

The image features a dark, weathered wooden background with a prominent grain. Two light-colored wooden hearts are positioned on the right side. A white-bordered rectangular box is centered on the left, containing the text 'Woodend Cottage Huntley' in a white serif font.

Woodend Cottage
Huntley





Woodend Cottage Broom Hil Huntley GL19

- An immaculate 3 bed detached extended character cottage in Huntley •
- Beautiful open plan kitchen and dining space • Utility room • Downstairs WC •
- Large lounge with woodburner • Snug • Family bathroom • 2 spacious double bedrooms •
- Fabulous primary bedroom with open plan bathroom, walk-in wardrobe & breathtaking views •
- Spectacular views from large garden with patio areas • Approx 0.75 acre of land •

An immaculate detached extended cottage in the heart of the Forest of Dean

In summary, an immaculately presented, detached, extended three bedroom character cottage with a stunning open plan primary bedroom & bathroom suite, family bathroom, separate WC, lounge with adjoining snug area, wonderful open plan kitchen & dining space and a utility room with WC. This beautiful detached cottage has a large garden with breathtaking views and patio areas.

The property is situated in the sought-after village of Huntley in the heart of the Forest of Dean, a short drive from the river Wye, the river Severn and the picturesque towns of Coleford, Ross-On-Wye, Coleford and Monmouth.

The convenient location affords easy access to Cheltenham, Gloucester, Bristol, Birmingham and Cardiff whilst being surrounded by some of the best countryside that England has to offer. The Forest of Dean is home to stunning walks and nestled between the river Wye and the river Severn.

Vendors' comments *"The best thing about living here is waking up to the constant change in scenery. Seeing the donkeys, horses, ponies, alpacas and sheep. I couldn't ask for better neighbours, it is a proper little community. The only bad thing about living here will be leaving."*

This immaculately presented detached cottage has been extended to create this stunning home. The property enjoys oil central heating and has been decorated to a very high standard throughout.

The porch welcomes you into the cottage through the front door, as you access directly to the lounge and snug area.

The lounge oozes character. This fabulous room has a wonderful

stone walled feature fireplace housing the multi-fuel burner. The ceilings are high and have wooden beams. The floor is carpeted and there are windows out to the front and back of the cottage. There is direct access to the adjoining snug space and also to the hallway and kitchen. There is plenty of storage and carpeted floors.

The Snug is located off the lounge and has a fireplace surround feature, a large window looking out to the front garden and original character beams.

The hallway guides you between the kitchen and lounge. This space is large enough to be a seating / study area. The stairs from the hallway lead up to the bedrooms and bathroom on the first floor. The floor is carpeted and benefits from a window out to the rear of the property.

The open plan kitchen and dining space is simply stunning. This room is positioned in the extended part of the cottage, and has a beautiful bespoke kitchen using kick boards from the old local equestrian centre for the doors, and the work tops from a fallen Ash tree from Huntley church, cleared, harvested, seasoned, machined and sealed. There is an island feature with a top spec hob and extractor. The kitchen benefits from an integrated dishwasher and two top spec ovens, all to help create this country cottage feel. There are windows along one side out to the patio area, and a large dining space, plenty of space for those family get togethers. This room enjoys plenty of natural light from the large windows and double patio doors accessing the front patio.

The utility & WC is located off the kitchen. This space is large enough to accommodate a washing machine, dryer and units

to create a useful laundry room. There is direct access out to the side patio area. The W.C. is positioned in the utility room. There is a window out to the rear to attract plenty of natural light.

The landing is bright and light at the top of the stairs. The finishings are of a very high standard and the landing leads you to the family bathroom, three bedrooms and WC. The stairs leading up to the landing are carpeted and continues along to the bedrooms. There is a cupboard which houses the Worcester combi boiler and a WC.

The family bathroom is beautifully decorated with white painted wooden floors, tiled and painted walls, a separate integrated shower cubicle and wooden storage units. The room is a bright and light space benefiting from a large window and high ceilings.

Bedroom 3 is large double bedroom looking out over the front garden to enjoy the stunning views through the large window. This spacious room has built-in wardrobes along one side and is beautifully decorated. The floor is carpeted.

The WC is positioned on the landing, opposite bedroom 2 and next to the primary bedroom. This room has white painted wooden flooring.

Bedroom 2 is another good size double bedroom. A window looks out over the front garden and views. This bright room has high ceilings and carpeted floors.

The primary bedroom & bathroom is show stopping! You need to take a deep breath when entering this amazing space as it does really take your breath away. It has a beautiful modern

standalone bath positioned in the room on lovely tiled flooring. There is a large walk-in integrated shower and basin. The room has a wonderful vaulted ceiling with stunning light feature. There are lovely wooden touches in places to give a country feel. The room is brightly decorated and benefit from two large windows looking out to the side of the cottage. The bedroom space has a carpeted area that flows nicely from the bathroom space. The double patio doors and Juliette balcony showcases the breathtaking views over the farmland and beyond. This room is created to the highest standard and benefits from a large walk-in wardrobe.

