



Watsons Cottage, Meekswell Lane, Symonds Yat HR9 6BW

Offers in excess of £640,000 Freehold

pa black







# Watsons Cottage, Meekswell Lane Symonds Yat West Ross-On-Wye HR9 6BW

## Description

This lovingly refurbished and extended cottage is spacious yet cosy which includes a large dining kitchen, living room with fireplace and a partially glazed garden room to the ground floor and four bedrooms, two en suite to the first floor.

The beauty of this property also lies in the grounds that surround the property, totaling approximately two acres they are mainly sloping grassland with mature trees and meandering pathways giving access to secluded areas and a vegetable patch. There are three outbuildings that have been converted in to further accommodation and were previously run as a successful holiday let business.

Located on the hillside above the Wye Valley the property is perfectly placed to take full advantage of the takes full advantage of the stunning views across open countryside. Symonds Yat is popular with those keen on outdoor pursuits, with canoeists and cyclists all year round. There are an abundance of walks and footpaths throughout the area for those wanting something a little more laid back. The close by town of Monmouth offers great transport links to surrounding areas via the A449 and A40 on to the M4 and M50 motorway networks, making it an ideal location for commuters to both Bristol and Cardiff. There is also a range of excellent schooling as well as local amenities and shopping facilities.





## **Main Residence**

**Front door leading to:**

### **Entrance Porch**

Front facing window, doors to cloakroom and dining kitchen.

### **Cloakroom**

Front facing opaque glazed window, low level WC, wash hand basin with tiled splashback, extractor fan.

### **Dining Kitchen**

28' 9" x 13' 7" ( 8.76m x 4.14m )

### **Kitchen Area**

Two front facing windows with far reaching views, spot lights, fitted kitchen to include a range of eye level and floor mounted wooden painted cupboards with laminated work surface over and Mandarin Stone tiled splashbacks, inset ceramic sink with mixer tap, oven with four ring ceramic hob and stainless steel cooker hood over, ESSE Lionheart multi fuel burner, integrated dishwasher, space for American style fridge freezer, storage cupboard, door to living room, open to dining area.

### **Dining Area**

Internal window, ceiling light, radiator with decorative cover, feature exposed brick open fireplace flagstone hearth and wooden mantle, wall mounted units, shelving to chimney breast recess, stairs to first floor, glazed double doors to garden room.

### **Garden Room**

13' 5" x 10' 6" ( 4.09m x 3.20m )

Front and side facing windows, wall light, oil fired boiler, wooden flooring, French doors leading on to the patio.

### **Living Room**

17' 4" x 17' 3" ( 5.28m x 5.26m )

Front facing window, ceiling light, wall light, feature exposed brick wall with recessed fireplace and inset hood, glazed double doors leading outside.

### **First Floor Landing**

Galleried landing comprising of a skylight window, storage cupboard with shelving, doors to bedrooms two, three, four, family bathroom and master en suite.

### **Master Bedroom**

18' 2" x 10' 9" ( 5.54m x 3.28m )

Side facing windows, front facing Juliet balcony taking full advantage of the far reaching views, rear facing stained glass windows, exposed beams.

### **Master En Suite**

13' 4" x 11' 5" ( 4.06m x 3.48m )

Front facing window with far reaching views, exposed beams, low level WC, pedestal wash hand basin with tiled surround, freestanding bath with mixer tap and tiled surround.

### **Bedroom Two**

17' 3" x 10' 4" ( 5.26m x 3.15m )

Front facing window, ceiling light, bi-fold door to en suite.

### **En Suite**

Spot lights, extractor fan, low level WC, pedestal wash hand basin, walk in shower cubicle, part tiled walls, bespoke bamboo flooring.

### **Bedroom Three**

10' 9" x 7' 6" ( 3.28m x 2.29m )

Front facing window, ceiling light, radiator, cupboard with high level shelving.

### **Bedroom Four**

10' 2" x 10' 9" ( 3.10m x 3.28m )

Front facing window, ceiling light, radiator, shelving to recess.

### **Family Bathroom**

Side facing opaque glazed window, spot lights, wall mounted heater, towel rail, airing cupboard with hot water tank and shelving. White suite comprising low level WC, pedestal wash hand basin, panel bath with glazed shower screen and electric shower over, part mosaic tiled walls.

