



Briery Hill House
Briery Hill Lane | Kilcot | Newent | Gloucestershire | GL18 1NH

STEP INSIDE

Briery Hill House

Kilcot is a small hamlet located close to the market town of Newent, which provides a good range of local services including supermarkets, banks, a health centre, library, and leisure centre to meet day-to-day needs. For additional amenities, Ross-on-Wye and Ledbury are nearby, while Gloucester, Monmouth, and Cheltenham offer more extensive retail, leisure, and cultural facilities. The area is well served by schools such as Newent Community School and several primary schools, with notable independent schools including The King's School Gloucester, Cheltenham College, Dean Close School in Cheltenham, and Haberdashers' Monmouth School all within reasonable driving distance.

Recreational opportunities are abundant with golf courses like Cotswold Edge Golf Club and Gloucester Golf Club nearby, and vineyards such as Three Choirs Vineyards producing award-winning English wines. Cheltenham Racecourse, home to the famous Cheltenham Festival, is about 17 miles away. The area is also close to the Forest of Dean and Wye Valley, which offer a variety of outdoor activities and are synonymous with equestrian pursuits, particularly dressage, with Hartpur College just over 7 miles drive from Kilcot.

Transport links are strong, with the M50 motorway approximately 10 miles away, providing direct access to the M5 and onward routes to Bristol, Birmingham, and the Midlands. The A40 connects Kilcot with Cheltenham (18 miles) and Gloucester (12 miles). Rail services from Gloucester offer regular direct trains to London Paddington, making Kilcot a practical location for commuters and those travelling further afield.

Step Inside

This fine Georgian residence, with its elegant façade, was built circa 1690 and is now Grade II listed, recognised for its architectural detail and historic significance.

Upon entering, there's an immediate sense of the character that defines this magnificent home, with its sash windows, high ceilings, exposed oak beams, flagstone floors, and an abundance of period fireplaces. The property benefits from a formal entrance, along with additional access from both the front and rear, leading into a smart boot room – the perfect place to park the dogs after a winter's walk. From here, stairs rise to a dedicated home office.

Currently a much-loved family home, part of the property is also used for commercial purposes. To either side of the entrance hall are two reception rooms: a sitting room with an open fireplace and a dining room with a connecting door through to the kitchen. This room is presently used as a charming shop in support of the businesses run from the grounds.

At the rear of the ground floor is a beautifully appointed kitchen, fitted with a range of cupboards arranged around a central island. An oil-fired Aga takes centre stage, complemented by integrated appliances including double Neff ovens, a matching hob and a Miele dishwasher. The kitchen window frames a lovely view of the traditional brick barn, while many windows throughout the house offer outlooks across the surrounding land – perfect for watching over any animals kept on the property. Beyond the kitchen is another reception room, currently used as a formal dining area.

A handsome staircase leads to the first floor, which includes three rooms – two currently arranged to form a spacious principal bedroom suite with en suite, along with a further double bedroom. A fully modernised family bathroom with underfloor heating completes this level.

A second staircase rises to the top floor, where three more bedrooms are found.

Beneath the main house is a cellar with three vaulted chambers: one houses the ground source heating system, while the others are used for storage but offer potential for conversion, subject to the necessary consents.

The Granary

The Granary is linked to the main house via a hallway accessed from both the front and rear. The entrance opens into a spacious kitchen, open plan to a dining area with French doors that frame a view of the garden. Stairs lead up to the first floor, where a light-filled lounge has been positioned to take full advantage of the spectacular views across the garden and surrounding fields.

The first floor is also home to a stunning and generously sized bedroom with an en suite bathroom, featuring a roll-top bath and beautiful views – creating a calm and elegant retreat.

The Granary is well suited for use as income-generating accommodation or for extended family and guests. It is in good decorative order throughout.





SELLER INSIGHT



"Briery Hill House has been our home for the past eight years. From the very first moment we drove up the lane, I was captivated. I hadn't even seen the house yet, but the approach alone felt like something out of a fairy tale. There was something truly magical about it - almost as if we'd stepped into Narnia."

