



Priors Lodge
Parawell Lane, Bream, Lydney, GL15 6EX

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Code 5311

Priors Lodge Parawell Lane, Bream, Lydney, GL15 6EX

Bruton Knowles

Olympus House, Olympus Park, Quedgeley,
Gloucester, GL2 4LY

01452 880000

A rare opportunity to acquire a Grade II Listed Georgian Country House in a unique private setting

The sale of Priors Lodge is a wonderful opportunity to acquire a stunning Grade II Listed Country House situated in a secluded rural position and set in extensive picturesque grounds including a lake and private tree-lined driveway.



The property would make a superb family home or be suitable for a number of alternative uses such as a boutique hotel, wedding venue or leisure facility subject to gaining appropriate planning consent. The property is in need of refurbishment and modernisation, providing an ideal opportunity for those wishing to put their own stamp on the house and make something really special.

Approximate distances

Bream 1.4 miles
Gloucester 25 miles
Bristol 27 miles
Bristol Parkway 22 miles
Cardiff 40 miles
London 134 miles

LOCATION

Priors Lodge is located to the south of Bream, a village in the Forest of Dean District of Gloucestershire. It is also 2.4 miles from Aylburton. The property has excellent network links via the A48, connecting Gloucester and Chepstow. Wider transport links can be accessed via the M4 at Chepstow which connects South Wales with the south west of England, making the property perfect for anyone commuting to Bristol or Cardiff. The railway station at Chepstow provides access to Bristol Parkway, from which there is a travel time of 1h 15 mins to London.



DESCRIPTION

Priors Lodge is a detached six bedroom Grade II Listed Georgian property with a tile roof. The house retains an array of character features, including open fireplaces, large sash windows and geometrically proportioned rooms. The property is situated in a secluded rural location, but close to Bream and Lydney. It is set well back from the country road down a long private tree lined

driveway, and is surrounded by extensive gardens, pasture and woodland including a beautiful lake.

THE HOUSE

The detached Georgian house currently benefits from six bedrooms, however there is scope for a further three within the existing layout. The accommodation is arranged over four floors. The lower ground floor briefly comprises; a cellar, three store rooms, a boiler room, and wood/coal store. Several of these rooms benefit from full size sash windows so would be suitable for other uses such as additional reception rooms. The ground floor includes a large entrance hall, kitchen, drawing room, dining room and third reception room. On the first floor are six bedrooms and three bathrooms together with a withdrawing room (museum room) which could be converted to another bedroom. There are two very spacious attic rooms which would also be appropriate for conversion to further bedrooms.



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OUTSIDE

The property benefits from attached traditional stone under tile garden store, workshop and potting shed to the rear of the property set in a small enclosed yard area. There is also a block of five garages.



The house and outbuildings are sit within large lawned gardens with mature planting including magnificent rhododendrons and an uncultivated walled garden. Beyond this is parkland comprising of pasture land interspersed with mature trees and leading down to the picturesque lake with boat store. The lake has been used for fishing in the past, but is not currently stocked. Access to the property is down a charming private tree-lined driveway.

LAND

The land in total amounts to approximately 49.47 acres (20.12 Ha). It is split into two sections: the house, gardens, parkland and lake extending to approximately 30.32 acres (12.27 Ha) and the pasture land to the north of the house approximately 19.15 acres (7.75 Ha).

The agricultural land consists of gently sloping Grade 3 permanent pasture land that lies over freely draining slightly acid and loamy soils. It is currently used for the grazing of livestock and is bounded by a mixture of mature hedge and stock fencing.



SERVICES

It is understood that water and electricity are received by mains supply with drainage to a private system. Heating and hot water are via an oil-fired boiler. Prospective purchasers are, however advised to make their own enquiries.

There is an old wheelhouse in the stream that feeds the lake, that was previously used to provide the property with a private water supply. There is scope to renew this private supply and for small scale hydroelectricity generation.

The infrastructure for ultrafast broadband has been laid in the road at the top of the driveway, so purchasers would have the opportunity to acquire a connection.

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BASIC PAYMENT SCHEME

The land is registered with the Rural Payments Agency (RPA). The vendor will retain the 2022 claim. The sale does not include any entitlements. These will be available at market value should a purchaser require.

RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

The sale is subject to all rights of way, water, light, drainage and other easements, quasi-easements and wayleaves and all other like rights, whether mentioned in these particulars or not. There is a public footpath running through the woodland at the southern end of the property.

