



PROSPECT COTTAGE

Lower Wye Valley Road, St Briavels, GL15 6RR



DAVID JAMES

PROSPECT COTTAGE

Lower Wye Valley Road, St Briavels, GL15 6RR

- Characterful Stone Detached Property

- Enjoying an Idyllic Wye Valley Setting

- Elevated with Far-Reaching Views

- Gardens and Woodland Extending to 1.3 Acres

- Modernised and Refurbished Interiors

- Light and Spacious Reception Rooms

- Four Bedrooms

- Various Outdoor Entertaining Spaces

Guide Price

£675,000

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DESCRIPTION

A characterful, detached stone cottage dating back to 1835 set high above the River Wye with enviable views of the Wye Valley within an idyllic woodland setting. The cottage is set over four floors with far-reaching views across the Wye towards Llandogo, set within mature, terraced gardens extending to approximately 1.3 acres with several outbuildings, lawned areas, terraces and orchard. The current owners have lovingly made sympathetic enhancements to the house including; a replacement roof, timber framed double glazed windows, new fascias and have had extensive works carried out to the outside seating area.

SITUATION

Prospect Cottage is situated in an elevated position above the River Wye, surrounded by beautiful countryside yet only a short distance from the villages of St Briavels, Llandogo and Redbrook and the towns of Monmouth and Chepstow. Both towns provide a comprehensive range of amenities, including shops, theatres and sporting opportunities including the famous Rolls of Monmouth Golf Club and Monmouth Rowing Club, Chepstow enjoys a range of facilities with Chepstow racecourse and St Pierre Golf course. Both have excellent schools, both junior and senior, including The Haberdashers' Monmouth School for Boys and Girls in Monmouth as well as a broad range of shops. The property also allows easy access to the M4, M50 and M5 with both Bristol and Cardiff about 30 miles.

ACCOMMODATION

The GROUND FLOOR of the property is entered through a recently installed timber door leading into the inviting ENTRANCE HALLWAY with an attractive tiled floor and window to the rear. A useful CLOAKROOM has a low flush lavatory and wall mounted hand basin. Folding doors open to a cupboard with shelf and hanging rail. The open plan impressive RECEPTION ROOM / DINING AREA has a solid wooden floor throughout with two full height glazed windows offering superb views across the River Wye towards Llandogo overlooking surrounding woodland and farmland. Wooden French patio doors open out to the raised balcony seating area with metal railings, lighting and fantastic views across the valley. There is a wood burner with a characterful wooden mantel, surrounded by an exposed stone chimney breast and stone walls to the alcoves either side. A part glazed wooden door leads into the KITCHEN with quality wooden, handcrafted

farmhouse style wall and floor units, work surfaces, a Butler sink has integral drainers with a window above. There are two wall display cabinets and modern splashback tiling. There is a dishwasher and space for a fridge/freezer and cooker (with extractor fan over). Timber double glazed doors lead out to a terraced area. Off the kitchen is a UTILITY ROOM which has a stainless-steel sink unit, floor and wall units with space for a washing machine and tumble dryer. A full height shelved cupboard, tiled splashbacks and a further door to the terraced area.

From the dining area, an ornate cast iron spiral staircase leads to the lower ground floor SITTING ROOM with two sash windows with deep windowsills either side of French doors leading out to the lower terrace area. There is a wood burner on a slate hearth with shelving and cupboards to either side and downlighters to the ceiling. Fitted bookshelves and cupboards to one wall with 'secret' door into a light and spacious BEDROOM with bi-fold doors leading out to the lower terrace garden. Tiled floor and fitted cupboard with shelves and hanging rail plus a double depth wardrobe, underfloor heating and downlighters to the ceiling. ENSUITE SHOWER ROOM with double shower with monsoon effect shower, wash hand basin on washstand, low level w.c., heated towel rail and tiling to all walls.

The FIRST FLOOR LANDING has a Velux window and an understairs cupboard. The MASTER BEDROOM with a sash window to the front with views of the River Wye and two double fitted wardrobes, window to rear and ceiling downlighters. Across the Landing is the MAIN BATHROOM with a corner jacuzzi bath, shower cubicle with Mira electric shower, vanity unit with wash hand basin, bidet and low level w.c. Panelling to dado level, exposed timber floor, sash window, airing cupboard with shelving and housing the hot water tank, heated towel rail and motion activated extractor fan.

