



Offers in excess of £375,000

TENURE : FREEHOLD

Clanna Road, GL15

Bedrooms : 4

Bathrooms : 2

Reception Rooms : 3

**Unique converted former
post office**

**Low maintenance front and
rear gardens**

**Four bedroom detached
home**

**Character property with
flexible living
accommodation**

**Spacious lounge with
conservatory**

A48 commuter coridor

Accommodation

Entrance Hall

Providing access to the main living accommodation and stairs leading to the first floor.

Living Room – 4.24m x 5.20m

A spacious and welcoming reception room centred around a feature fireplace, opening through to the conservatory and ideal for both relaxing and entertaining.

Conservatory – 3.65m x 3.34m

A bright addition to the home enjoying views over the garden with double doors leading outside.

Dining Room – 4.20m x 4.34m

A generous formal dining space with ample room for family dining and entertaining guests.

Kitchen – 2.50m x 3.31m

Fitted with a range of wall and base units with space for appliances and access to the rear.

Ground Floor Bedroom Four / Study – 2.54m x 2.38m

A versatile room ideal as a fourth bedroom, home office or playroom.

Ground Floor Cloakroom

Fitted with WC and wash hand basin.

First Floor

Bedroom One – 4.36m x 4.54m

A generous double bedroom offering excellent floor space and natural light.

Bedroom Two – 4.30m x 3.80m

A spacious double bedroom overlooking the surrounding area.

Bedroom Three – 2.66m x 3.34m

A well-proportioned bedroom ideal for guests, children or home working.

Family Bathroom – 2.76m x 1.83m

Comprising bath with shower over, WC and wash hand basin.

Location

Situated on the edge of the Forest of Dean, the popular village of Alvington offers a wonderful balance of countryside living and everyday convenience. Surrounded by beautiful woodland and scenic walking routes, the area is ideal for those who enjoy outdoor living, whilst still remaining well connected to nearby towns and amenities.

Alvington benefits from a welcoming village community and is conveniently positioned between Lydney and Chepstow, providing easy access to a range of shops, supermarkets, schools and leisure facilities. The nearby A48 offers excellent transport links to Gloucester, Bristol and the M4 corridor, making the location popular with commuters and families alike.

The area is also perfectly placed for exploring the Wye Valley, River Severn and the wider Forest of Dean, with an abundance of cycling trails, country pubs and nature walks right on the doorstep.







Energy performance certificate (EPC)

The Old Post Office
Clanna Lane
Alvington
LYDNEY
GL15 6BA

Energy rating

E

Valid until:

27 May 2036

Certificate number:

0380-2674-3650-2006-2211

Property type

Semi-detached house

Total floor area

140 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	51 E	
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Sandstone, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 75 mm loft insulation	Average
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Good lighting efficiency	Good
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 219 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- PV recommended
When considering the PV installation consider installing PV battery and a PV diverter for water heating.
 - Stone walls present, not insulated
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Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,874 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £270 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 18,785 kWh per year for heating
 - 2,856 kWh per year for hot water
-

Impact on the environment

This property's environmental impact rating is E. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 6.9 tonnes of CO₂

This property's potential production 5.6 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal wall insulation	£7,500 - £11,000	£198
2. Floor insulation (solid floor)	£5,000 - £10,000	£73
3. Solar photovoltaic panels	£8,000 - £10,000	£301

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](http://www.gov.uk/apply-warm-homes-local-grant)
 - Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
 - Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)
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Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Angus Davies-King
Telephone	07834 628 801
Email	angusdk@lhomeenergy.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/030189
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	4 May 2026
Date of certificate	28 May 2026
Type of assessment	RdSAP
