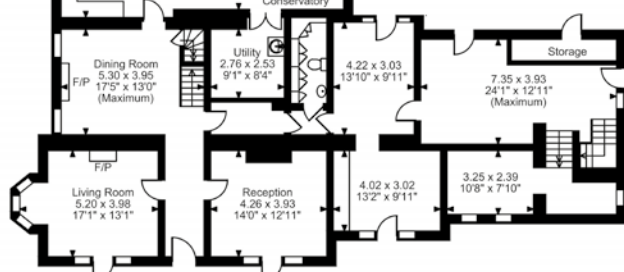
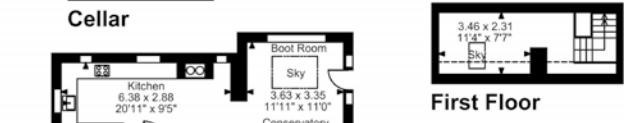
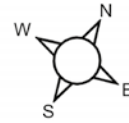
DIRECTIONS W3W

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Fir Grove, The Chase, Woolaston
Approximate Gross Internal Area
Main House = 3990 Sq Ft/371 Sq M
Workshop = 4049 Sq Ft/376 Sq M
Outbuildings = 479 Sq Ft/45 Sq M
Cottage = 819 Sq Ft/76 Sq M
Total = 9337 Sq Ft/868 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	73 C
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Fine & Country (Chepstow) Ltd Company Reg. No. 13925383. Registered office address: 2 Agincourt Square, Monmouth, NP25 3BT Printed 21.04.2026



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