The front terrace sits outside the patio doors of the kitchen and dining space with tiled flooring. It's position allows you to enjoy looking out to the beautiful garden, farmland and views.

The side terrace is a wonderful space. This large tiled terrace is enough space for a large outside table and chairs and the views are spectacular. The perfect place for entertaining friends.

The garden is approx 0.75 acre. There are lovely lawned areas and trees. This rural setting is surrounded by farmland and benefits from the farm animals that graze nearby. There is a wooden outbuilding and space to the rear which could be a great space to add a garage (subject to planning).

Broadband connectivity: Superfast broadband.

Mobile coverage: 4G voice & data.

Council Tax: C.

Tenure: Freehold.

Extra points:

- Originally built approx 1850.
- New extension completed Sept 2023.
- Oil tank bundied.



LOCATION:

Perfectly situated in the heart of the Forest of Dean.

The picturesque village of Huntley is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The location is nestled between the river Wye and the river Severn and has an abundance of stunning walks and outdoor activities including Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Ross-on-Wye and Monmouth and easily accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well plenty of local artisan shops.

ROSS ON WYE - 5 MILES
COLEFORD - 12 MILES
LYDNEY - 13 MILES
GLOUCESTER - 13 MILES
MONMOUTH - 18 MILES
CHELTENHAM - 19 MILES
BRISTOL - 33 MILES

All distances are approximate

































































































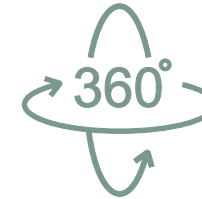








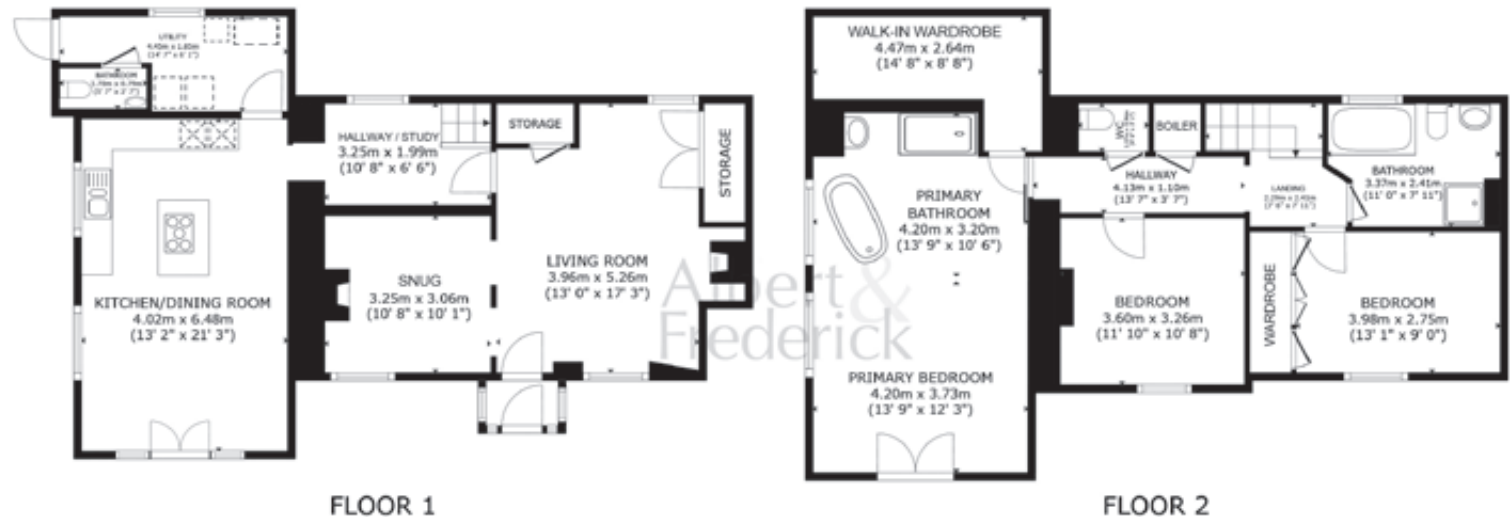
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VIRTUAL TOUR
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SKY TOUR
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GROSS INTERNAL AREA
 FLOOR 1 80.6 m² (868 sq.ft.) FLOOR 2 87.3 m² (940 sq.ft.)
 TOTAL : 167.9 m² (1,808 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

WOODEND COTTAGE, BROOM HILL, HUNTLEY GL19 3HA Asking price £725,000

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