

Dunnotar
Symonds Yat West





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This outstanding, fully remodelled, 3-bedroom contemporary home occupies an elevated position enjoying far reaching panoramic views across the river Wye towards Goodrich and the Yat Rock. Inverted layout featuring extensive glazing and spacious decked terraces capture this lovely aspect. The grounds total just over half an acre with well-stocked terraced gardens and ample off-road parking. N.B. There is full planning permission granted for a detached, 3-bedroom dwelling with parking.

The sought-after community of Symonds Yat West has the benefit of three public houses/restaurants hotel and popular shop/cafe and primary school. There are outstanding Wye Valley walks on both sides of the river with a foot bridge and hand pulled ferry.

Constructed partly in stone, cavity walls and timber framed, finished with a combination of feature larch cladding and painted render with inset double-glazed aluminium windows and doors all set under a composite slate effect tiled roof. Internal features include wood effect herringbone flooring, exposed beams and trusses, low voltage downlighters and a combination of part glazed and vertically boarded doors. An oil-fired boiler provides domestic hot water and heating to radiators throughout.

From the lane a pedestrian gate accesses the verandah leading around to the glazed sliding door into:

OPEN PLAN KITCHEN DINING AREA: 10.50m x 3.58m (34'5" x 11'9")



KITCHEN:

Window to side. A contemporary style kitchen with an "L-shaped" laminate worktop and matching central island unit with inset ceramic sink and side drainer and four ring induction hob. A range of matte grey cupboards and drawers set under with space and plumbing for dishwasher. Complementary tall unit housing oven/grill and space for American style fridge/freezer. Larder cupboard with full height shelving along three walls and consumer unit at high level. **DINING AREA:** Skylight to back and sliding doors to the front leading out to veranda taking full advantage of the properties enviable elevated aspect. Staircase down to lower ground floor. Door into:





BOOT ROOM: 2.35m x 1.52m (7'9" x 4'12")

Secondary door to side accessing veranda and picture window to front. Roof Access hatch.

SITTING ROOM: 7.70m x 3.95m (25'3" x 12'12")

A bank of tri-fold doors to the front accessing seating area with far reaching tree top and Wye Valley views.



From dining room staircase down to:



LOWER GROUND FLOOR:

Window to back. Doors into the following:

BEDROOM TWO: 3.61m average x 3.75m (11'10" x 12'4")

Sliding door to front leading out to decking and seating area.



BEDROOM THREE: 3.91m x 2.83m (12'10" x 9'3")

Sliding door to front leading out to decking.



FAMILY BATHROOM:

Window to front. Contemporary suite comprising a low-level W.C, vanity unit with inset wash basin and "P-shaped" bath with central taps, shower head over with mixer valve and separate handheld attachment. Chrome ladder style radiator and extraction fan at high level. Tiling to wet areas.



UTILITY ROOM: 1.55m x 1.74m (5'1" x 5'9")

External door to side. Laminate worktop along one wall with inset stainless-steel sink and side drainer. Cupboards set under with space and plumbing for washing machine/tumble dryer. Extraction fan at high level.

BEDROOM ONE: 6.18m reducing to x 4.44m (20'3" x 14'7") x 3.48m (11'5")

Sliding doors to front accessing decking with far reaching Wye Valley views. Door into:



EN-SUITE SHOWER ROOM:

A modern white suite comprising a low-level WC, vanity unit with inset wash basin and fully tiled shower enclosure with mixer valve and rain shower head. Chrome ladder style radiator and extraction fan at high level.

OUTSIDE:

Below the lower veranda is an extensive paved terrace with interconnected paths accessing the garden terraces with low level stone walls, raised beds and established planted rockery areas. There are interspaced mature specimen trees and mature shrubs and there is a sunken recessed stone seating area and sun terrace with lawned area beyond. At the far end of the house is another paved raised sun terrace which features a workshop and shed, ideal for storage and garden tools. The owners have created a unique, professionally designed and constructed raised carparking bay set off the lane for 3/4 cars with metal railings on three sides and electric vehicle plug in.

