



# SOUDLEY

Guide price **£280,000**



ARCHER & CO

# BAYHEAD COTTAGE

1 Hyde Park Corner, Cinderford, Gloucestershire GL14 2UD



Idyllic, two-bedroom, terraced cottage  
Registered small holding within 1/3 of an acre  
Versatile living accommodation

Located in Soudley Village, close to Cinderford, the property is near a primary school, the Dean Heritage Centre with its popular café, a public house, and the scenic Soudley Ponds. This property is ideal for those seeking a peaceful rural lifestyle with the potential for self-sufficiency and expansion, with its character features, extensive gardens, and versatile outbuildings making it a unique and desirable home.

The interior of the cottage includes a lounge with a brick-built fireplace and wooden mantle, wood effect flooring, alcoves with fitted timber cupboards, and a dado rail.

The lounge provides access to the front garden through an obscure double-glazed door.

The spacious kitchen/diner features a stone fireplace with a Rayburn that provides hot water, a range of base and wall units, a double oven, an electric hob with a cooker hood, and a Georgian bar double-glazed window overlooking the garden and beautiful views. A wooden plank thumb latch door leads to the stairs and lounge.

The first floor comprises two bedrooms. Bedroom One has a UPVC double-glazed window with views of the front garden, while bedroom two includes a built-in wardrobe and a Georgian bar window with garden views.

The bathroom features a panelled bath with a mixer tap and shower attachment, a shower cubicle, part-tiled walls, a chrome heated towel rail, and a Georgian bar double-glazed window.

There has previously been planning permission in place for a loft conversion however this could be re applied for to increase the living space in the property.

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£280,000



## KEY FEATURES

- Two-bedroom, terraced cottage
- Registered small holding
- Idyllic location with fantastic views
- Generous gardens set in approximately 1/3 of an acre
- Versatile living accommodation and opportunity to expand
- Off road parking and a variety of outbuildings



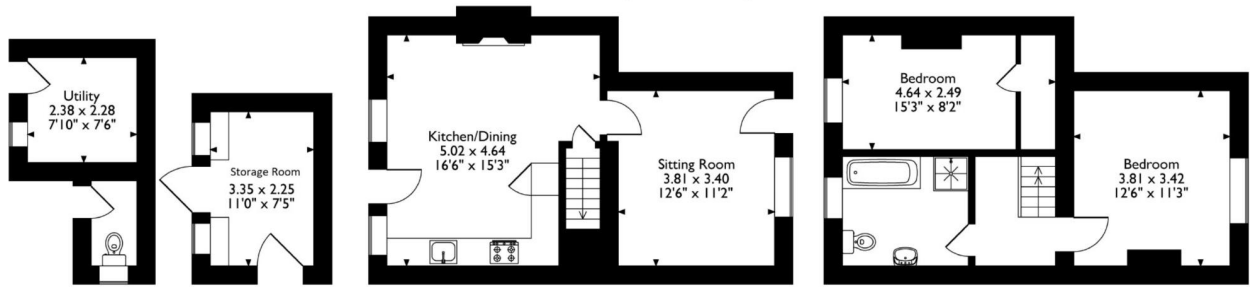
Externally, a gate leads round to the front entrance to the property, with a flagstone courtyard. Coal and timber stores are just inside the gate at the rear of the property. The rear garden boasts a pagoda with climbing wisteria and roses, a flagstone pathway through a terraced garden with lawns, flower borders, and mature shrubs, and a feature arch with grapevine leading to Outbuilding One. Steps lead to further terraces, a vegetable patch, and lawned areas, culminating in a greenhouse, various sheds, a soft fruit area, a septic tank, and a stream at the bottom of the garden with views of fields, forest, and woodland.

Outbuilding One is stone-built with storage space, power, lighting, plumbing, a small Belfast sink, and a high-level cistern W.C. Outbuilding Two provides additional storage space with 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.



Approximate Gross Internal Area  
 Main House = 76 Sq M/818 Sq Ft  
 Garage = 8 Sq M/86 Sq Ft  
 Outbuilding = 8 Sq M/86 Sq Ft  
 Total = 92 Sq M/990 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## DIRECTIONS

What3Words - ///dirt.fronted.cabbies



## INFORMATION

Postcode: GL14 2UD  
 Tenure: Freehold  
 Tax Band: B  
 Heating: Electric  
 Drainage: Private  
 EPC: E

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		81
C (69-80)		
D (55-68)	52	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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