

Boughcliff House Gloucestershire NP16





A 20th century Country House commanding spectacular views over the Severn Estuary and the Wye River in 2.78 acres of stunning Victorian designed gardens and grounds.

Chepstow 4 miles, Bristol 20 miles, Monmouth 16 miles, Bristol Parkway Rail Station (London Paddington) 15 miles, Bristol Airport 28 miles, M48/Severn Bridge 5 miles, Cribbs Causeway Regional Shopping Centre 15 miles (all distances are approximate).

Local Authority: Gloucester City Council
01452 396 396

Services: Mains water and electricity connected. Oil fired central heating. Private drainage. New boiler installed 2015. Double glazed windows.



Boughcliff House

Boughcliff House is situated in an elevated setting about 4 miles north of Chepstow in the hamlet of Tidenham, at the southern tip of the Forest of Dean. It is in an area designated as Outstanding Natural Beauty. The house and grounds command spectacular views to the south over the Severn Estuary and to the west, over the River Wye and valley.





The stunning Victorian grounds were designed and planted in the years following 1866 when the land was purchased. Boughcliff House was subsequently built in the stunning grounds between 1910/1920 and extended in later years. The character of the house follows the style of the Arts and Crafts era. The present owners purchased the property in 2003 and have since laid a new solid oak floor in the reception hall, and installed a purpose designed solid oak painted Harvey Jones dresser in the kitchen/breakfast room. Many features appropriate to the period have been retained and the interior has a warm and friendly atmosphere. There are exposed ceiling joists, polished wood window sills, dado and picture rails, solid oak and painted fire surrounds, and mahogany panelled doors with brass furniture. All rooms are light, have a comfortable ceiling height, and take advantage of the panoramic views over its gardens and grounds.



The reception hall has a gallery landing. The study has an open fire and a French door opens to the west. The kitchen/breakfast room, which overlooks the Wye Valley, is fitted with a range of solid wood units and an island unit, double oven and hob, leading into the utility room off which is the downstairs W/C. Off the inner hall, the striking dining room has a magnificent inglenook fireplace with a polished oak surround, chimney breast with open fire and a window either side, and a pitch pine floor. The room leads into, and is open plan with, a square bay south facing conservatory overlooking the Estuary. A French door opens to the terrace. The sitting room is a most comfortable and elegant well proportioned room with an open fireplace and white painted ornate fire surround. A bay window overlooks the Estuary.



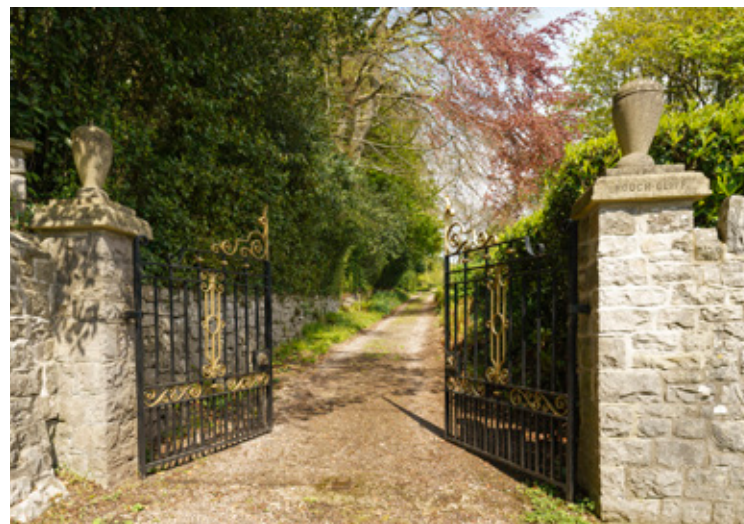
The first floor also takes advantage of the extensive views. The principal bedroom has an en-suite bathroom and dressing room. There are three further bedrooms, two of which open onto the south facing Wisteria clad balcony. One of the bedrooms could easily reinstate into two, with the original door existing to the landing. There is a further bathroom and separate w.c.

