



Birchfield House  
The Common | St. Briavels | Lydney | Gloucestershire | GL15 6SG

# BIRCHFIELD HOUSE

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Exceptional Grade II listed property in the most spectacular location with stunning views over the Wye Valley. Large five bedroom house with a separate two bedroom annexe. Coach house and stables with planning permission. Gardens and grounds of 2.5 acres including tennis court and paddock. NO UPPER CHAIN.

Enjoy a quintessential English country lifestyle at Birchfield House – an elegant period residence set in 2.5 acres of glorious, mature grounds in a secluded spot high above the beautiful Wye Valley, on the Gloucestershire side of the Welsh/English border.

Birchfield House is an exceptional, comfortable 5-bedroom family home, where history, modern-day luxury and natural beauty converge in perfect harmony. Exuding timeless charm, the updated, well-maintained and beautifully-presented Grade II listed Georgian house offers a wealth of original features. These include ornate ceiling roses, decorative cornicing, period fireplaces, Georgian sash windows, exposed timbers and some original shutters and doors.

This lovely property is perfectly positioned to provide an unparalleled rural, yet connected, lifestyle. With a grazing paddock in front of the house, two stables alongside and bridlepaths galore, it is ideal for those who want to keep ponies or horses. The Offa's Dyke Path walking trail runs past the paddock and the house is surrounded by scenic walks, in an area known for its dramatic landscapes, wildlife habitats and its ancient ruins, including nearby Tintern Abbey. There are ample opportunities for outdoor recreational pursuits in the Wye Valley and the nearby Forest of Dean, including canoeing and cycling. For sporting enthusiasts, Chepstow Racecourse and several top-tier golf courses are within easy reach. Anglers will appreciate the proximity to the famous River Wye, offering the promise of excellent salmon fishing.

Birchfield House is a haven for those seeking tranquillity and natural beauty yet it lies a mere 1½ miles from the day-to-day amenities of St Briavels, which include a good primary school, doctors surgery and village shop. For further educational facilities, work, shopping and entertainment, a choice of towns and cities are easily accessible. The house is roughly equidistant from the historic towns of Monmouth and Chepstow (about 9 miles away); the cities of Bristol and Gloucester are each 26 miles away and Cheltenham is 33 miles distant.

This lovely property is nestled amidst unspoiled countryside on St Briavels Common and revels in awe-inspiring views reaching beyond the River Wye and its wooded valley sides to the Trellech Ridge and up the river valley towards Monmouth. A wonderful house for those who enjoy relaxing and entertaining outdoors, it enjoys attractive south-facing gardens, with lawns and a paved patio for al fresco dining. It has the added benefit of a floodlit tennis court, where the vendors used to host an annual tennis tournament.

Birchfield House is an architecturally intriguing property, its construction incorporating a blend of brick, stone, and smooth cast cream-rendered elevations. It is principally Georgian, but is thought to have Jacobean origins. During the Victorian era, an impressive tower wing was added, to capitalise on the outstanding views. The tower features two narrow gables with decorative barge boards and has a first-floor canopied balcony, positioned to enjoy the valley views. There is a distinctive plaster relief motif on the tower wing's east gable. This scroll decoration is repeated in the original, metal pedestrian gate which leads to the path to the front door.

Birchfield House incorporates a 2-bedroom annexe, ideal for multi-generational living or for letting for extra income. In addition, a traditional stone-built Coach House and stables, set around a courtyard, have planning permission for conversion into a separate 3-bed cottage.



# STEP INSIDE

## Birchfield House

The property is approached from the country lane through a pedestrian gate set in a low stone wall. The gate opens to a gravel path to the front door, lined by neatly tended lawns and clipped hedging.

The front door, in the Georgian part of the house, is set under a pretty semi-circular fanlight. The door opens to a welcoming entrance hall, with a tiled floor. A further door leads through to a larger reception hall, from which a period staircase with turned spindles and a polished mahogany balustrade leads up to the first floor.

To the opposite side of the entrance hall, there is a door to the Georgian drawing room. A traditional sash window frames the stunning views from the front of the property and original French doors open to a paved South-facing patio and the beautifully mature and manicured gardens to the rear. The room exudes the elegance of its era, with a high ceiling, a central ceiling rose, classic cornicing, a picture rail and an open fireplace with a period, marble surround.

From the drawing room, original half-glazed double doors lead into the south-facing dining room, which is bathed in natural light from two large sash windows with period wooden shutters. The room has exposed floorboards, cornicing and a central ceiling rose. Set in an original fireplace, under a stone mantel, there is a multi-fuel wood burner.