ACCESS

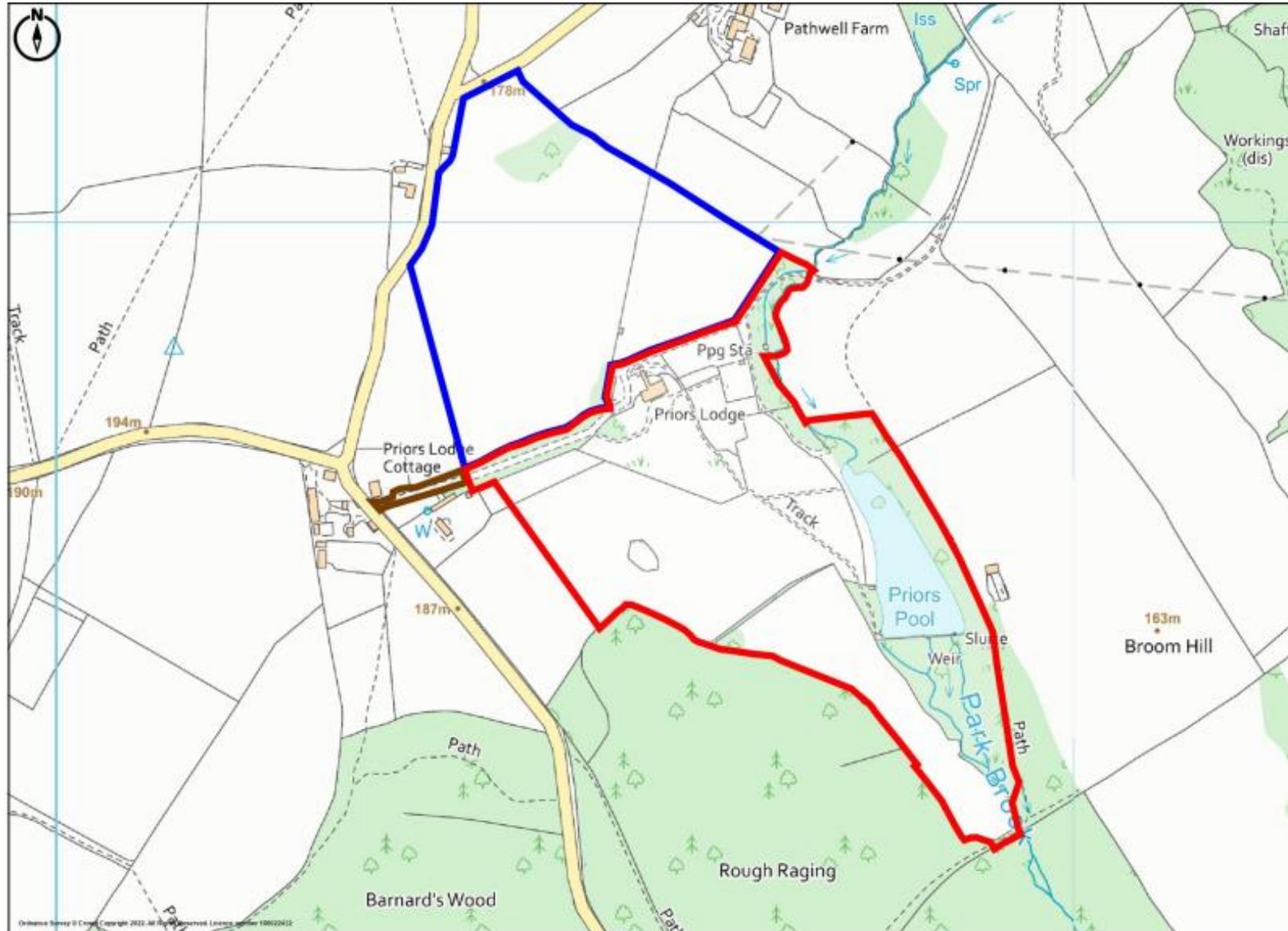
The property is accessed from the public highway along a private driveway. A small section of the driveway will be retained by the vendors to provide access to the adjacent properties, Priors Lodge Cottage and Priors Lodge Barns. A full right of access at all times and for all purposes along the retained section will be granted to the purchaser as part of the sale.



