



**Kites Barn, Viney Hill**  
Lydney, Gloucestershire, GL15 4LT

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- Substantial and versatile barn conversion
- Separate studio
- Country kitchen/dining hall with electric Aga and breakfast bar
- Spacious lounge with wood-burning stove
- Utility room and cloakroom/WC
- First floor dual aspect sitting room with vaulted ceilings and views
- Three bedrooms, all en-suite
- Paddocks (approx. 4 acres), manège and gardens with 3 stables, tack room, open storage and double garage
- Particularly suited to those with equestrian or small holding interests
- Convenient location with access to Lydney and Chepstow plus easy A48 links to Gloucester, Cheltenham, Bristol and beyond

**Guide Price**  
**£775,000**

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## DESCRIPTION

This large and versatile converted barn is set within 4.8 acres. Originally converted in the 1980's it combines character, practicality and flexibility. The property provides adaptable accommodation suited to a variety of layouts, particularly suited to those looking for equestrian or small holding country living. The principal residence enjoys welcoming and characterful living space, centred around a country-style kitchen and dining hall alongside versatile reception areas including a spacious lounge with wood-burning stove and a further sitting room on the first floor. Well-proportioned bedroom accommodation is enhanced by vaulted ceilings, exposed features all with en-suite facilities. A particular feature of the property is the detached studio, offering excellent flexibility for dependent relatives, guest accommodation, home working or holiday let potential, subject to any necessary consents. Externally, the grounds provide lawned gardens, paddocks with manège, orchard, pond, vegetable garden and greenhouse, together with a stable block, double garage, extensive parking and useful outbuildings.

## SITUATION

Viney Hill is a charming Forest of Dean village, enjoying an enviable setting surrounded by beautiful woodland and open countryside. Offering a peaceful semi-rural lifestyle, the area is particularly well suited to those who enjoy outdoor activities, with an abundance of walking, cycling and nature trails close at hand. Whilst benefitting from its tranquil surroundings, the village remains conveniently positioned for access to nearby towns including Lydney and Chepstow, providing a range of everyday amenities, schooling and transport connections. The A48 is easily accessible, offering straightforward commuting links to Gloucester, Cheltenham, Bristol and the wider motorway network. The train station in Lydney is also just a short drive away and provides regular trains to Newport, Cardiff, Gloucester and Cheltenham.

## ACCOMMODATION

### Ground floor accommodation

Double doors enter into the welcoming open dining hallway which establishes the home's character and versatility, off which is the fully fitted kitchen with electric AGA and a lobby leading to a lounge with wood burner, useful understairs storage cupboard and a useful cloaks cupboard and cloakroom/WC incorporating wash hand basin and WC. The spacious lounge offers a warm and comfortable living environment, centred around a feature wood-burning stove

and overlooks the front aspect. This room also has the benefit of a versatile storage room which has in the past also been a bathroom so this living space could be repurposed as a fourth double ensuite bedroom.

The heart of the home is the country-style kitchen, thoughtfully designed with both practicality and character in mind, featuring an electric Aga, breakfast bar, integrated microwave, built-in dishwasher, sink unit and fully fitted cream units. Adjoining the kitchen is a practical utility area providing space for fridge/freezer, plumbing for a washing machine and a Belfast sink, with a door leading to side access.

### First floor accommodation

Stairs lead up from the Dining hall area to the first-floor landing and a well-proportioned dual aspect living space set centrally and across the width of the property and characterised by attractive beamed and vaulted ceilings, enhancing the sense of space and character and which enjoys far reaching views. Set either side of this living space are two double bedrooms. The principal bedroom suite comprises a generous double bedroom with fitted wardrobe and an en-suite bathroom fitted with bath, corner shower enclosure, vanity wash hand basin, WC and useful storage cupboards. The second double bedroom has a side aspect window, walk-in wardrobe and en-suite shower room fitted with corner shower enclosure, WC and pedestal wash hand basin. An inner hallway provides additional storage and houses the hot water tank.

### Second floor accommodation

A further staircase rises to the second-floor landing, providing access to a third bedroom which benefits from a useful storage cupboard. This bedroom is also full of character, enhanced by exposed timbers and exposed floorboards, creating an attractive blend of charm and individuality. It further benefits from an en-suite shower room fitted with shower enclosure, vanity wash hand basin and WC, offering comfortable and private accommodation ideal for guests, dependent relatives or older children.

## OUTSIDE

The property enjoys a generous and versatile outdoor setting suitable for equestrian enthusiasts and also offers smallholding potential. Approached through a wooden five bar gate into an extensive tarmac parking area and benefitting from a wooden double garage with power and lighting, together with

an adjoining open-fronted shed providing useful additional storage.

The grounds have been thoughtfully arranged to create a variety of outdoor spaces, including lawned gardens bordered by well-established shrubs and roses. The gardens include a rose garden with pergola, productive orchard with apple and cherry trees, vegetable garden, greenhouse and attractive pond, creating a wonderful outdoor environment suited to both recreation and self-sufficiency.

The land is divided into paddocks with a menage and a stable block comprising three substantial loose boxes and tack room.