Next door to the dining room, in the oldest part of the house, the charming kitchen/breakfast room features exposed timbers. The kitchen has tiled flooring and is beautifully fitted with a range of Shaker-style units under a honed granite worktop. The kitchen has been designed around the Aga, which has been fitted into the original fireplace. A range of integrated appliances includes an oven and induction hob. To one end of the room, there is plenty of room for a breakfast table. This lovely informal family space is flooded with light from two large windows, one of which is directly over the sink. French doors can be flung open to the rear terrace, making this room ideal for indoor/outdoor entertaining.

Off the back of the kitchen there is a useful utility room, fitted out with units which match those in the kitchen. There is also a door to the side garden and another door leads to a cloakroom with w.c. and wash hand basin and steps down to the basement and wine cellar.





In the Victorian part of the property, the ground floor tower room makes an ideal informal family room, which the current owners also use as their work-from-home study. The room, accessed up a flight of steps from the reception hallway, has a large, deep window with a window seat overlooking the captivating views. It's a spacious but cosy room, featuring a fireplace with a beamed mantle, which houses a wood-burning stove on a slate hearth.

Birchfield House's five bedrooms are laid out over two upper floors. The main staircase leads to a light-filled first floor landing, with a sash window to the front of the house, overlooking the Lower Wye Valley. The principal suite also has a sash window to the front, framing these same views. The bedroom has another window to the rear, offering views across the gardens. A generous range of fitted wardrobes provides ample storage and the room benefits from a luxurious en-suite bathroom, with a contemporary bathroom suite with a bath and walk-in shower.

There is also a "wow" first floor tower bedroom, which has French doors leading to a canopied balcony, which offers a sweeping view of the picturesque surroundings. Imagine sitting there with a cup of morning tea, the world at your feet! Other lovely features of this enchanting bedroom are two exquisite slit stained glass windows.

Close to the tower bedroom, steps lead down to a bathroom with a bath and walk-in shower.

A staircase leads up to a study/fifth bedroom that offers north and south aspects (with a slit window to the east) and commands some of the most breathtaking views in the house.

Back on the first floor there are two further double bedrooms, both with south-facing windows overlooking the rear gardens. One of these bedrooms boasts exposed timbers and an early fireplace and grate. These bedrooms are served by an attractive family bathroom.

The self-contained West Wing has its own independent access but can also be accessed from the drawing room. It is perfect for accommodating relatives or generating additional income through holiday lets. It comprises a comfortable sitting room and an adjoining ground floor bedroom, which both enjoy fabulous Wye Valley views. A ground floor bathroom has a white bathroom suite and plumbing for a washing machine. There's an open-plan hall/breakfast area, with a quarry tiled floor and glazed doors leading to the garden. The kitchenette includes fitted units, a cooker with an extractor and a fridge freezer. A pine staircase leads up to the second bedroom, featuring west and south leaded lights and a beamed ceiling.











# SELLER INSIGHT

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“It’s been the perfect, happy, family home and it’s a great party house, especially with all the outside space, the garden and terraces. We brought up two busy boys here and they used to play lots of tennis and football on the tennis court, they would run around in the woods, go cycling and riding – we had two horses which we kept in the stables.”

“It ticks all the boxes, whether you want to entertain or have some peace and quiet. There are rooms for everybody and we use every room. It’s also a house for all seasons. In the winter we make good use of the dining room and the drawing room. In the summer we are outside, making use of the tennis court and the gardens.”

“For me, what makes it special are the lovely views, which you get from every room. The views over the Wye Valley from the front of the house are incredible. The mist rising off the river below is an extraordinary sight and the seasonal colours are spectacular. I also enjoy the peacefulness of the location and the lovely, high-ceiling rooms, filled with light from the large Georgian windows. The sun-trap gardens, at the back of the house, are a delight. They are south-facing and very sheltered and sunny and there’s a massive patio.”\*



\* 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.











# STEP OUTSIDE

## Birchfield House

The gardens and grounds around the house extend to 2.5 acres. To the east of the main house, there is a traditional stone and slate-roofed, two-storey coach house with stables. Currently, the coach house is used as a family games room and the stables have been used for the family's horses. These buildings have planning consent for conversion into an attractive self-contained 3-bedroom cottage, complete with a living room, study/bedroom, bathroom, a second bedroom, utility room, kitchen/dining area, and a third bedroom with an ensuite bathroom. Building regulations approval ref FPO589/04.

Extensive gardens grace the south side of the house, extending beyond a paved patio to large lawned areas. Shrub and rose borders and interspersed mature trees create a picturesque setting. At the front of the house there are neat, level lawns enclosed by a stone boundary wall. On the opposite side of the lane there is a grassed area bordered by a turreted stone wall, which was once a turning area for horse-drawn carriages. Beyond this there is a paddock, bordered by mature trees.

There is a large, enclosed, gravelled parking area to the side of the house, accessed from the lane through a pair of wooden gates. The grounds also include a floodlit hard Tennis Court.



# Approximate Gross Internal Area 546 Sq M/5877 Sq Ft



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