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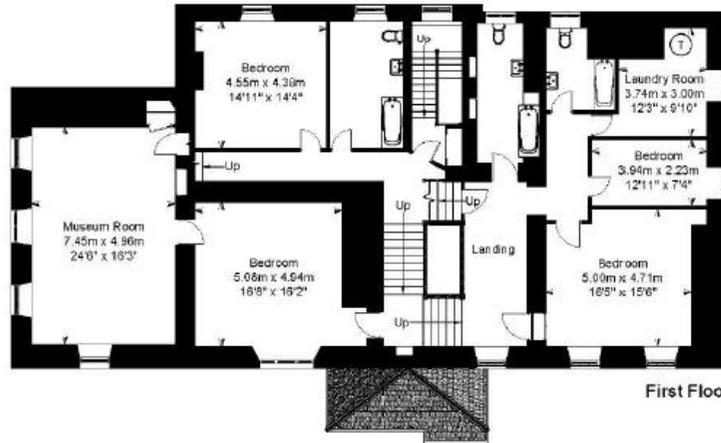
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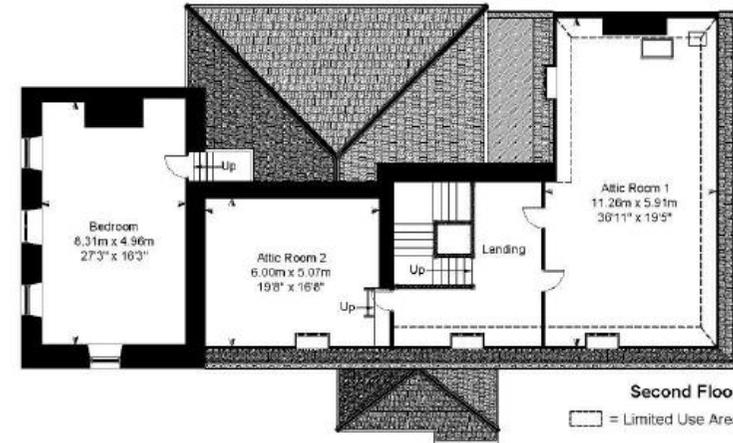
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House Approximate IPMS2 Floor Area	945 sq metres / 6643 sq feet
Cellar	191 sq metres / 2060 sq feet
Garage Block	133 sq metres / 1431 sq feet
Potting Shed / Workshop / Garden Store	38 sq metres / 409 sq feet
Total	1007 sq metres / 10639 sq feet
(Includes Limited Use Area)	(20 sq metres / 215 sq feet)

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Job No SP2062
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard
Outbuildings
Not Shown In Actual Location Or Orientation

