



## SITUATION

Chepstow 4.5 miles, Lydney 4.5 miles, Ross-on-Wye 19.5 miles, Monmouth 15 miles, Hereford 18 Miles, Gloucester 25 Miles, Bristol 22 miles.

**Road Links** Chepstow M48 5.5 miles.

**Trains** Lydney, Gloucester or Chepstow

**International Airports** Bristol 34.5 miles, Birmingham Airport 84.5 miles and Cardiff 52 miles.

**Clapp-Y-Atts** occupies an idyllic semi-rural yet accessible location in the village of Stroath, located close to both Chepstow and Lydney. The area offers a sought-after rural quality of life combined with good road links to the rest of the country. Being well situated for both the M48 and M5, which provides good access to South Wales, Bristol and the West Country or Birmingham and the North.

- Master bedroom with ensuite, plus 2 further bedrooms, one with ensuite
- Kitchen/breakfast room, Living room, Sitting room, Dining room.
- Hallway, cloakroom, Study (4th bedroom) 2 family bathrooms.
- Range of 3 Withington timber stables with tack room
- Arena 20m x 40m by Witham Vale Arenas, Claydon Horse Walker
- Double garage with services, offering planning potential for Annexe
- Solar Panels with 19kW storage batteries and Pod Point Electric Car Charger
- New Double Glazed Windows and 3 Exterior doors
- Registered Smallholding
- Available as whole or in 2 Lots.

Gardens and Grounds to about 3.3 Acres

**Education** Primary Schools are Woolaston, Lydney Church of England, Tutshill Church of England or Aylburton Church of England with Secondary Schools in Chepstow, Lydney and Monmouth. There is an excellent selection of private schools in the area including Haberdashers Monmouth, Kings Gloucester, Cheltenham College and Hereford Cathedral School. For independent schools see [www.isc.co.uk](http://www.isc.co.uk) and for state school information and for state schools see [www.mylowschool.gloucestershire.co.uk](http://www.mylowschool.gloucestershire.co.uk).

**Local, Sporting & Recreational** The village of Stroath offers a well-stocked Farm Shop and a variety of small businesses. The nearby village of Woolaston offers a public house with Gurkha Restaurant and a further public house in the centre of the village, with convenience store with sub-post office. More comprehensive shopping, cultural facilities can be found in Chepstow, Lydney, Monmouth, Gloucester and Bristol.

The surrounding area provides a wealth of sporting and recreational opportunities, particularly in The Royal Forest of Dean which is renowned for its natural beauty. Excellent walking and cycling opportunities abound from the property with excellent out-riding. The region is renowned for its strong equestrian industry, and the property is well located for many competition centres. Hartpury College competition centre, David Broome's Centre, Severn Vale Equestrian Centre, Bromyard Equestrian, Aberhall Equestrian, Prestige and Hunters Equestrian. Horseracing is at Cheltenham, Chepstow, Hereford, Ludlow and Worcester. Local hunts include Cotswold Vale Farmers and the Monmouth and Curre combined.

## Clapp-Y-Atts House, Stroath, Chepstow, NP16

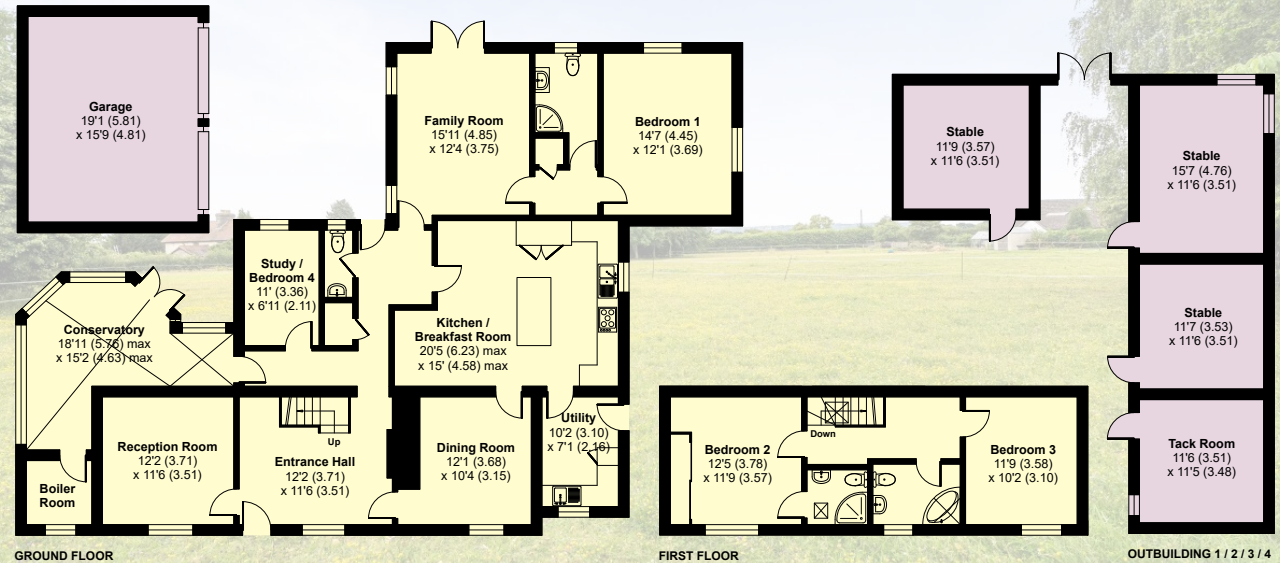
Approximate Area = 2284 sq ft / 212.2 sq m

Garage = 301 sq ft / 28 sq m

Outbuilding = 579 sq ft / 53.7 sq m

Total = 3164 sq ft / 293.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Fox Grant. REF:1481314



## CLAPP-Y-ATTS HOUSE

is a spacious four-bedroom detached stone cottage enjoying a semi-rural location with views over the Severn Estuary. The original part of the cottage is believed to date back to the early nineteenth century, with a single storey extension added in the 1990's.