Outside

The gardens and grounds are an absolute delight and it is rare indeed to see a mature beautifully designed and planted Victorian garden. Designed by the eminent Victorian architect, artist, writer and explorer, Edward Falkener, they take advantage of its elevated setting, and commanding views.

The approach to Boughcliff is over an in and out drive with one of the two entrances having the impressive original Victorian ornate gates. The drive continues to the east passing the grounds leading to a detached garage with wood store. The drive continues past the house to a further small garage/workshop with adjoining studio. There is additional gravelled parking area at a lower level in front of the house.

Around the grounds are a superb variety of park-like trees and include Monkey Puzzle, Wellingtonia, Irish Yew, Lime, Maple, Tulip, Turkey Oak, Lebanon Cedar, Sycamore, Cherry, Chestnut, Maple, Willow, Oak, Atlas Cedar, Magnolia, Irish Yew, Fern-leaved Beech Tree and and Laural.





The gardens and grounds lie principally in front of the house, facing south, with a panoramic view over the Severn Estuary. With the clever design of topiary hedgerows, gravel and flagstone paths, dry stone walls interspersing the grounds and levels, the gardens appear designed as 'rooms'. Along the western boundary, which overlooks a horseshoe bend in the River Wye and the Wye Valley, is a unique dome shaped Victorian brick built Eyrie with semi circular stone seats and balcony constructed of five stone panels of differing designs, strategically positioned to capture the unrivalled view. An attractive timber built summer house lies to the south west of the house overlooking the gardens.

There are level lawns in front of the house with the main level lower lawn approached over a central stone path leading to two pairs of stone steps, which split down to the lawn. The large lawn, supported by a superb dry stone wall faces south and west and is ideal for use as a tennis court, croquet lawn, and entertaining. It is overlooked by a flagstone terrace and deep shaped borders well planted with many flowering shrubs and plants.

Lying to the south west of the house is a Victorian brick built, mostly walled, kitchen garden with lawn and fruit trees including Pear, Plum, Cherry and Apple.

In all the property extends to about 2.78 acres.