The SECOND FLOOR LANDING which has a storage cupboard to the eaves leads to BEDROOMS TWO and THREE both have Velux windows and each has a small window to the side with deep window ledge. Bedroom Two has a built-in wardrobe with shelf and hanging space. A SHOWER ROOM on this floor has a Velux window, shower cubicle, wash hand basin, low flush w.c., heated towel rail, tiled splashbacks and window to the front.

OUTSIDE

The property is approached through wrought iron gates leading to a gravelled parking area bounded by a raised bed of established shrubs and wooden fencing and giving access to the front door of the house. A wide access leads down to the lower terraced area which has a raised wooden seating area and laurel hedging with views across the valley. The gardens are terraced with steps leading down to a bridleway which has a blocked up 'shop' which, in the past, sold refreshments to river traffic. Steps lead up to a lawned area, a small woodland, orchard, wood store and vegetable plot. A timber stable block with concrete flooring provides loose boxes and a storeroom. There is a pedestrian gate to the lane. The lawned area to the side of the house leads to a detached annexe/workshop with electricity, ornate wrought iron heater (currently not in use) and a shower room which could be restored.

GENERAL

EPC

Band E

SERVICES

Mains electricity

Mains water

Private drainage

LOCAL AUTHORITY

Forest of Dean District Council

VIEWING

Strictly by appointment with the Agents:
David James, Monmouth Tel 01600 712916.

GUIDE PRICE

£675,000



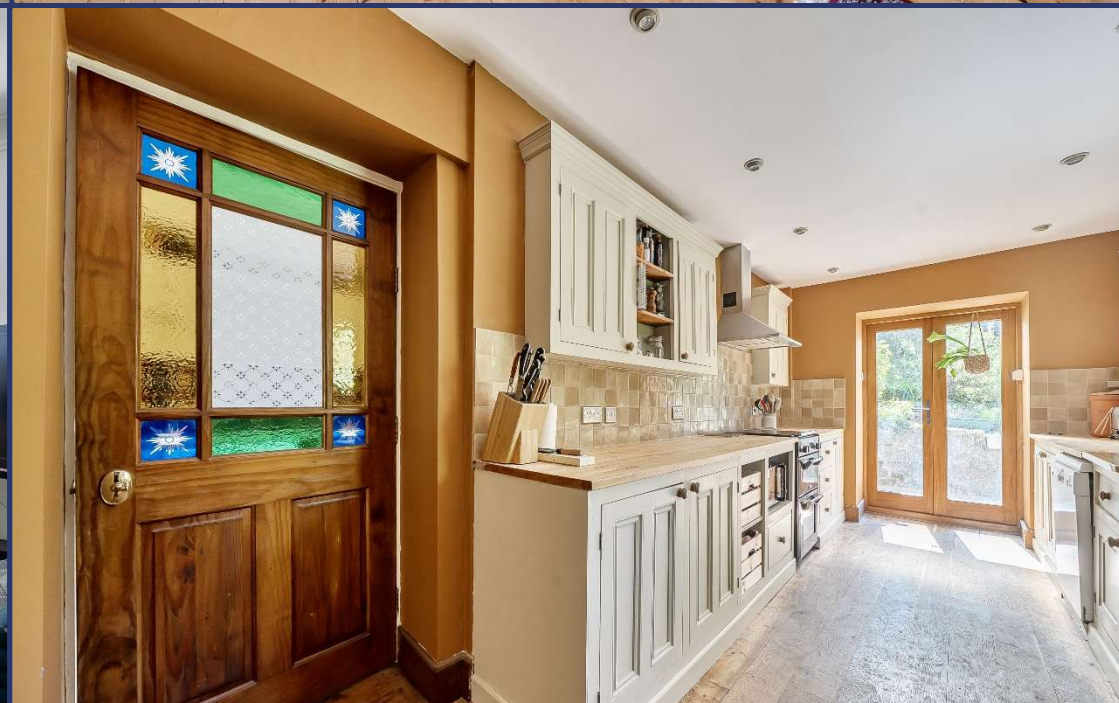
PLANS AND PARTICULARS

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WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.





