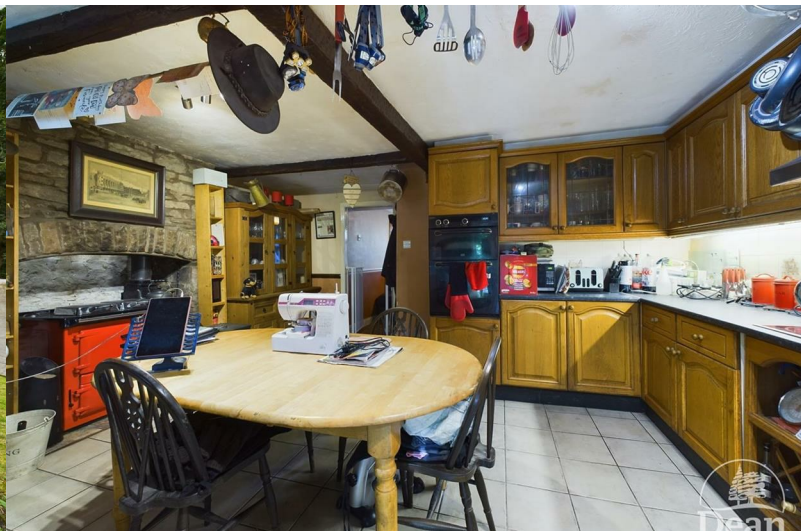




1 Bay Head Cottage, Hyde Park Corner

Lower Soudley, Cinderford, GL14 2UD

Offers Over £285,000



*****RURAL LOCTION***** Don't miss out on this unique characterful cottage which has been previously registered as a smallholding with various animals including chickens, goats and rabbits. The property has approximately 1/3 of an acre of land and grows fruit and vegetables in the nutrient rich soil. The property is accessed via a footbridge and offers lounge with feature fireplace, spacious kitchen/diner with Rayburn, two bedrooms and upstairs bathroom. The registered smallholding includes beautiful gardens, handy outbuildings and far reaching views of fields and woodlands. There is potential for expansion on the property to convert the loft into a third bedroom or even convert one of the outbuildings into a self contained holiday let, all subject to the necessary planning consent.

Soudley is a small village just outside Cinderford, the village has a primary school, the attraction of the Dean Heritage Centre with its popular café, a public house and the scenic Soudley ponds.



Approached via an obscure glazed panel door leading into:

Lounge:

Many character features including brick built fireplace with wooden mantle and quarry tiled hearth, two alcoves to both sides with fitted timber cupboards and glazed panel doors, wood effect flooring, dimmer switch, coving, dado rail, obscure double glazed door leading to the front garden.

Kitchen/Diner:

Feature stone fireplace with Rayburn inset which provides the hot water for the property, a range of base and wall units, conventional double oven with grill, electric hob with cooker hood over, sink unit with mixer tap over and tiled splashbacks, under cupboard lighting, space for dishwasher, feature ceiling timbers, directional ceiling spotlights, dado rail, tiled flooring, Georgian bar double glazed window to rear overlooking the garden with views, wooden plank thumb latch door giving access to the stairs and lounge, stairs to first floor landing.

First Floor Landing:

Loft access, radiator, wooden thumb latch doors to both bedrooms and bathroom.

Bedroom One:

Feature ceiling timber, chimney breast, dado rail, radiator, UPVC double glazed window overlooking the front garden.

Bedroom Two:

Ceiling timber, chimney breast, dado rail, radiator, built in wardrobe with shelving and hanging space, Georgian bar window overlooking the rear garden with far reaching views.

Bathroom:

White suite with panelled bath with mixer tap and shower attachment fitted over, close coupled W.C., pedestal wash hand basin, shower cubicle, part tiled walls, dado rail, ceiling beam, chrome heated towel rail, Georgian bar double glazed window overlooking the rear garden with views.

Outside:

There is a sloped front garden area leading to the front door. The property is accessed via a shared gate leading to the flagstone courtyard with stores for coal and timbers. There are raised planters, a patio area and then steps lead to the rear door. To the rear of the property sits a pagoda with climbing wisteria, roses and there is outside lighting. A flagstone paved pathway leads down the terraced garden pasted a lawned area with flower borders, mature shrubs and colourful bushes. The pathway continues through a beautiful feature arch with grapevine where there is outbuilding one. Steps continue down to further terracing, there is also the garden shed which benefits from power and outbuilding two. Gated access leads to a wood store. Further steps lead down to a vegetable patch and lawned area. A final gate leads

to the bottom of the garden which houses the greenhouse and a range of sheds, soft fruit area, septic tank and backs onto the stream with views over fields, forest and woodland.

Outbuilding One:

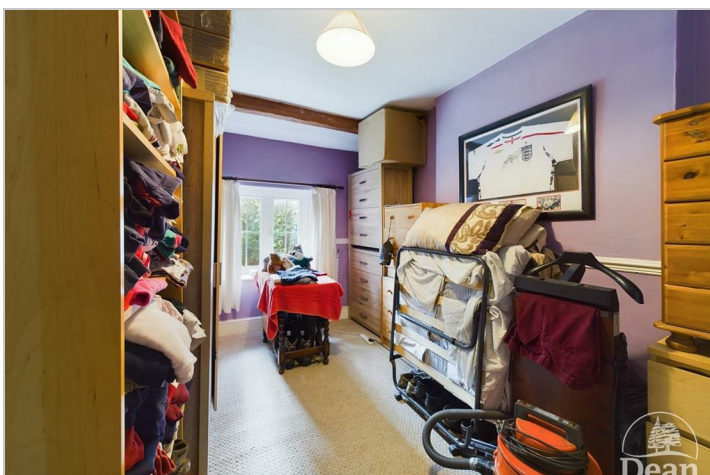
Stone built, storage space with power, lighting, plumbing for automatic washing machine, small Belfast style sink, tap, separate consumer unit, tiled flooring. Door to the rear leads to an outside high level cistern W.C. with small window and lighting.

Outbuilding Two:

Storage space and power.

Agents Note:

Access to the property is via a footpath and bridge. There is parking available on the track leading up to the bridge and this can be purchased from the land owner for £1 per week, per vehicle. There is a right of access through 1 Bayhead Cottage for the surrounding properties.



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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

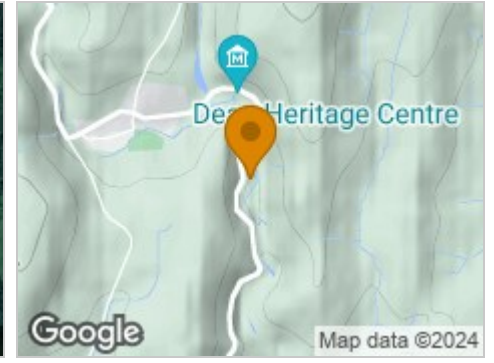
Road Map



Hybrid Map



Terrain Map



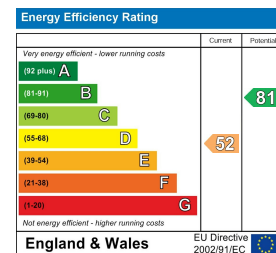
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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