



**Hunters Lodge**  
Hewelsfield, Lydney GL15 6UT



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Hunters Lodge

£1,300,000

Hewelsfield, Lydney GL15 6UT

**This beautiful period farmhouse offers a unique blend of traditional charm, modern convenience, and stunning natural surroundings. With ample space for a large family or multiple living arrangements, the property provides flexibility and versatility. The grounds which are set over 2.16 acres, with their lush gardens, orchard, and woodland.**

The property's location in the picturesque Wye Valley 'Area of Outstanding Natural Beauty' ensures breath-taking views and access to a wealth of outdoor activities. The nearby amenities and schools make it ideal for families, while the easy access to major transport routes such as Bristol by car and London, Cardiff or Newport by the nearby Lydney Train Station appeals to commuters. Within the area The Brockweir and Hewelsfield Village Shop and Café is a wonderful example of a community-driven initiative that serves the local residents of Hewelsfield and Brockweir. Run by volunteers, this non-profit organization provides essential services and a gathering place for the community. It not only offers a place to shop for groceries and everyday essentials but also a cozy café where residents can come together, socialize, and enjoy a cup of coffee. The Forest of Dean region, encompassing the location of Hunters Lodge, presents a diverse range of activities, amenities, and events to cater to a wide audience. You can partake in scenic walks through the enchanting woods, access an extensive network of mountain bike trails, and explore renowned attractions like Clearwell Caves, Puzzlewood, Perrygrove, and Beechenhurst. Additionally, the area hosts an annual music festival in the nearby town of Coleford, as well as a transport festival and multiple village fairs, contributing to a rich tapestry of cultural and recreational offerings. Overall, Hunters Lodge is a truly special property that offers a rare combination of historic character, modern comfort, and natural beauty.





Property is accessed via a partly glazed wooden door into:

### **PORCH**

**5'8 x 5'0 (1.73m x 1.52m)**

Front aspect wooden double glazed windows overlooking stunning countryside views, apex roof, a partly glazed wooden double glazed door gives access into:

### **DINING ROOM**

**15'9 x 19'10 (4.80m x 6.05m)**

Front aspect bay fronted wooden double glazed windows, side aspect wooden double glazed door giving access out onto the Side Garden, radiator, feature fireplace, power points. A doorway leads into:

### **LOUNGE**

**19'4 x 14'9 (5.89m x 4.50m)**

Front aspect wooden double glazed window overlooking beautiful countryside views, radiator, feature wood burner with stone surround fireplace, a doorway gives access into the Inner Hallway, another doorway gives access into the:

### **LIBRARY/DRAWING ROOM**

**18'8 x 13'1 (5.69m x 3.99m)**

Bay fronted front aspect wooden double glazed windows, power points, radiator.

### **INNER HALLWAY**

Stairs to First Floor Landing, doorway giving access into the Cellar, door giving access into:

### **GUEST BEDROOM/BEDROOM 3**

**7'3 x 10'10 (2.21m x 3.30m)**

Rear aspect wooden double glazed window, radiator, power points, radiators, personal door giving access into the Annexe, door into:

### **EN-SUITE**

**2'11 x 7'5 (0.89m x 2.26m)**

Close coupled W.C, sink with tap over, walk in shower with mains shower overhead, inset ceiling spotlights, extractor fan.

From the Inner Hallway a door gives access to stairs which in turn lead into:

### **STORE ROOM**

**12'2 x 17'6 (3.71m x 5.33m)**

Front aspect wooden double glazed bay fronted window, feature stone fireplace.

### **WORKSHOP**

**12'1 x 13'7 (3.68m x 4.14m)**

Cellar entrance hallway, Stairs up to Inner Hallway, front aspect wooden double glazed window, oil boiler.

### **CELLAR**

**17'6 x 19'7 (5.33m x 5.97m)**

Front aspect wooden double glazed bay fronted window, stainless steel single drainer unit with tap over, side aspect personal door leading out to driveway.

From the Inner Hallway a door gives access into:



## LOBBY

9'8 x 10'11 (2.95m x 3.33m)

Two rear aspect wooden double glazed window, radiator, power points, fuse box, personal door giving access out into 'House Martins' a self contained flat/Bedroom 5 to the main house, cupboard space and personal door giving access into:

## CLOAKROOM

2'11 x 3'3 (0.89m x 0.99m)

Close coupled W.C, sink with tap over, extractor fan.

From the Lobby a door gives access into:

## KITCHEN/DINER

29'0 x 12'11 (8.84m x 3.94m)

A very light and airy Country style Kitchen with side aspect wooden doors giving access out onto the Side Garden, front aspect wooden double glazed window, radiators, rear aspect wooden double glazed windows, range of wall, draw and base mounted units, wooden worktops, Belfast sink with tap over, power points with an island to the centre of the kitchen with integrated sink with tap over, AGA style cooker, large cupboard/pantry space and space for fridge freezer.

FROM THE INNER HALLWAY STAIRS GIVE ACCESS TO:

## FIRST FLOOR LANDING

Rear aspect wooden double glazed window, radiator, power points.

## BEDROOM 2

11'0 x 10'10 (3.35m x 3.30m)

Rear aspect wooden double glazed window, radiator, power points, rear aspect Velux wooden double glazed window with black out blind.