"Over the years, we have lovingly modernised the property. Adding a beautiful oak deck that overlooks the lake, building a light-filled orangery, upgraded the heating system, and creating a luxurious bathroom complete with a roll-top bath. As a passionate animal lover, I also added various sheds and outhouses to care for my animals, along with a barn for hay and machinery."

"The kitchen has become the heart of the home - fully renovated with top-of-the-range fittings and, of course, my beloved Aga, where I've spent countless happy hours baking."

"While every room holds memories, my favourite 'room' is actually the land that surrounds the house. The outdoor space is my paradise. From ancient woodland bursting with bluebells in spring to the lakes where kingfishers sometimes appear and deer come to visit - it's a place that brings real calm and connection to nature. The 360 views of the Malvern Hills, and the sunsets here coupled with the with the birdsong are breath taking."

"The gardens bring a deep sense of peace and calm, whatever the season. There's a special kind of energy here."

"Briery Hill has also been the perfect place to gather friends and family. The home flows beautifully for entertaining, with cosy open fires, a welcoming orangery with bi-fold doors, and ample space both inside and out. We've hosted family celebrations, parties, and even weddings here - including my mum's 80th birthday."

"Though I lead a busy life on the farm, the surrounding community has been warm and friendly. The nearby town offers all the amenities one could need, and with excellent motorway links - particularly the M50 - it's ideally placed for both business and leisure. You feel blissfully tucked away from it all, yet still well connected."

"What I will miss most is the outside space - the peacefulness, the views, and the joy of being surrounded by nature. I'll miss the open fires in winter, my kitchen where I love to bake, and the unique energy that this home holds. It has been the perfect place for our lifestyle, and one that will be very difficult to replicate."

*"My heartfelt hope is that the next family to live here will love it just as much as we have. Briery Hill House is truly a magical place."**

* 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

Briery Hill House

A long driveway leads past a beautiful traditional brick outbuilding – far too handsome for animals, yet currently used as luxury accommodation for some very special four-legged residents. With huge potential to be converted into further living space (subject to the necessary planning consents), it sets the tone for the quality and character found throughout the this rural property package. The driveway ends at a turning circle with ample off-road parking, then splits off to two garages and on further to a modern four-bay open-sided barn.

Surrounding the property are 32 acres of glorious grounds including formal gardens, an orchard, woodland, and farmland. The walled garden features a large lake with a wooden viewing platform – a wonderful spot for family enjoyment and originally designed with wedding photography in mind. The current owners have secured planning permission and a wedding licence, making this an ideal setting for private or commercial events. The orangery is another showstopping feature, with full bi-fold doors opening onto a level lawn. Whether used for entertaining guests, family gatherings, or as part of a venue, it's a stunning and versatile space.

Tucked away in a quiet corner of the grounds is a charming Shepherd's Hut, beautifully fitted and complete with its own seating area, outdoor kitchen, and hot tub. Guests can follow one of three public footpaths that cross the land, leading straight onto countryside walks or down to The Kilcot Inn, a well-loved local pub and restaurant.

Whether you're seeking a private family home with spectacular views, a lifestyle property, or a commercial opportunity, this exceptional home has so much to offer.

