



West Dean Cottage

Symonds Yat Rock, GL16 7NZ

£725,000



Introducing West Dean Cottage: An Exquisite Four-Bedroom Detached Cottage in the Heart of Symonds Yat Rock!

Nestled within the breathtaking landscapes of Symonds Yat Rock, this beautifully upgraded four-bedroom detached cottage is a true gem. Set on a generous one-acre of level grounds and accompanied by a double detached garage, this property invites you to experience the serene beauty of the surrounding Area of Outstanding Natural Beauty.

West Dean Cottage boasts an enviable location, providing stunning open panoramas over the rolling countryside and captivating views from the iconic viewpoint at Symonds Yat Rock. Just a short walk, the enchanting River Wye awaits, complete with charming waterfront pubs and restaurants that offer the perfect setting for relaxation and enjoyment.

Ideal for families and nature enthusiasts alike, this area is brimming with activities, including scenic cycling routes, picturesque walking trails, mountain biking adventures, and even opportunities for canoeing and climbing. Whether you seek tranquility or adventure, West Dean Cottage provides the perfect foundation for a lifestyle of comfort and exploration.

Don't miss the chance to schedule a viewing—this remarkable property truly needs to be seen to be appreciated!



Approached via a Upvc double glazed front door:

Entrance Hallway:

13'9" x 6'4" (4.21 x 1.95)

A spacious entrance hallway with double panelled radiator, access to Lounge, Shower Room, Kitchen and Storage Cupboard, Stairs to first floor, power and lighting.

Lounge:

15'2" x 21'11" (4.64 x 6.70)

Sash style Upvc double glazed windows, Upvc double glazed patio doors, double panelled radiator, wood burner with brick surround and slate hearth, TV point, BT point, electric control for outside awning, power and lighting.

Kitchen/Breakfast Room:

19'5" x 15'10" (5.93 x 4.84)

A range of base, wall and drawer units, integrated fridge/freezer, Bosch double oven, integrated dishwasher, rolled edge Corian work surfaces, space for inset microwave, inset stainless steel sink unit with waste disposal, Upvc double glazed windows, double panelled radiator, tiled flooring, TV point, storage cupboard with power, lighting and power.

Utility Room:

14'6" x 6'2" (4.42 x 1.88)

A range of base, wall and drawer units, stainless steel 1.5 bowl sink drainer unit, plumbing for washing machine, double panelled radiator, Upvc double glazed door to rear, power and lighting.

Dining Room:

10'2" x 11'6" (3.10 x 3.52)

Upvc double glazed French doors to front, double panelled radiator, TV point, power and lighting.

Downstairs Shower Room:

9'7" x 5'3" (2.93 x 1.62)

Half tiled, W.C., pedestal wash hand basin, walk in shower, extractor fan, double panelled radiator, Upvc double glazed window, lighting.

From hallway, door provides access to a good sized utility cupboard with recessed storage and uPVC double glazed window to front aspect. Plumbing under stairs for a washing machine and door providing access to a good sized recessed storage cupboard with shelving.

First Floor Landing:

Upvc double glazed sash style windows, double panelled radiator, loft access, access to all bedrooms and bathroom, power and lighting.

Bedroom One:

9'3" x 8'11" (2.83 x 2.73)

Upvc sash style double glazed window providing views over rolling countryside towards English Bicknor and East Bach, double panelled radiator, TV point, power and lighting.

En-Suite:

5'9" x 6'11" (1.76 x 2.12)

Velux window to side aspect allowing the room to flood with an abundance of natural light. Modern white suite comprising low-level WC, pedestal wash hand basin with fitted vanity unit, step in corner shower cubicle with shower and tiled surround, double panelled radiator, lighting.

Bedroom Two:

10'8" x 11'10" (3.26 x 3.63)

Upvc sash style double glazed window, double panelled radiator, power and lighting.

Bedroom Three:

11'6" x 9'5" (3.53 x 2.88)

Upvc sash style double glazed window, double panelled radiator, power and lighting.

Bedroom Four:

10'4" x 8'7" (3.15 x 2.64)

Upvc sash style double glazed windows, double panelled radiator, storage cupboard, power and lighting.

Bathroom:

9'4" x 5'10" (2.87 x 1.80)

Upvc double glazed windows, pedestal sink unit, W.C., bath with shower over, double panelled radiator, half tiled, lighting.

Garage:

18'4" x 22'2" (5.61 x 6.76)

Having twin electric opening doors, access to a good sized loft area

providing additional storage, solar panel controls, electric car charger, power points, lighting.

Outside:

Discover the perfect blend of charm and functionality in this captivating outdoor space! From the designated parking area, a beautifully block-paved pathway leads you to a generously sized, level front lawn, complete with a charming central path that guides you to the inviting front door.

Surrounding the lawn, well-tended shrub borders and a delightful picket fence enhance the property's appeal, while a raised rockery showcases an impressive array of vibrant shrubs. As you step around to the gravel and stone patio areas, prepare to be amazed by the stunning views of Eastbach and English Bicknor.

From the patio, steps ascend to a well-sized lawn area, along with a natural meadow space. This area is secured by a gated entrance leading back to the parking spaces.

With approximately one acre of beautifully maintained gardens, securely fenced for peace of mind, you can truly enjoy unobstructed views and the serenity of nature right at your doorstep. This outdoor oasis is a perfect

retreat for relaxation and entertainment alike. Don't miss out on this exceptional property!



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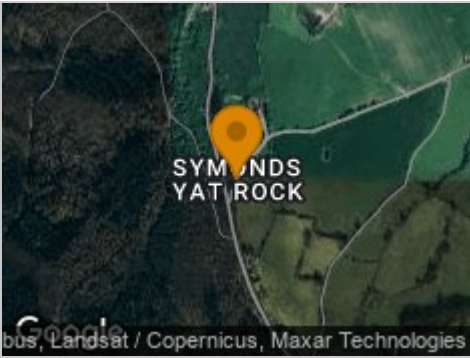
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Road Map



Hybrid Map



Terrain Map



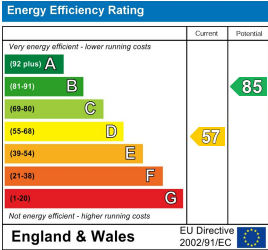
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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