## UTILITY

13'4 x 7'5 (4.06m x 2.26m)

Rear aspect wooden double glazed window, close coupled W.C, Belfast sink with taps over, space for washing machine, space for dryer, cupboard spaces, rear aspect wooden double glazed Velux window.

FROM THE LANDING THREE STEPS GIVE ACCESS TO UPPER LANDING LEADING TO:

## BEDROOM 1

13'4 x 17'5 (4.06m x 5.31m)

Bay fronted front aspect wooden double glazed window giving stunning views over far reaching countryside, radiator, power points, feature wood burner with a stone fireplace surround, double wardrobes, a doorway gives access into:

## EN SUITE

2'11 x 7'5 (0.89m x 2.26m)

'Jack and Jill' En Suite with a front aspect wooden double glazed window, radiator, panelled bath with taps over, close coupled W.C, cupboard space, marble worktop with a marble sink and separate door gives access into:

## BEDROOM 4

9'5 x 14'8 (2.87m x 4.47m)

Front aspect wooden double glazed window, storage cupboard space, power points, doorway giving access back onto Upper Landing.

FROM THE LANDING A PERSONAL DOOR GIVES ACCESS TO:

## 'HOUSE MARTINS' - SELF CONTAINED FLAT/BEDROOM 5

Accessed via Ground Level rear aspect external door into an Entrance Hallway with stairs giving access up to:







### FIRST FLOOR LANDING

Rear aspect wooden double glazed window, access back onto the main First Floor Landing, steps gives access up living accommodation, access into:

### BATHROOM

9'1 x 8'1 (2.77m x 2.46m)

Rear aspect wooden double glazed window, modern panelled bath with taps and shower attachment over, close coupled W.C, plumbing for washing machine, heated towel rail, extractor fan.

### KITCHEN/DINER

13'2 x 12'9 (4.01m x 3.89m)

Front and rear aspect wooden double glazed windows, radiators, power points, feature stone wall, range of wall, draw and base mounted units, space for oven, stainless steel sink with drainer unit and tap over.

### LOUNGE

19'9 x 16'9 (6.02m x 5.11m)

Side aspect wooden double glazed window, Front aspect bay fronted wooden double glazed window with far reaching views of surrounding countryside, feature fireplace with wood burner inset, power points, radiator.

### 'THE RETREAT' - ONE BEDROOM ANNEXE

Accessed via a ground level wooden partly glazed door into:

### UTILITY/ENTRANCE HALLWAY

5'10 x 2'8 (1.78m x 0.81m)

Plumbing for washer/dryer, alarm system, wooden door gives access into:

### KITCHEN/DINER/LOUNGE

Range of wall, draw and base mounted units, built in oven, hob, extractor fan, space for fridge, space for washing machine, rear aspect wooden double glazed window, fuse box, stairs to First Floor Landing, front aspect wooden double glazed window, side aspect wooden double glazed window, side aspect bay fronted wooden double glazed window, radiators, power points, stone fireplace with wood burner inset

FROM THE KITCHEN/DINER/LOUNGE STAIRS GIVE ACCESS TO:

### FIRST FLOOR LANDING

Rear aspect wooden double glazed window, a door gives access into:

### ANNEXE MASTER BEDROOM

22'0 x 16'5 (6.71m x 5.00m)

Front aspect wooden double glazed window offering beautiful countryside views, side aspect wooden double glazed window, side aspect bay fronted wooden double glazed window, cupboard space, power points, radiators, door giving access into:

### BATHROOM

11'5 x 6'6 (3.48m x 1.98m)

Rear aspect wooden double glazed window, modern panelled bath with shower attachment and taps over, heated towel rail, close coupled W.C, vanity wash hand basin unit with taps over, shaver point, extractor fan.

### OUTSIDE

To the front of the property: Accessed via private gates into a long sweeping driveway suitable for several vehicles.

To the side of the property: Two side gardens, mostly laid to lawn with floral borders and stunning far reaching views over the surrounding countryside, various seating areas, stone pathway leads up to the front door.

To the rear of the property: Approximately 1 acre of land, mostly laid to lawn with various trees and stunning elevated countryside views, various vegetable patches, bordered by fencing.

### SERVICES

Mains water and electric, septic tank, oil.

### WATER RATES

Severn Trent - to be confirmed.



## LOCAL AUTHORITY

Council Tax Band: G  
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos.  
GL16 8HG.

## TENURE

Freehold.

## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

what3words: ///boring.tenure.signed

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)

## AWAITING VENDOR APPROVAL

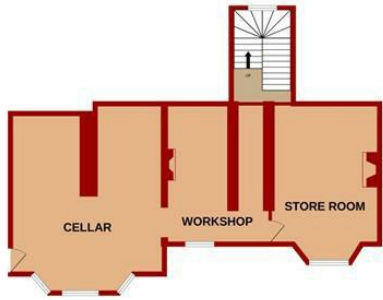
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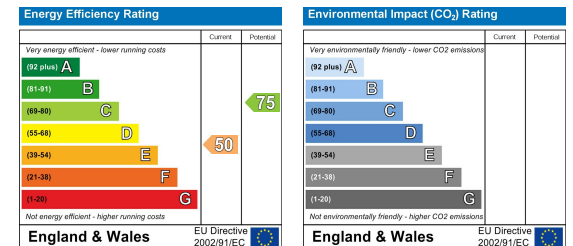






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