Enter the property via spacious reception hall, currently used for office with doors leading off to the principal rooms and stairs to first floor. The lounge with feature fireplace and dining room both enjoy front aspect of house. To the rear of the property is the spacious kitchen/breakfast room with Rangemaster Hi-Lite with extractor fan, wall and base level units, sink unit, island unit with worktop space and integrated wine rack, access through to dining room and utility. The living room to the rear enjoys a garden aspect with door through to bedroom with shower room and wc. An inner hall leads to the fourth bedroom/study, the conservatory with patio doors to outside, door leads from here into the boiler room. There are also useful storage cupboard and cloakroom.

## OUTSIDE

The entrance to the property is on to a driveway, which leads to the rear of the property where there is parking for several vehicles. The gardens are mainly laid to lawn, and surround the house on three sides, with variety of mature shrubs, and flower borders. There is detached double garage with carport at the far end of garden, which subject to planning is lending itself for annexe/studio. There is also a well in the garden (with safety grid over), greenhouse and garden shed. To the far side of the garden is an orchard with a variety of apple, greengage and plum trees.

To the rear and with vehicular access via the lane is the wooden stable block comprising three stables and a tack room, with potential for fourth stable. Just beyond the stable yard is metal shed used for feed room. The floodlit arena (40m x 20m) and a four-bay horse walker are both located beyond the stables, with the land divided currently into three paddocks, there is water supply in two places. Subject to planning the land could be utilised for Glamping.

**Available as whole or in 2 lots. Lot 1** House with garages and garden.  
**Lot 2** Stables, arena, horse walker with about 3 acres.

## AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

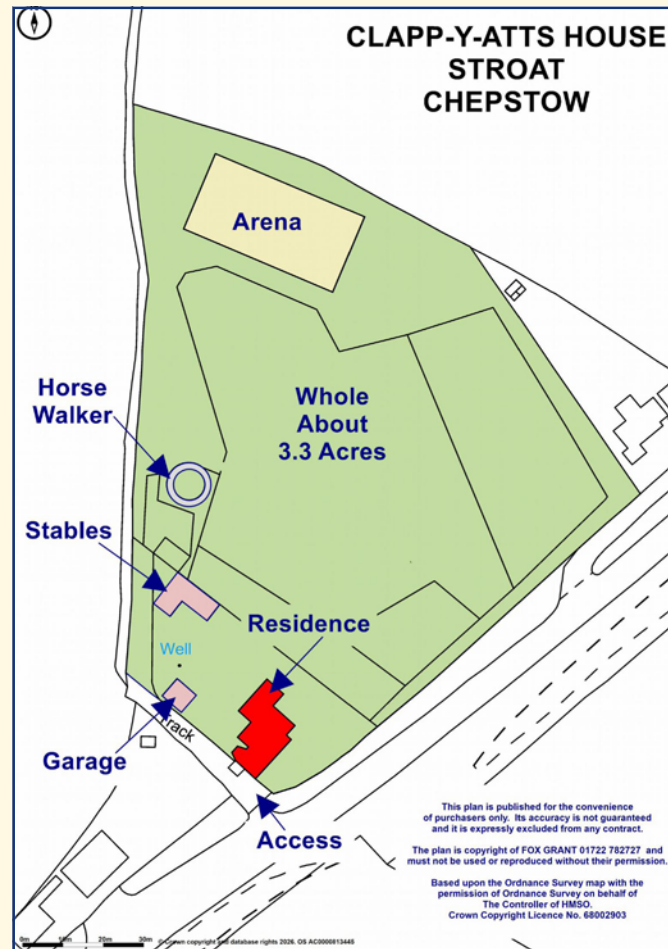
**Services:** Mains electricity and water, private drainage, oil fired central heating. There is fast fibre to the property. Solar panels. Solar domestic hot water heating system.

**Important information re Solar Panels:** Solar Panels installed 2023: 2026 Generation Export Total (1 January to 30 June inc) 1,975 kWh - 18 x 435W Panels, 1 x 5kW GivEnergy Hybrid Inverter/Charger with WIFI Monitoring, 2 x 9.5 kW GivEnergy Batteries, 18 x Tigo Optimisers. The Pod Point Electric Vehicle Charger was installed and commissioned in March 2020.

**Local Authority:** Forest of Dean Council. Tel: 01594 810000

**Council Tax:** Band D. £2395.24

**Fixtures & Fittings:** Unless mentioned specifically by separate negotiation.



## VIEWINGS

Strictly by appointment 01432 367802  
or email [liz@foxgrant.com](mailto:liz@foxgrant.com)

[foxgrant.com](http://foxgrant.com)



Liz Langford

# Fox Grant

## CLAPP-Y-ATTS HOUSE NP16 7LT

## DIRECTIONS

Postcode: NP16 7LT

From Chepstow head northeast on the A48 for Gloucester, proceed along this road for approximately 4.5 miles and the property will be located on the left-hand side.

WHAT3WORDS ///filled.nightcap.basket

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COUNTRY  
& VILLAGE

FARMS, LAND &  
SMALLHOLDINGS

TRUSTPILOT  
★★★★★

EQUESTRIAN  
SPECIALISTS

TOURISM  
& LEISURE