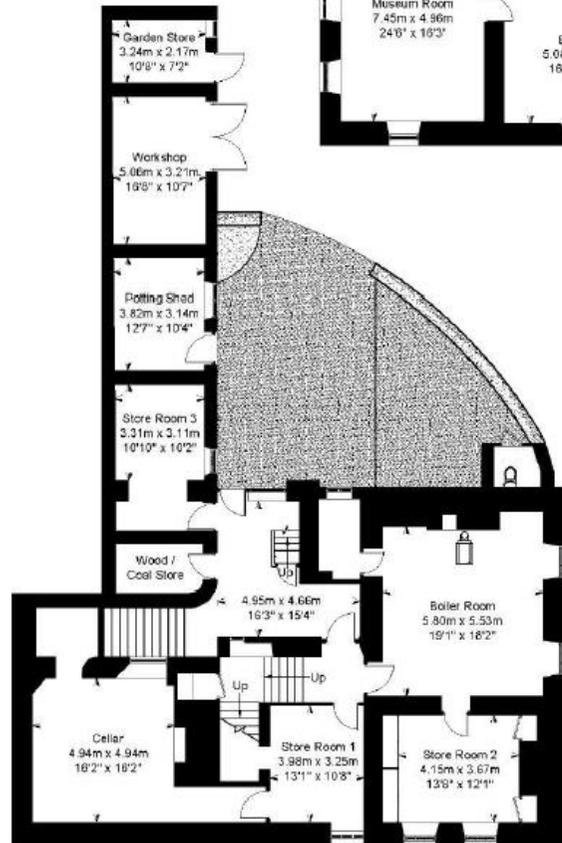


First Floor

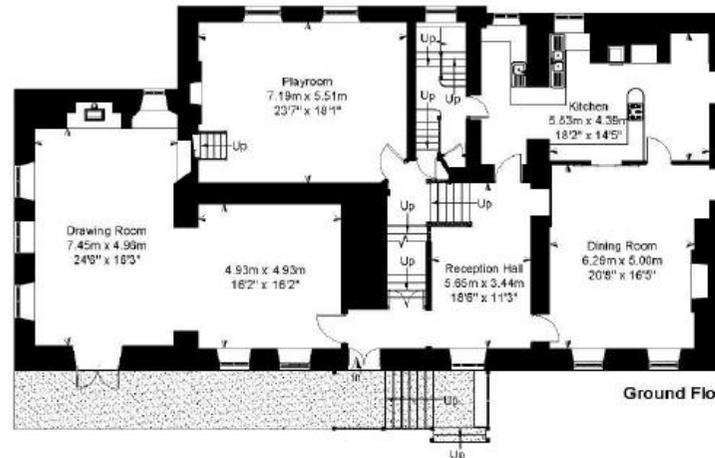


Second Floor

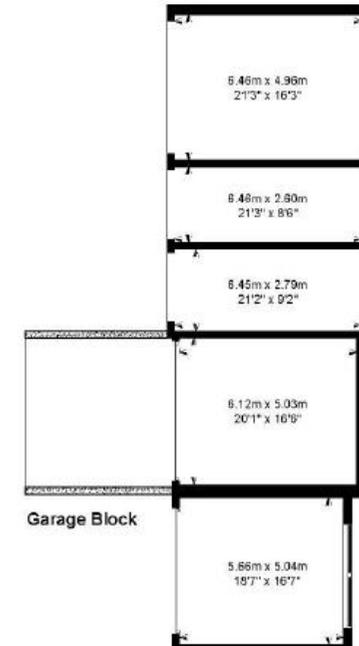
□ = Limited Use Area



Lower Ground Floor



Ground Floor



Garage Block

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INSURANCE

As from the date of completion the property will be at the sole risk of the purchasers who should affect their own insurance.

INGOING VALUATION

There will be no ingoing valuation and no deductions or set-off howsoever arising will be allowed.

TENURE AND POSSESSION

The property is for sale freehold and with vacant possession upon completion.

STEWARDSHIP

The land is not part of any Environmental Stewardship Scheme.

SPORTING RIGHTS

All sporting rights are in hand and will be included as part of the sale.

COUNCIL TAX

We understand that the property has been placed in Band G.

LOCAL AUTHORITY

Forest of Dean District Council—01594 810 000

SALE PLAN AND BOUNDARIES

The boundaries are assumed to be correct. The sale plan, photographs, building plan and ordnance survey extract have been provided for identification purposes only and no guarantee or warranty as to their accuracy is given or implied. Any scales are approximate.

LEGAL FEES

Each party is held responsible for the legal fees associated with the sale of the subject property.

LOTING

The property is offered for sale as a whole or in two Lots: Lot 1 (outlined in red on the attached plan) comprising 30.32 acres and includes the country house, outbuildings, gardens and lake; Lot 2 (outlined in blue on the attached plan) comprises 19.15 acres of pasture land.

OFFERS

The property is for sale by Private Treaty as a whole. All offers should be submitted in writing via email or addressed to:

FAO Ellie McDowell or Archie Stray at Bruton Knowles, Olympus House, Olympus Park, Quedgeley, Gloucester, GL2 4NF

VIEWINGS

All viewings are strictly by arrangement through the sole selling agents, Bruton Knowles. Please also note that viewings will be conducted in line with the latest Covid-19 government guidance, which will be provided at the time of viewing.

Ellie McDowell

ellie.mcdowell@brutonknowles.co.uk

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Archie Stray

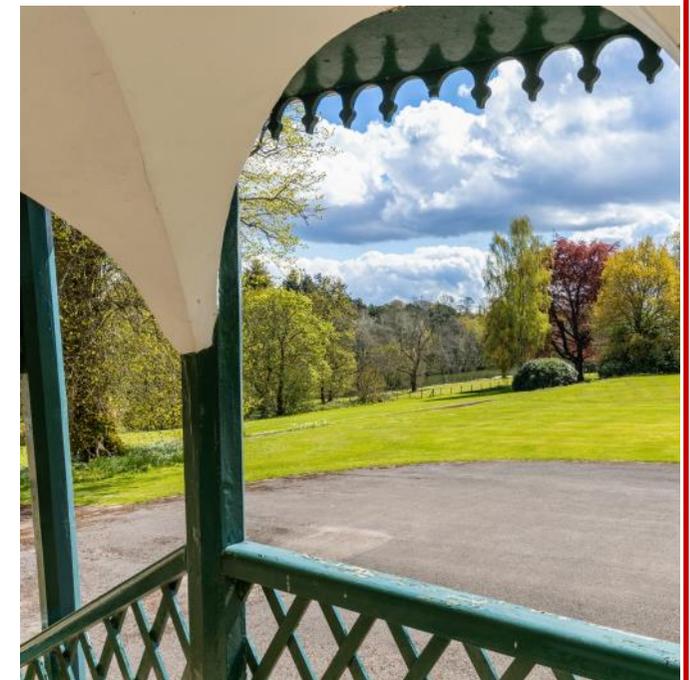
archie.stray@brutonknowles.co.uk

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AGENT'S NOTE

Subject to Contact & availability: These particulars are intended as a general guide only and do not constitute any part of an offer or contract.

