



ST BRIAVELS

Guide price **£825,000**



ELMDALE COTTAGE

Lower Meend, St Briavels, Gloucestershire GL15 6RW



Five bedroom detached
Quality fitted kitchen
Generous gardens

The character village of St Briavels is dominated by its castle, currently used as a youth hostel, with local primary/junior school, local hostelry, doctors surgery.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks.

The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

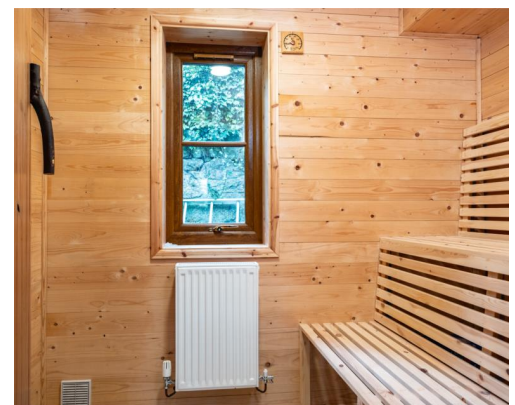


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KEY FEATURES

- Five bedroom detached
- Quality fitted kitchen
- Generous gardens
- Range of outbuildings
- Ample off road parking
- Minstrel gallery in entrance hall



STEP INSIDE



ENTRANCE HALL/ VESTIBULE

(4.62m x 3.98m) ((15'2" x 13'1"))

Tiled floor, window to front, Velux roof light, returning stairs off to Minstrel gallery, under stairs cupboard.

DINING ROOM

(5.43m x 3.15m) ((17'10" x 10'4"))

Triple windows to side, feature fireplace with inset stove and exposed stone walling, wall lighting points.

CLOAK/ SHOWER ROOM

Three piece suite comprising of WC, designer style wash hand basin, step-in shower cubicle, door leading to sauna.

SAUNA

Pine lined, with benches and window to rear.

KITCHEN

(6.57m x 3.68m), ((21'7" x 12'1"))

An extensive range of Shaker style base and eye level units, tiled floor, composant double bowl sink unit, designer radiator, Oak worktops, tiled splashbacks, built-in electric grill and oven, induction hob, extractor hood, integrated fridge, freezer and dishwasher, windows to front and sides, door to front.

LOUNGE

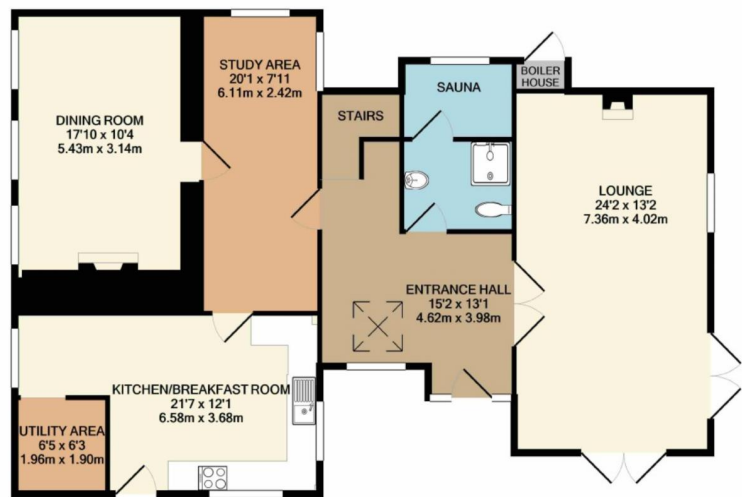
(7.36m x 4.01m) ((24'2" x 13'2"))

Dual aspect French doors to front and side plus window to side, wood burning stove, wall lighting points.

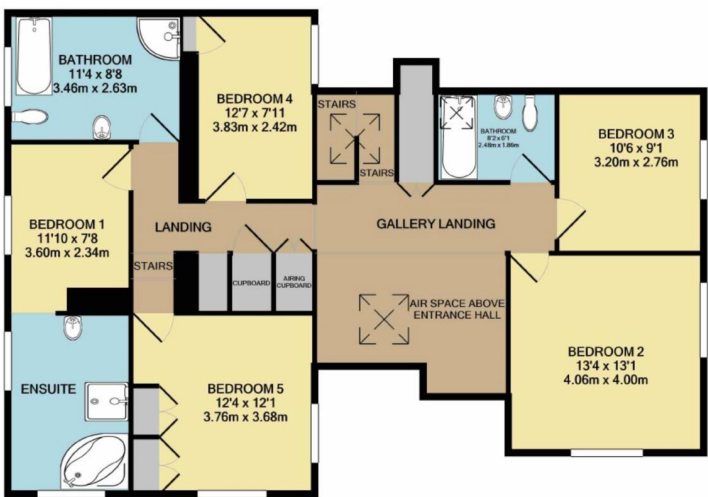
STUDY

(6.12m x 2.41m) ((20'1" x 7'11"))

Dual aspect picture windows to rear and side, laminate floor, telephone point.



GROUND FLOOR
APPROX. FLOOR
AREA 1201 SQ.FT.
(111.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1211 SQ.FT.
(112.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 2412 SQ.FT. (224.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2022

BEDROOM ONE

(3.60m x 2.34m) ((11'10" x 7'8"))

Window to side, timber floor. En-suite consists of a luxury four piece suite comprising of bath with shower attachment, shower cubicle, wash hand basin, WC, half tiled walls, windows to front and side.

BEDROOM TWO

(4.06m x 3.98m) ((13'4" x 13'1"))

Dual aspect windows to front and side, radiator.

BEDROOM THREE

(3.20m x 2.77m) ((10'6" x 9'1"))

Window to side, radiator.

BEDROOM FOUR

(3.83m x 2.41m) ((12'7" x 7'11"))

Window to side, fitted wardrobe, radiator.

BEDROOM FIVE

(3.76m x 3.68m) ((12'4" x 12'1"))

Dual aspect windows to front and side, wall light, radiator, quadruple wardrobes.

BATHROOM ONE

Jacuzzi style bath, shower cubicle, WC, wash hand basin, tiled floor, loft access, window to side, fully tiled walls and floor, designer radiator.

BATHROOM TWO

Bath with shower over, wash hand basin, WC, velux window, fully tiled walls and floor.

STEP OUTSIDE



The gardens are approaching one acre and effectively are in two sections. The main formal garden gently sloping down to the garage with circular drive for easy access, a raised parking area closer to the house for two vehicles, lawns and a range of mature garden areas.

To the right hand side of the cottage is a raised paved patio with a stone garden shed. There are a range of smaller wooden sheds in the garden, a large block garden outbuilding with wood store adjacent approx. 10' x 10'.

The second section of the garden has a duck house and enclosure, pond, a selection of mature trees including fruit trees - this area is bounded by a brook.

AGENT'S NOTE:

The vendor advises that the garage block was built to a specification for potential for conversion to an annexe (subject to the necessary consents and planning).

INFORMATION

Postcode: GL15 6RW

Tenure: Freehold

Tax Band: G

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

What3Words- [///homecare.gadgets.unlimited](https://www.what3words.com/homecare.gadgets.unlimited)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		94
B (81-91)		
C (69-80)		
D (55-68)	61	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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All measurements are approximate and quoted in imperial with metric equivalents 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. Floorplans and photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.