



PENTWYN

Coldharbour, St Briavels, GL15 6SD



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- An Impressive Detached Period Property
- Set in Grounds of Approx. 4.99 Acres
- Large Kitchen / Dining / Living Room
- Potential Flexible Living Accommodation
- Five Double Bedrooms, Two with Ensuites
- Extensive Gardens, Outbuildings and Paddock
- Private Driveway with a Double Garage and Extensive Parking
- Outskirts of Sought-After Village Location
- Excellent Access to Major Road Networks

Guide Price

£1,200,000

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DESCRIPTION

A substantial and attractive period home set within approximately 4.99 acres, thoughtfully extended to provide versatile contemporary living while retaining an abundance of original character and charm. Pentwyn offers flexible accommodation centred around a spacious open plan kitchen/dining/living area, ideal for modern family life and entertaining. This superb space opens directly onto a generous patio area and mature gardens. Further accommodation includes a characterful sitting room, study and five double bedrooms, two of which benefit from ensuite shower rooms. Outside, the idyllic gardens and grounds have been thoughtfully designed to create a variety of outdoor entertaining areas, with several vegetable plots, a productive orchard, an adjoining paddock.

SITUATION

Set in an idyllic rural location of Coldharbour, nestled between Brockweir and St Briavels. The village of St Briavels enjoys a school, doctors' surgery, church, shop, pub and village hall. Brockweir boasts a popular village hall and community pub. The surrounding area has an abundance of picturesque local walks. Monmouth is 12 miles away and Chepstow 7 miles and offers easy access to the M48 and A40 allowing access to Bristol, London, Newport and Cardiff. The nearby town of Monmouth provides a comprehensive range of amenities with excellent Senior Schools including Haberdashers' Monmouth Schools for Boys and Girls and Monmouth Comprehensive School, as well as a broad range of shops, restaurants, leisure centre and sporting facilities.

ACCOMMODATION

Entering through a stable door into a spacious ENTRANCE HALLWAY enjoying slate flooring and a window to the front garden. A door opens to a DOWNSTAIRS CLOAKROOM, with a lavatory, wash hand basin and space for storage. From the entrance hallway a door leads into a KITCHEN / DINING / LIVING ROOM with travertine limestone flooring. This light and spacious room benefits from bi-fold doors opening to a large rear patio and garden. Two Velux windows. The modern KITCHEN comprises cream wooden wall and floor cupboards with granite worktops and a central island in sage green with a wooden work top, offering further storage and a breakfast bar. An electric Rangemaster cooker with gas hob has an extractor fan over. There is an integrated dishwasher and space for a fridge / freezer. A door opens to a useful, large walk-in PANTRY enjoying a continuation of the cupboards and

worktop along side shelved storage. The UTILITY ROOM has a stable door leading to front garden, a sink and space and plumbing for a washing machine. The kitchen opens out to a large DINING / LIVING AREA enjoying views of the rear garden, also benefiting from a wood burning stove. Bi-fold doors open to a large patio area, allowing seamless integration between the interior and exterior spaces. From the dining area a door opens to an INNER HALLWAY, leading on to the STUDY / RECEPTION ROOM, this light room enjoys French doors opening to the rear garden and wooden door leading to the entrance hallway. The spacious SITTING ROOM enjoys views across the front garden and has a wood burning stove surrounded by a stone fireplace. Glazed doors lead to the study, and a further door opens to the entrance hallway.

FIRST FLOOR

From the inner hallway, a staircase leads up to a light landing area with a large Velux window. There is a useful airing cupboard. A light and spacious double BEDROOM enjoys two fitted double wardrobes and views across the rear garden and beyond. A further generously sized double BEDROOM enjoys views across the front garden and orchard. This room benefits from an ENSUITE BATHROOM comprising a bath, lavatory, shower cubicle with rain head shower, wash hand basin with vanity unit and a heated towel rail. This bathroom can also be accessed from the landing. A further generous and light double BEDROOM enjoys dual aspect far-reaching views across the rear garden. The fifth BEDROOM is a double room overlooking the front garden. The MASTER BEDROOM enjoys two Velux windows, a window to the side of the property and fitted under eaves storage. There is a laundry hatch to the utility room. An ENSUITE SHOWERROOM comprises a large shower with rain head fitting, a wash hand basin, vanity unit, storage cupboard, lavatory and a Velux window.

OUTSIDE

The entrance to the property opens into a large hard standing parking and turning area in front of the DETACHED STONE BUILT DOUBLE GARAGE which has the benefit of power and light and a staircase up to a room above with a window. This building has the potential as further accommodation/office/gym etc subject to the necessary planning permissions. A five-bar gate and pedestrian gate opens to a gravelled area to the front of the house with an attractive stone well. with raised beds, gravelled paths and a wood potting shed.