Directions

Inviting.curries.hairspray





Briery Hill House, Briery Hill Lane, Kilcot, Newent

Approximate Gross Internal Area

Main House = 4027 Sq Ft/374 Sq M

Garages = 1157 Sq Ft/108 Sq M

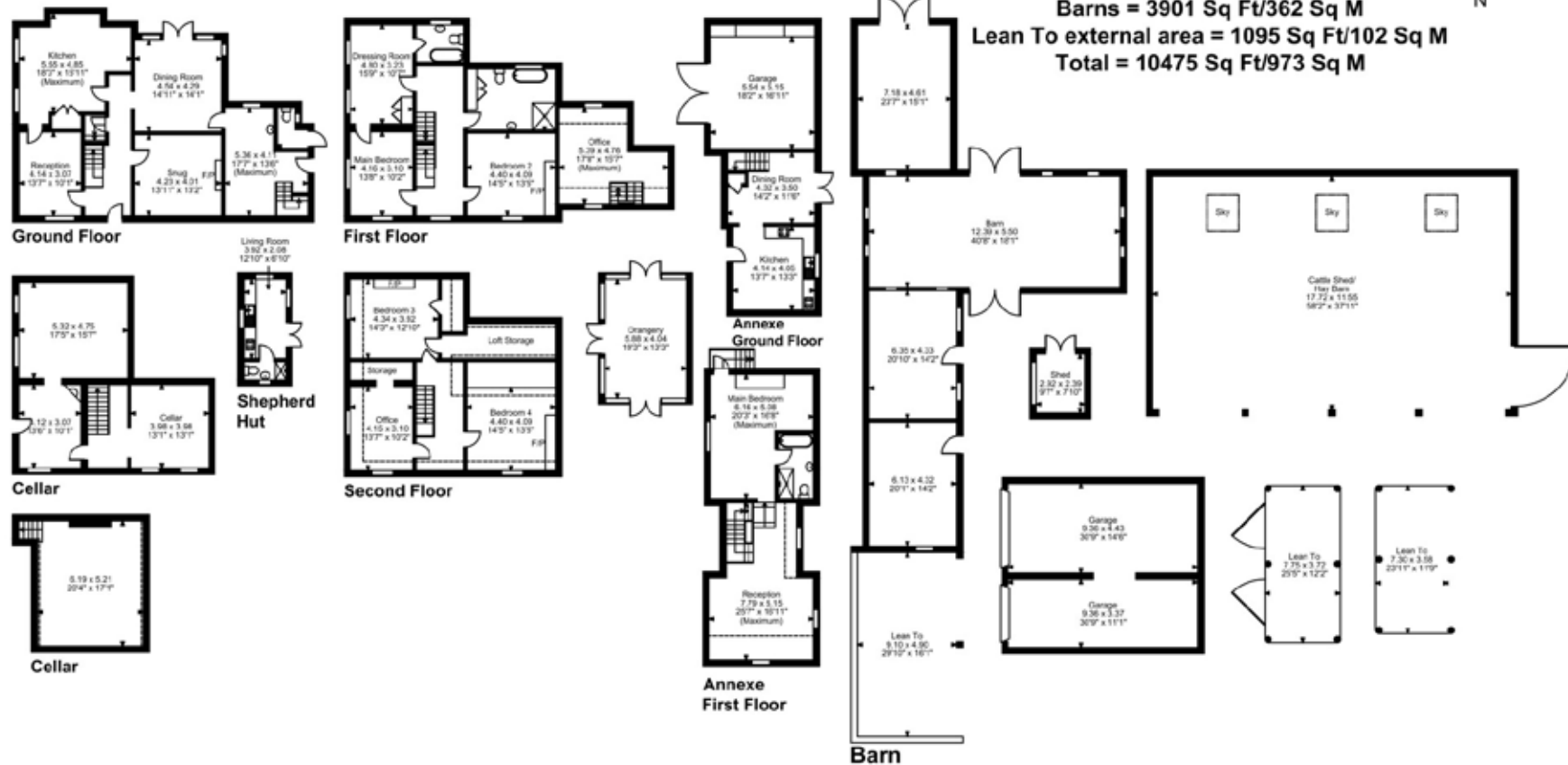
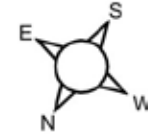
Outbuildings = 442 Sq Ft/41 Sq M

Annexe = 948 Sq Ft/88 Sq M

Barns = 3901 Sq Ft/362 Sq M

Lean To external area = 1095 Sq Ft/102 Sq M

Total = 10475 Sq Ft/973 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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EPC Exempt
Council Tax Band: G
Tenure: Freehold

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