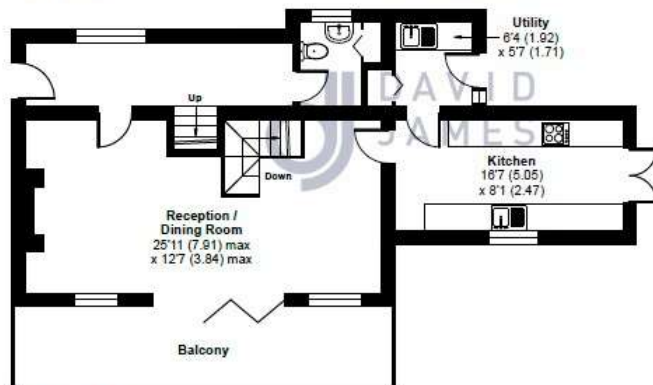
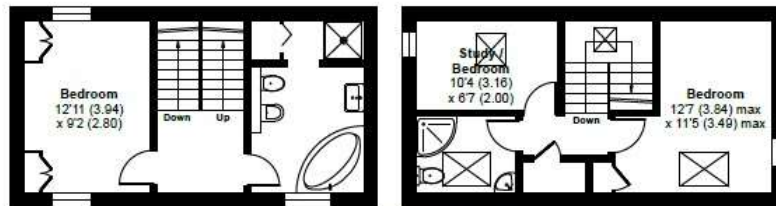




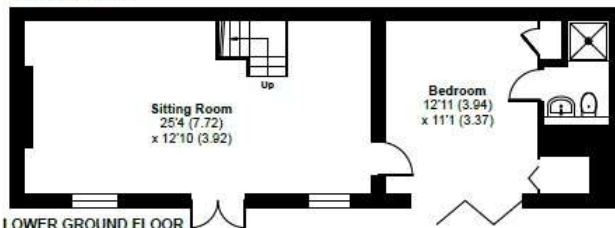
Lower Wye Valley Road, Lydney, GL15

Approximate Area = 1846 sq ft / 171.5 sq m

For identification only - Not to scale



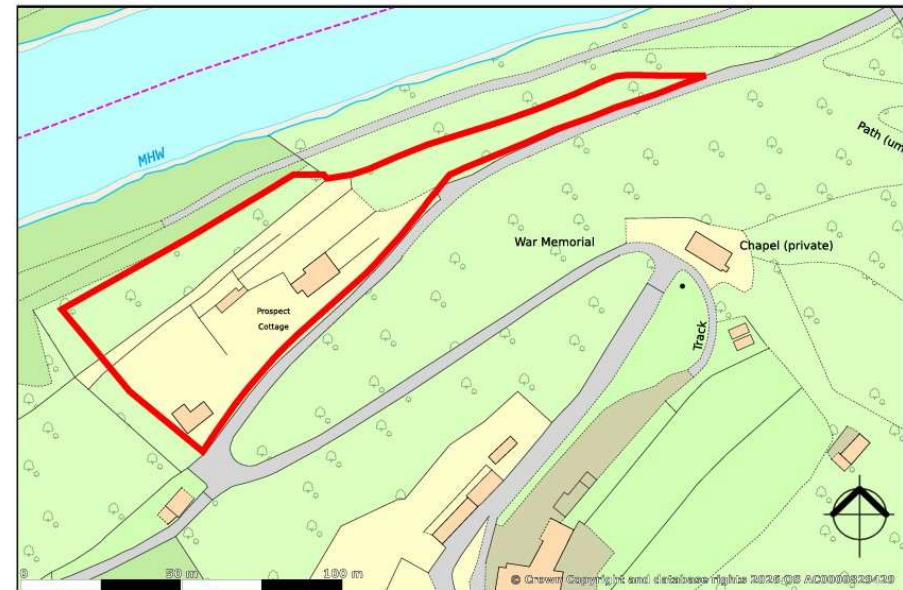
GROUND FLOOR



LOWER GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2025. Produced for David James. REF: 1451609

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Plotted Scale - 1:1,250