



COLEFORD

Guide price **£675,000**



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HAZELDEAN COTTAGE

Shortstanding, Coleford, Gloucestershire GL16 7NT



Beautifully presented detached cottage
Three well-appointed bedrooms
Set within mature landscaped gardens, views

Nestled in a peaceful and elevated rural location, this stunning detached cottage enjoys breathtaking views across open countryside. Just a short stroll away lies the renowned Symonds Yat Rock in the Wye Valley an Area of Outstanding Natural Beauty offering spectacular panoramic vistas, walking routes, and cycling trails right on your doorstep.

Believed to date back to the mid-19th century, the cottage has been sympathetically extended and modernised to a high standard, beautifully blending traditional character with contemporary comfort. It offers generous living spaces and has been thoughtfully finished throughout. Outside, the property is surrounded by mature, well-maintained gardens and boasts ample off-road parking.

Just a short walk away is the iconic Symonds Yat Rock, offering sweeping panoramic views over the River Wye and beyond. It's a popular spot for both locals and visitors, with a mix of scenic trails, lookouts, and hidden paths to explore. The area also boasts a rich history, with nearby castles, market towns, and heritage sites adding to its unique charm.

Despite the peaceful rural feel, the location is well connected. Local villages offer friendly pubs, cafes, and artisan shops, while larger towns such as Ross-on-Wye and Monmouth provide a wider range of amenities, including supermarkets, schools, health services, and cultural attractions. Commuting is also made easy with good road links to Hereford, Gloucester, and the M50.



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KEY FEATURES

- Beautifully presented detached cottage in an elevated rural setting
- Thoughtfully extended and modernised,
- Generous and versatile living spaces including a bright kitchen/breakfast room, cosy snug, and elegant dining room.



STEP INSIDE

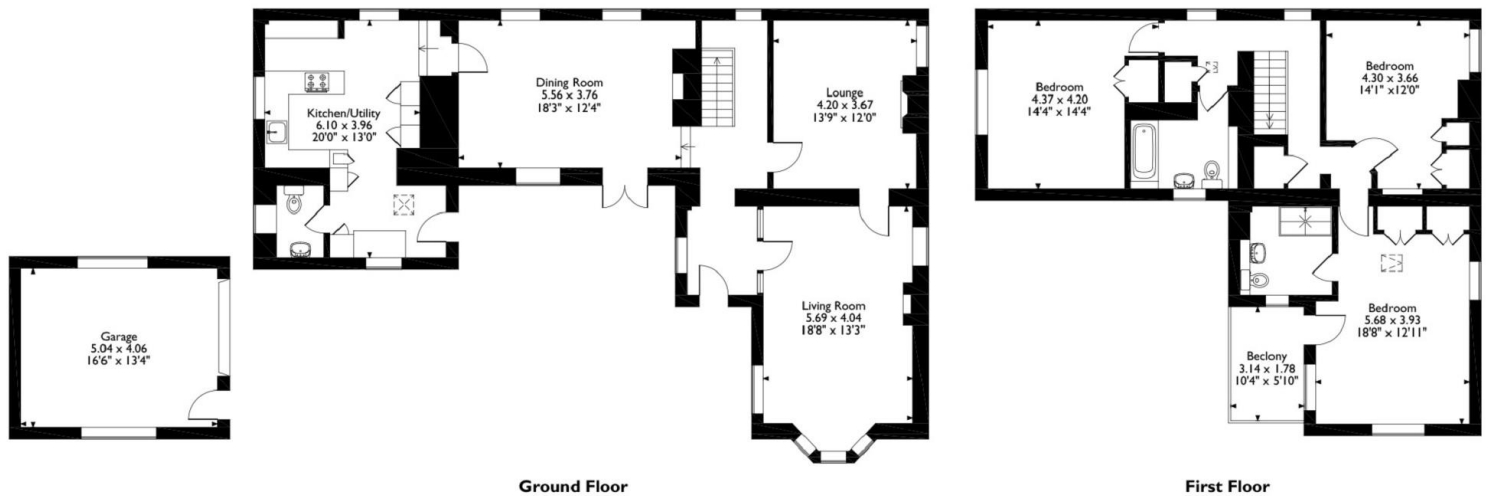


The entrance hall sets the tone with its warm oak-style flooring and charming stained-glass panels. The living room is a bright and welcoming space, featuring windows to three sides, and a cosy electric wood burner set in a tiled hearth. A door leads through to a snug the perfect place to relax with a book, complete with an open fire and elegant Victorian surround.

The dining room is a wonderful space for entertaining, with windows on two sides, French doors opening to a patio, and a striking feature wall with a wood-burning stove at its heart. The spacious kitchen/breakfast room is a real standout, with stylish modern units, high-spec integrated appliances (including double ovens, microwave, induction hob, dishwasher, fridge freezer, washer/dryer, and even a wine rack), a breakfast bar, and panoramic views over the fields.

A handy downstairs cloakroom includes a vanity unit, W.C., and window.

Approximate Gross Internal Area
 Main House = 187 Sq M/2013 Sq Ft
 Garage = 20 Sq M/215 Sq Ft
 Total = 207 Sq M/2228 Sq Ft



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.

Upstairs, the master bedroom enjoys windows on three sides, a door leading to a private balcony with incredible countryside views, and fitted wardrobes. An en-suite shower room adds to the comfort.

The second and third bedrooms both offer built-in storage and lovely views, while the family bathroom is finished with a modern suite including a bath with electric shower and part-tiled walls.

A landing area provides access to storage, an airing cupboard, and a loft via a pull-down ladder.

STEP OUTSIDE



The property is approached through a traditional five-bar gate leading to a generous parking area and single garage with power, lighting, and eaves storage. The front garden features a neatly maintained lawn with flower beds and seasonal planting.

The rear garden is a true highlight a tranquil haven with multiple patio seating areas, a summer house and potting shed (both with power and lighting), and a wood store. There's also a vegetable plot, outdoor water points, and a large lawn all framed by stunning rural views.

INFORMATION

Postcode: GL16 7NT

Tenure: Freehold

Tax Band: E

Heating: Oil

Drainage: Private

EPC: D





DIRECTIONS

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| A (92-100) | | 90 |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | 56 | |
| 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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