### **Terrace**

To the front of the cottage is an extensive decked terrace that takes full advantage of the far reaching views across the Wye Valley. There is a pond with water feature and plenty of mature shrubs.





### **Detached Chalet**

Built as a successful holiday let this timber frame building is fitted with double glazed windows and wall mounted convector heaters, with accommodation comprising of:

#### **Living Room**

10' 4" x 9' ( 3.15m x 2.74m )

Side facing window, wide archway to kitchen:

#### **Kitchen**

11' 3" x 5' 4" ( 3.43m x 1.63m )

Side facing window, fitted units with laminate work surfaces over and tiled splashback, inset stainless steel sink drainer unit, oven with four ring electric hob and cooker hood over, space and plumbing for white goods, door to bathroom.

#### **Bathroom**

Side facing opaque glazed window, spot lights, towel rail, wall mounted electric heater, airing cupboard with hot water tank and shelving, white suite comprising low level WC, pedestal wash hand basin, panel bath with folding glass shower screen and electric shower over, part tiled walls.



### **Cider House**

Stone built with wooden windows comprising of two rooms.

#### **Front Room**

14' 9" max x 12' 6" max ( 4.50m max x 3.81m max )

Exposed beams, flagstone floor, wood burning stove, Belfast sink, opening to rear room.

#### **Rear Room**

10' 7" max x 8' 7" max ( 3.23m max x 2.62m max )

Rear facing window, plumbing for washing machine.



### **Garage / Home Office**

#### **Garage**

29' 3" x 19' 6" ( 8.92m x 5.94m )

Inspection pit with slatted cover, work surface with sink drainer unit and electric water heater over, shelving, lean to with corrugated roof to the rear, staircase to office.

#### **Office**

19' 2" x 9' 1" ( 5.84m x 2.77m )

Window with views across the Wye Valley, three Velux skylight windows, door to kitchenette.

#### **Kitchenette**

Window with far reaching views, work surface with cupboard and shelving under, inset stainless steel sink with tiled splashback, laminate flooring, low level WC.



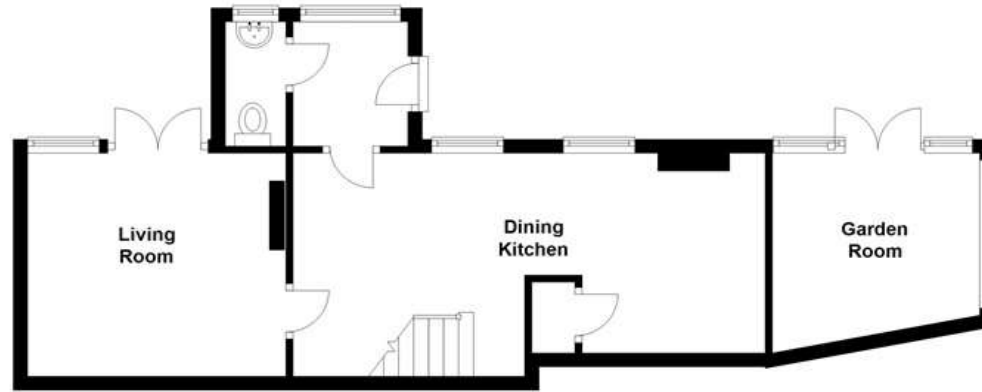




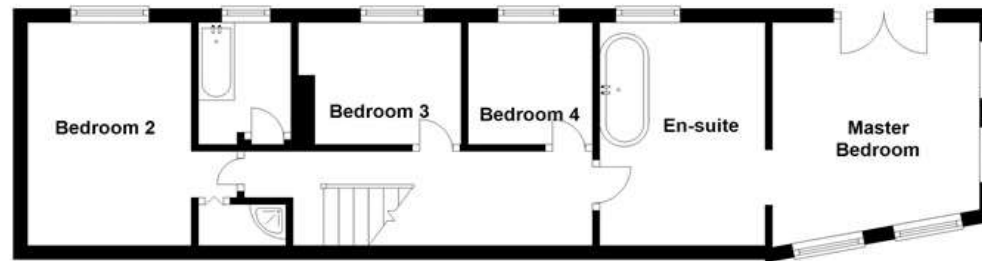




### Ground Floor



### First Floor



71 Monnow Street, MONMOUTH, Gwent, NP25 3EW

EPC Rating: E

Property Ref:MMT300254 - 0011



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