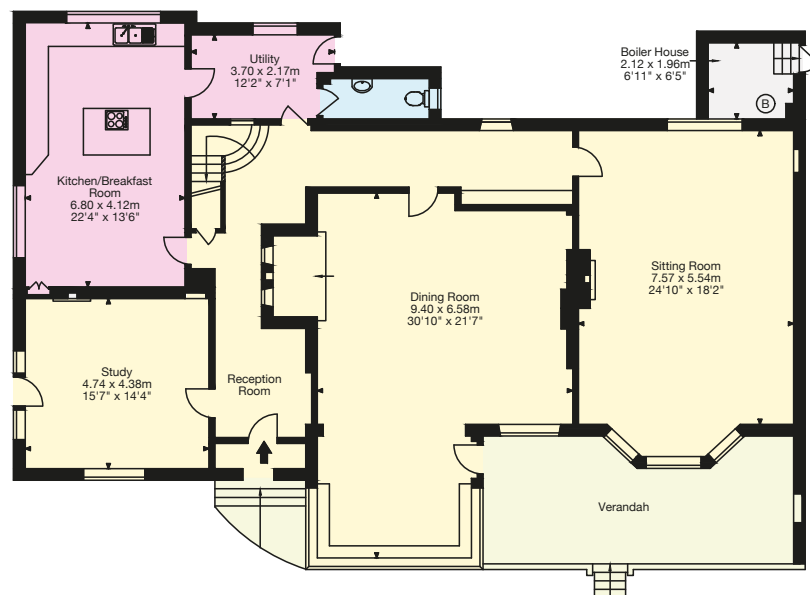
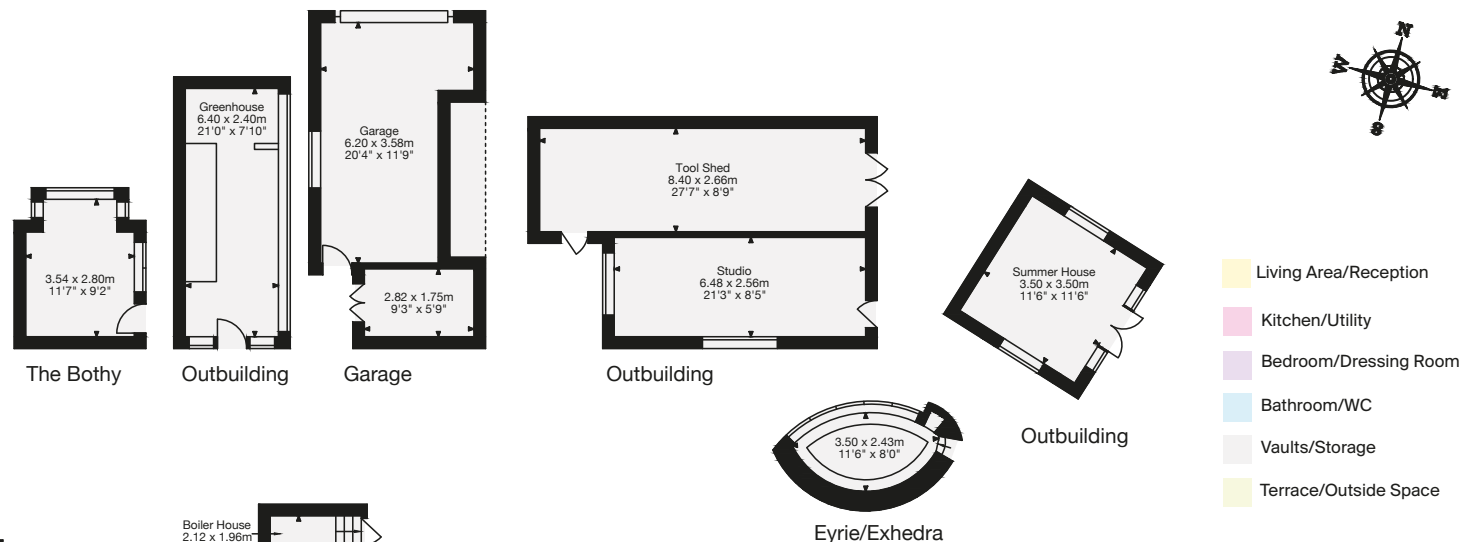
Directions (NP16 7JN)

At the roundabout at Tutshill, from the Chepstow direction, follow the B4228 road for about 2 miles towards St. Briavels. The entrance to Boughcliff is seen on the left hand side, between double ornate iron gates.

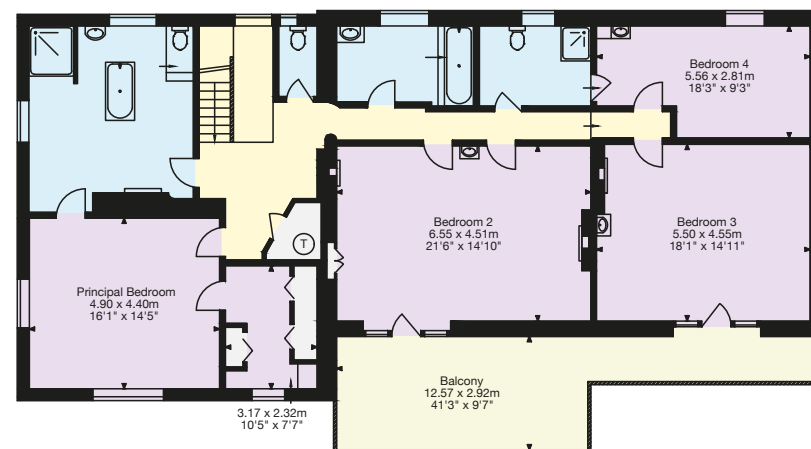


Approximate Gross Internal Floor Area
 Main House = 370 sq m/3,984 sq ft
 Outbuildings = 82 sq m/885 sq ft
 Garage = 26 sq m/276 sq ft
 Total Area = 478 sq m/5,145 sq ft

This plan is for guidance only
 and must not be relied upon as
 a statement of fact. Attention is
 drawn to the Important Notice on
 the last page of the Particulars.



Ground Floor



First Floor

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