



Wathans Cottage

Lower Meend | St Briavel | Lydney | Gloucestershire | GL15 6RW

FINE & COUNTRY



Step inside

Wathans Cottage

Guide price £800,000

This chocolate-box pretty, extended, four-bedroom country cottage enjoys an idyllic, secluded, hillside location close to the vibrant Forest of Dean village of St Briavels, high above the beautiful Wye Valley.

With roses and wisteria clambering over the front, glorious, well-established gardens, a private woodland setting and simply breathtaking views, this is a quintessential rural retreat. Offering a wonderful lifestyle, it sits in gardens and grounds of 1.28 acres, surrounded by scenic walks and ample opportunities for outdoor recreational pursuits.

Ideal for a family, it offers generous accommodation and has a range of village amenities on the doorstep, including a good primary school. It is equidistant from the historic towns of Monmouth and Chepstow (each just over 8 miles away), where there are supermarkets, independent shops, pubs, restaurants and well-regarded state and private educational facilities. Larger towns and cities are easily accessible for work, shopping and entertainment. Bristol and Gloucester are under 26 miles away and Cheltenham is 32 miles distant.

St Briavels is situated in the enchanting Forest of Dean and within the Wye Valley National Landscape, an area of outstanding natural beauty. The village occupies an elevated spot, overlooking the wooded valley below. The ancient village is known for the annual Whitsun Bread and Cheese dole, a traditional custom which dates back to the 12th Century.

At the historic heart of the village and also dating from that period, are St Mary the Virgin Church and St Briavels Castle. The castle, now a youth hostel, was once an important royal stronghold. As well as a primary school, the vibrant village has a doctor's surgery, a car repair garage, a traditional local pub, The George Inn, a community village shop, The Pantry and a monthly local produce market. St Briavels Assembly Rooms is a lively village hub and so are The Pavilion and recreation ground.

STEP INSIDE:

The part-whitewashed, traditional stone-built cottage has been extended over the years to provide family-sized, four-bedroom accommodation, laid out over split levels. The property benefits from double-glazing throughout and is well-presented.

The front door, set under an enclosed, pitched roof, stone porch opens to the original sitting room, in the oldest part of the cottage. Used as a cosy living room/snug, the space is dominated by a large open fireplace built of stone, with a wood surround, housing a modern wood burning stove on a slate hearth.

Next door is a stunning, recently-installed contemporary kitchen, designed and fitted by Cymru Kitchens. The well-planned kitchen includes a breakfast bar, a range of built-in appliances and a really useful walk-in larder.



The cottage's comfortable accommodation includes two further reception rooms on the upper floors. There's a lovely, spacious, formal dining room with windows framing the views and French doors opening to a pretty, paved rear terrace, a perfect spot for pre-dinner drinks or outdoor dining.

From this room, steps lead up to an atmospheric living room, in the original part of the cottage. The vaulted room is exposed to the A-frame, with the aged oak timbers on show. Windows give views to three sides and a stone-built fireplace with a stone hearth and a wood mantel houses a wood burning stove.

From the dining hall, there is a door leading to an inner lobby, giving access to two bedrooms, comprising the principal bedroom and another double room, which share a well-presented, fully-tiled Jack and Jill shower room.

The principal bedroom has a range of fitted wardrobes along one wall and window and enjoys wonderful views.

Steps from the inner lobby lead down to a further room, currently used as a hobbies room but with potential as a games room or home office. A door from this room opens to an integral double garage.

Leading off from the lower level living room/snug a flight of steps gives access to an inner hallway off which are two further double bedrooms, one currently used as a study. In this same area, there is also a fully tiled, modern family bathroom.







Step outside

Wathans Cottage

Wathans Cottage enjoys a beautiful, tranquil and private setting, surrounded by 1.28 acres of established gardens and grounds, lovingly cultivated and maintained by the vendors over the past 41 years.

The cottage is approached over a gravel driveway which leads to parking in front of the property and then round to a gravel courtyard in front of the double garage.

The glorious gardens are surrounded by trees and greenery and laid out in the style of different rooms, with dedicated spaces for entertaining and enjoying the views, areas of lawn, colourful shrub and flower borders, a Japanese garden and a pond.

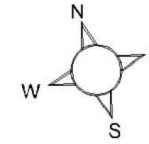
Gravel pathways lead through the grounds, which also include a paddock and a raised wooden deck, positioned to enjoy the far-reaching views over the Wye Valley.

DIRECTIONS

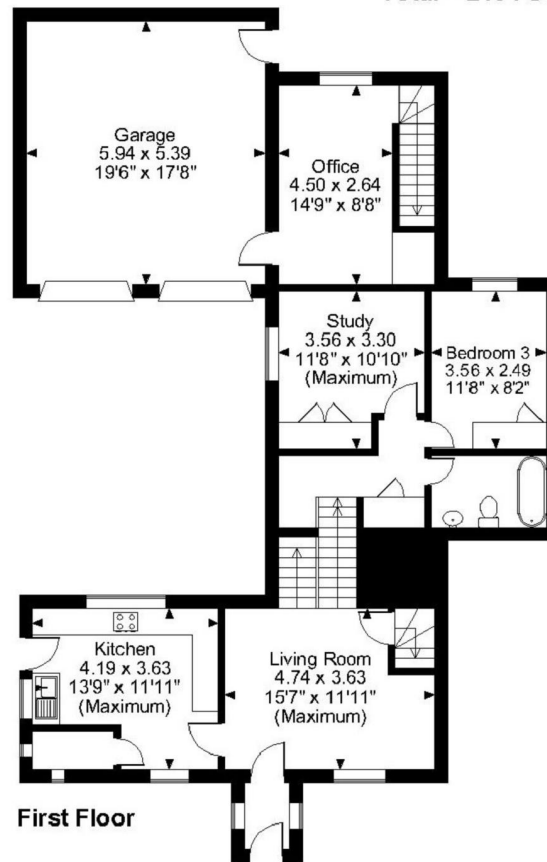
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Approximate Gross Internal Area
Main House = 1849 Sq Ft/172 Sq M
Garage = 345 Sq Ft/32 Sq M
Total = 2194 Sq Ft/204 Sq M

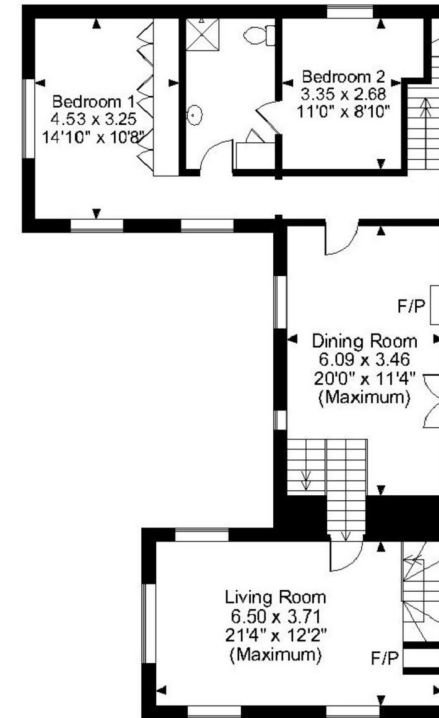


Ground Floor



First Floor

Second Floor



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Postcode: GL15 6RW | Tenure: Freehold | Tax Band: G | Authority: Forest of Dean | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
 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. Copyright © 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chepstow, Monmouthshire NP16 5LJ





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