### Studio accommodation

A valuable addition to the property is the self-contained studio, providing excellent flexibility for multi-generational living, guest accommodation, home working or holiday let potential, subject to any necessary consents. Entered via French doors to the front elevation, the accommodation includes a kitchen area fitted with breakfast bar, oven, electric hob and space for fridge, together with a comfortable lounge/bedroom area featuring exposed timbers and wood-burning stove, creating a charming characterful atmosphere. The annexe further benefits from gas central heating via LPG, two radiators and an independent ground floor shower room comprising corner shower enclosure, WC, wash hand basin and heated towel rail. A mezzanine level with Velux windows provides additional storage space.

### TENURE

We are informed the property is Freehold. Intended purchasers should make their own enquiries via their solicitors.

### SERVICES

The property benefits from mains water and electricity, septic tank drainage, electric heating throughout and solar panels, contributing to the home's efficiency and practicality.

Mains electricity on Economy 7.

EPC Rating: E

### PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

### 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.

### LOCAL AUTHORITY

Forest of Dean District Council. Council tax band E

### VIEWING

Strictly by appointment with the Agents: David James, Chepstow 01291 626775







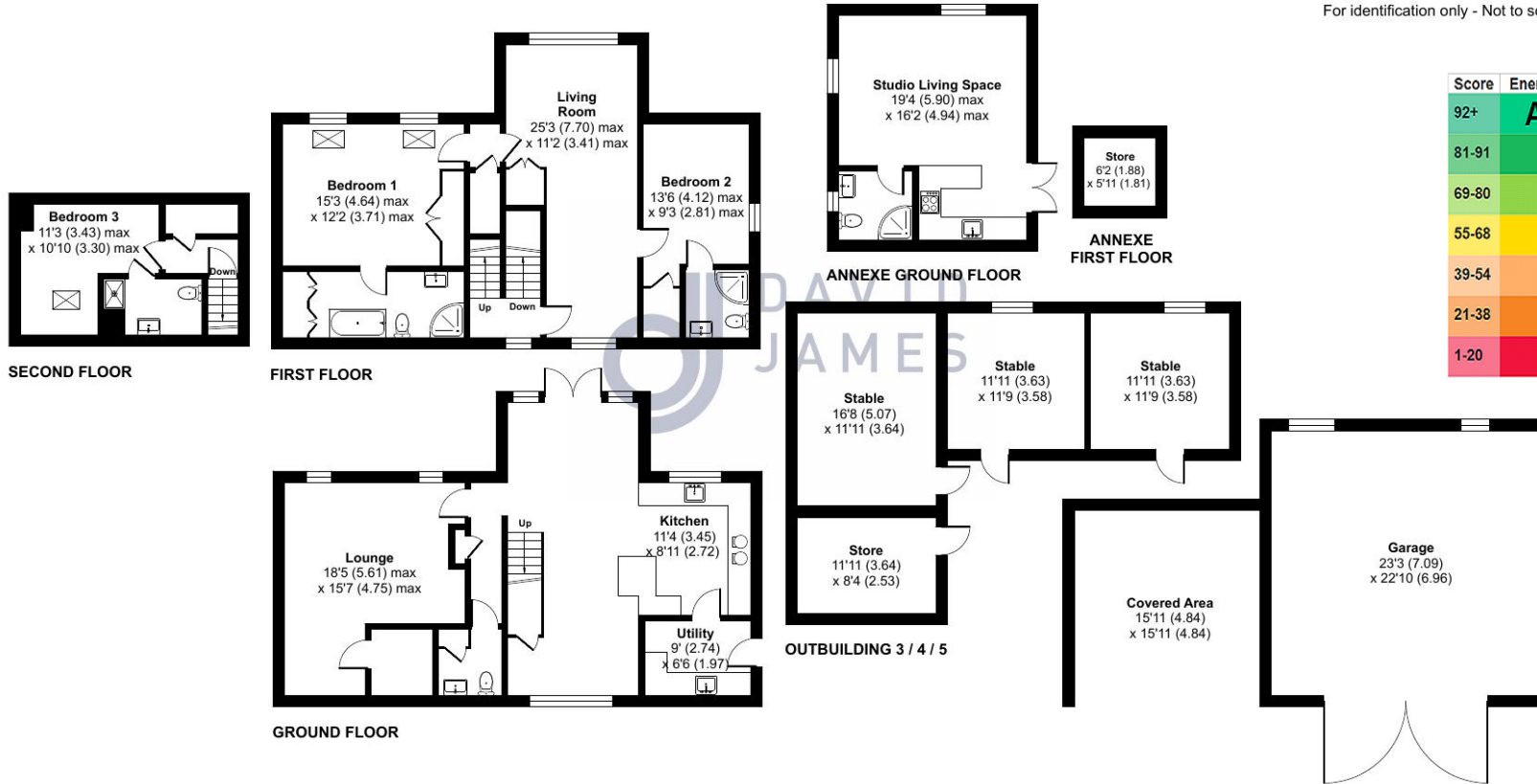




### Kites Barn, Viney Hill, Lydney, GL15

Approximate Area = 1843 sq ft / 171.2 sq m (excludes covered area)  
 Annexe = 351 sq ft / 32.6 sq m  
 Garage = 531 sq ft / 49.3 sq m  
 Outbuildings = 584 sq ft / 54.3 sq m  
 Total = 3309 sq ft / 307.4 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for David James. REF: 1465184