SERVICES:

Mains electric, water and drainage. Oil fired central heating system. Council Tax Band E. EPC Rating D.

Asking price of £795,000

PLANNING PERMISSION:

Application No: 214330 – Detached three-bedroom residential dwelling with parking for 2-3 vehicles.

DIRECTIONS:

From Monmouth take the A40 dual carriageway towards Ross on Wye. After a short distance pass the services and lorry park (on your left) and take the left spur into Whitchurch. Turn first right and then right again over the dual carriageway. At the roundabout take the second exit signposted Symonds Yat West. Follow this road for approximately one mile and just past the Wye Knot Inn, the property will be found on your left, opposite the layby on your right.



Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

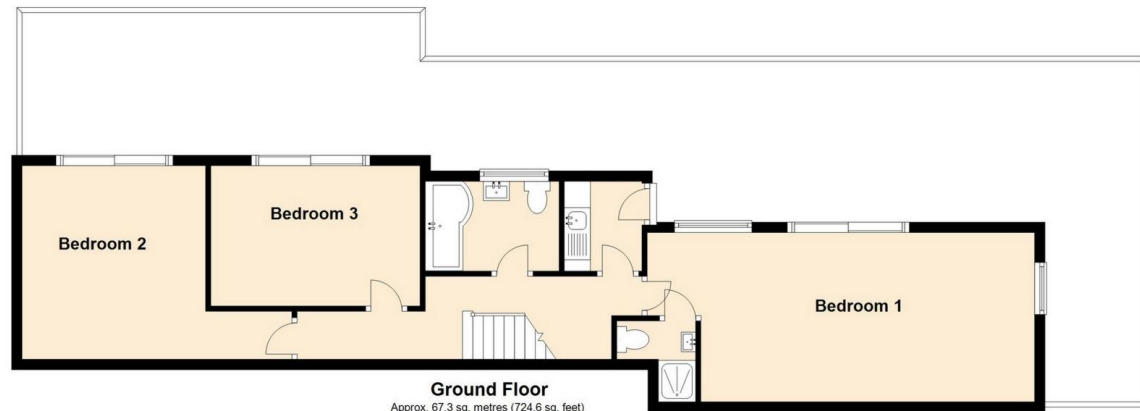
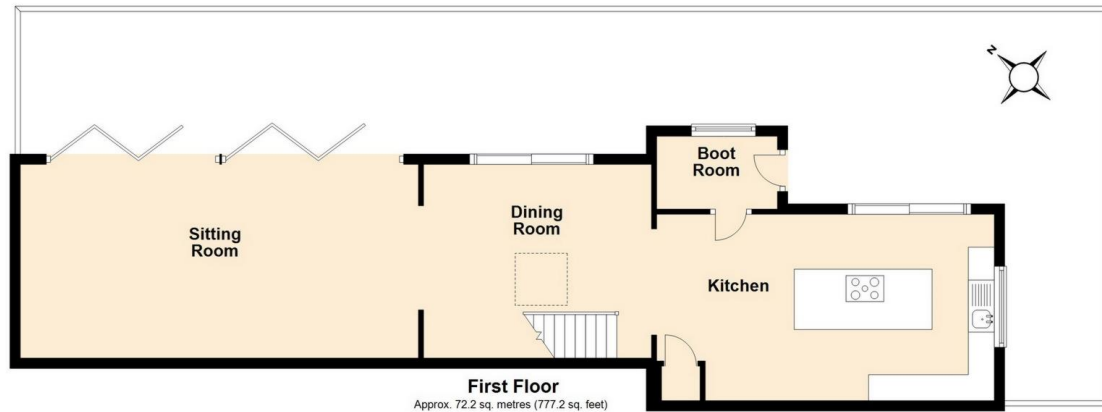
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Total area: approx. 139.5 sq. metres (1501.7 sq. feet)