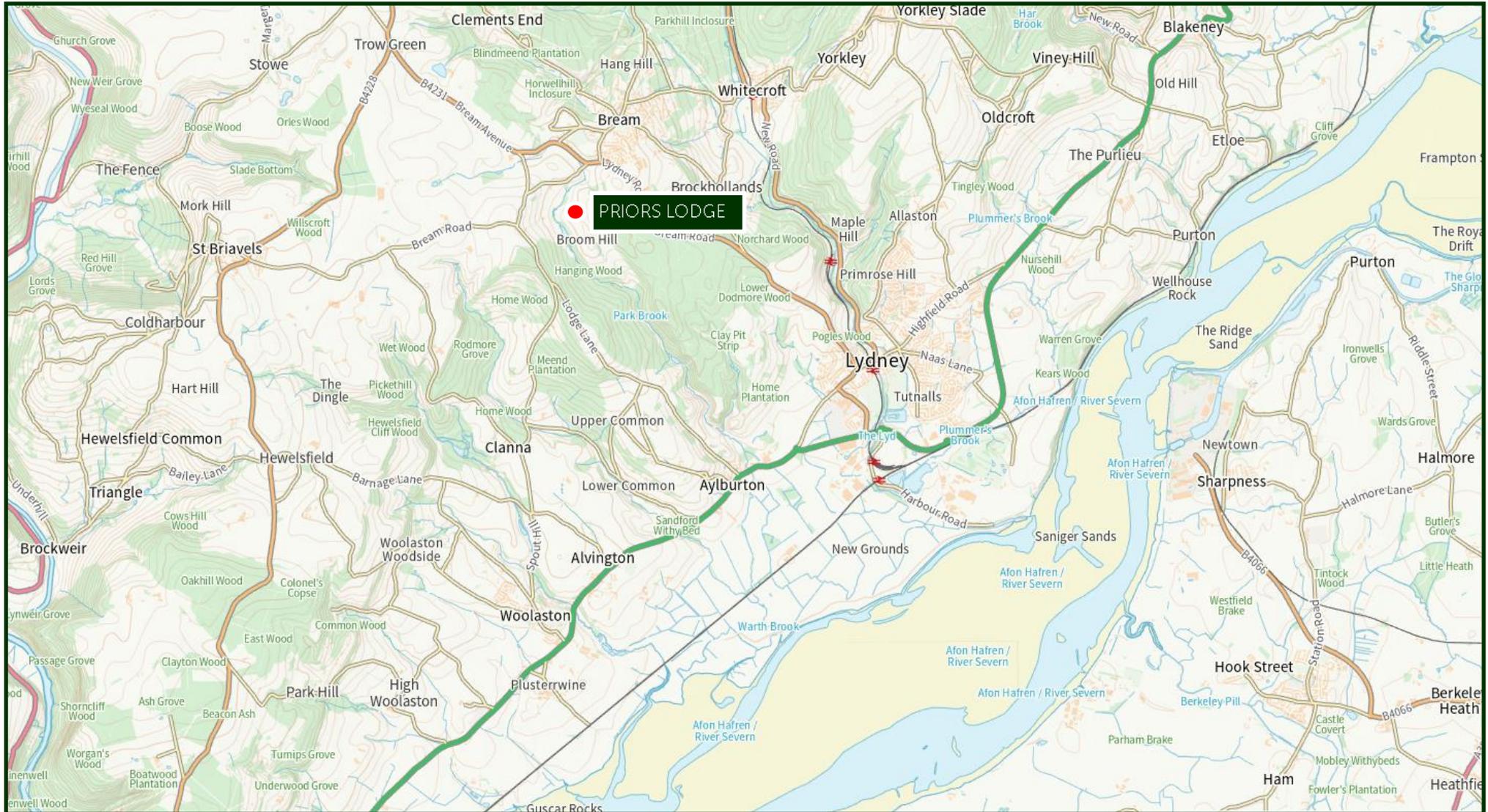
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Regulatory

Customer Due Diligence Checks. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided

