



5

Bedrooms



2

Bathrooms



Nestled in an idyllic setting with breathtaking rural and river views, Dock Cottage is a beautifully renovated five-bedroom Grade II listed home that seamlessly blends period charm with contemporary design. Thoughtfully restored by the current owners, this much-loved home boasts exquisite interiors, clever design, and a perfect balance of character and modern living.

A Home Steeped in History & Character

Dating back to the 18th century, Dock Cottage was once home to the dock keepers and is regarded as the finest surviving building associated with the historic Bullo Pill barge dock and tramway. Throughout the property, original features have been carefully preserved, including exposed beams and the former dock keeper's iron range and stove, nestled within a charming fireplace.

Exceptional Living Spaces

The heart of the home is the stunning open-plan **kitchen/lounge/diner**, a beautifully designed L-shaped space that exudes warmth and sophistication. A breathtaking **double-height oak-framed glass atrium** serves as the entrance, flooding the area with natural light and showcasing the bespoke oak staircase.

The **kitchen** is a showstopper, featuring striking blue units and drawers, complemented by wood accents, exposed beams, and a vaulted ceiling. Triple-aspect windows frame captivating views, making this space as inspiring as it is functional. The **lounge area** invites relaxation with its comfortable layout, while the **dining area** provides an intimate atmosphere perfect for hosting family gatherings and entertaining guests.

Beyond the main living area, two additional **reception rooms** offer versatile spaces. The **second living room** is a cosy retreat, featuring a robust log burner and characterful flagstone floors. A **third reception room**, currently used as a snug and children's playroom, boasts an exposed wooden floor, multi-paned windows, and another charming log burner, offering the flexibility to be transformed into a sixth bedroom if desired.

A **home office** adds a unique historical touch, showcasing the original dock keeper's iron range and stove, making it an extraordinary space for remote work. A convenient **cloakroom** is also located on the ground floor.

First Floor: Elegant Bedrooms & Luxurious Bathrooms

Ascending the stunning glass atrium staircase is an experience in itself, offering breathtaking views of the surrounding landscape and the sky above through its entirely glass roof.

The **primary bedroom suite** is a serene sanctuary, boasting a vaulted ceiling with exposed beams, a spacious layout, and a luxurious **en-suite bathroom**. However, the current owners have chosen a bedroom at the far end of the house as their main suite, drawn by its **unrivalled river views**—a spectacular sight to wake up to each morning.

Between these two stunning rooms are **three additional double bedrooms**, each filled with natural light and period charm. The **family bathroom** is a masterpiece, featuring a raised pink roll-top bath, a four-piece suite, and boutique-hotel-level finishes.

Outdoor Space & Detached Annexe

The **substantial garden** has been meticulously landscaped to complement the home's historic charm while providing a peaceful outdoor retreat. A spacious parking area ensures ample room for multiple vehicles.

A standout feature is the **detached stone annexe**, thoughtfully converted from the former double garage. Designed with the same attention to detail as the main house, it includes a **kitchenette, shower room, and mezzanine space**. Currently used as a workspace, it offers immense potential as a **guest house, holiday let, or multi-generational living space**, subject to necessary planning permissions.

Step into a Garden Sanctuary with Breathtaking Views

Surrounding the home like a natural embrace, the garden is a tranquil haven filled with mature trees, vibrant shrubs, and flourishing flowerbeds—all set against a backdrop of sweeping rural vistas and captivating river views.

As you arrive through the striking metal gates, a generous driveway provides ample parking, perfect for welcoming family and friends who will no doubt become regular guests at lively gatherings, summer barbecues, and elegant garden parties within this expansive outdoor retreat.

The pristine lawns offer idyllic green spaces for picnics, outdoor games, and endless fun for children and pets. There's plenty of room for play equipment, while a well-placed shed provides convenient storage. For those with a passion for homegrown produce, the garden presents an opportunity to cultivate vegetable beds and nurture plants within a greenhouse.

Flagstone patios and a secluded corner within the property's charming L-shaped layout create the perfect setting for alfresco dining, where guests can gather and enjoy meals in the fresh countryside air. Yet, beyond its social appeal, the carefully landscaped garden is also a place of serenity—an oasis where you can sip your morning coffee surrounded by nature or unwind with a glass of wine under a canopy of stars, with the ever-changing river views providing an enchanting and timeless backdrop.

A Dream Location with Outstanding Connectivity

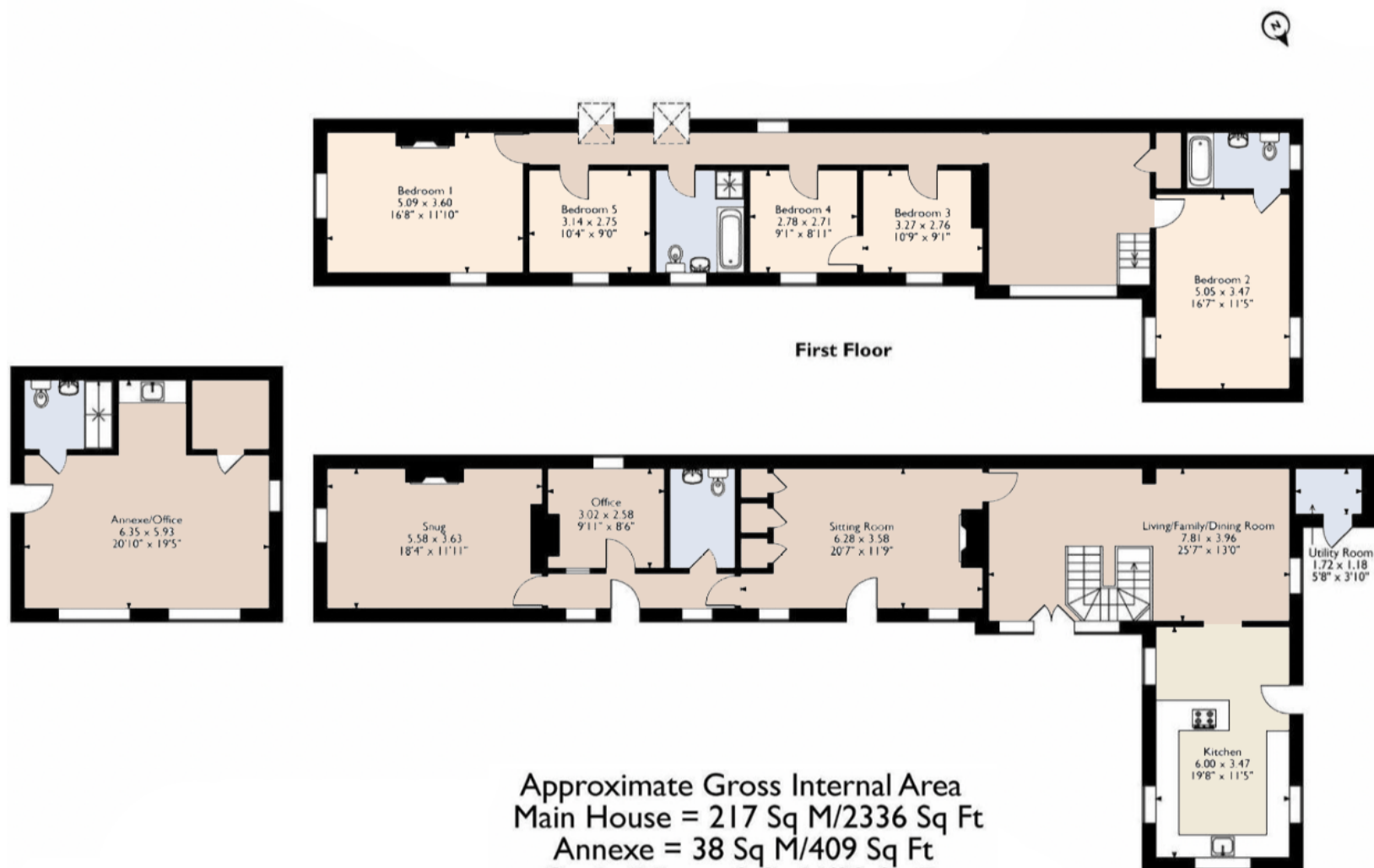
Dock Cottage is located in the tranquil hamlet of Bullo Pill, offering direct access to scenic riverbank and woodland walks right from the doorstep. Despite its peaceful rural setting, the property is well-connected:

- The **Forest of Dean** and **Wye Valley Area of Outstanding Natural Beauty** are just a short drive away.
- The A48 provides easy access to **Gloucester, Chepstow, Cardiff, and Bristol** via the Prince of Wales Bridge.
- Mainline train services are easily accessible from nearby urban centers.
- The **village of Newnham**, just a mile away, offers local amenities including a pub, takeaway, village hall, doctor's surgery, pharmacy, shop, and post office.

Final Thoughts

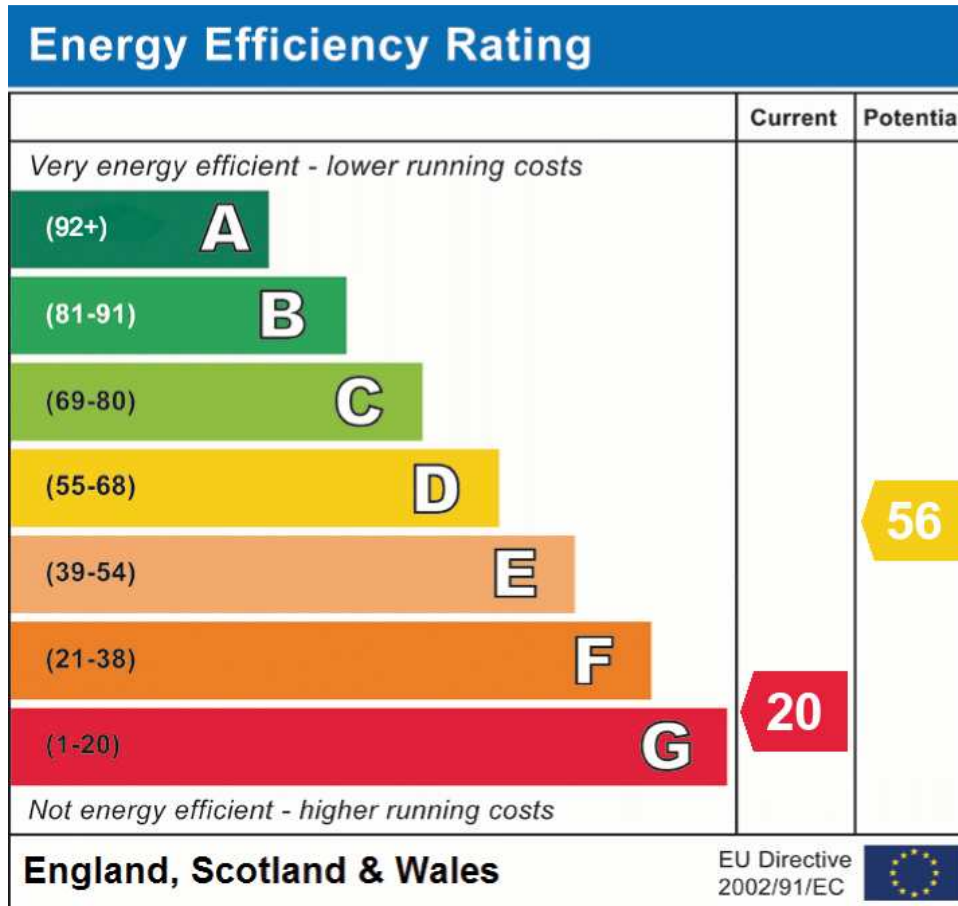
Dock Cottage is a rare gem—an exquisite blend of history, charm, and modern living in an unbeatable location. With breathtaking views, exceptional design, and versatile spaces, this is a home that truly needs to be seen to be fully appreciated.

Viewing is highly recommended to experience the magic of Dock Cottage firsthand.



Approximate Gross Internal Area
Main House = 217 Sq M/2336 Sq Ft
Annexe = 38 Sq M/409 Sq Ft
Outbuilding = 2 Sq M/22 Sq Ft
Total = 257 Sq M/2767 Sq Ft





Please Scan the QR for more details.



Address: Bullo Pill, Gloucestershire, GL14 1ED