At the rear of the house bi-fold doors open to an expansive paved terrace, ideal for entertaining or just enjoying with a covered entertaining area with a wood burner and pizza bar with a vintage caravan converted to a stylish fully equipped bar. The gardens extend around the house including laurel arched hedging leading to the front gate and lane and adjoining this a vegetable garden To the front of the house are the more formal gardens with roses and mature trees leading to a polytunnel. Beyond this is a paddock with a boundary stone wall running along the side of the lane. The garden at the rear of the house has a small collection of specimen trees leading round to the rear of the house. A further gate opens to a level pasture field extending to. Both the gardens and land are ideal for keen gardeners, equestrian and livestock purposes or for families to enjoy.

GENERAL

- Mains Water
- Mains Electricity
- Private Drainage – Septic Tank
- Air-Source Heat Pumps
- Calor Gas for Hob
- Solar Panels
- Double Glazing Throughout
- Electric Vehicle Charging Point Available
- Underfloor Heating in the Kitchen/Dining Space

EPC

Band C

LOCAL AUTHORITY

Forest of Dean District Council

VIEWING

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

OFFERS IN THE REGION OF
£1,200,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.









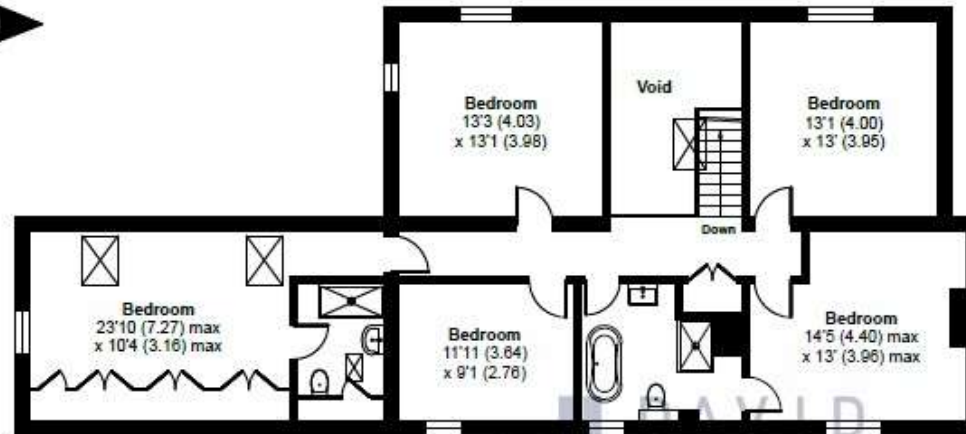
Pentwyn, Coldharbour, St. Briavels, Lydney, GL15

Approximate Area = 2774 sq ft / 257.7 sq m (excludes void)

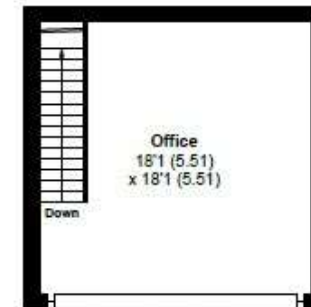
Garage = 654 sq ft / 60.8 sq m

Total = 3428 sq ft / 318.5 sq m

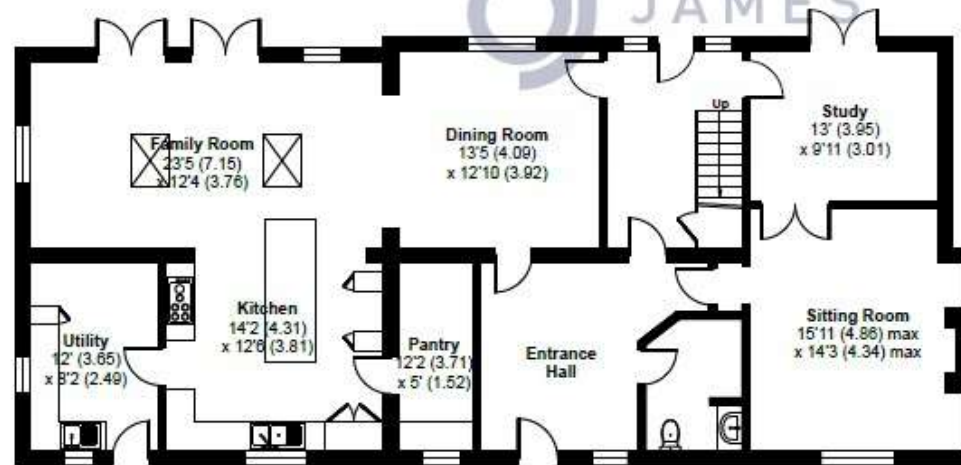
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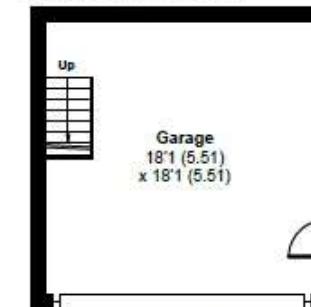
FIRST FLOOR



GARAGE FIRST FLOOR



GROUND FLOOR



GARAGE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for David James. REF: 1482224