



ROSE HOUSE AND ROSE COTTAGE

WORRALL HILL, GL17 9QD

Offers Over: £625,000

A far-reaching vista of a wooded valley is gloriously displayed from this multi-generational home. The detached property sits in the heart of its quarter-acre plot and is divided into a four-bedroom house - complete with three reception rooms and a farmhouse-style kitchen - and a two-bedroom cottage, which carries an open-plan living space on the first floor to maximise the stunning views over the ancient forest.

[Rose House] Four double bedrooms,
two with ensuite shower rooms •
Family bathroom • Sitting room • Study/snug •
Open-plan family room •
Farmhouse-style kitchen • Utility/boot room •

[Rose Cottage] Open-plan living arrangement
• Two bedrooms, both with en-suite
facilities • Study/dressing room •

Approximately one-quarter of an acre •
Wrap-around gardens •
Outbuildings, including a large workshop









Location

Worrall Hill is continuous with the well-appointed village of Lydbrook, which offers a primary school, three reputable pubs, a post office, a convenience store, a health centre, an Indian takeaway, and an award-winning fish and chip shop. It lies on the north-west edge of the Royal Forest of Dean - an area which gives 24,000 acres of countryside and presents an ideal landscape for outdoor activities.

The Homes at a Glance

This pair of properties presents a prime opportunity for either multi-generational living or a potential rental income.

Rose House is a generously proportioned double-fronted home with four double bedrooms and a versatile layout. The main entrance leads to a substantial reception hall, which sets a pleasing scene. A wood-effect floor flows throughout this level of the home, which includes a sitting room, an open-plan family room, a study/playroom, a farmhouse-style kitchen with an informal dining area, and a utility room/cloakroom.

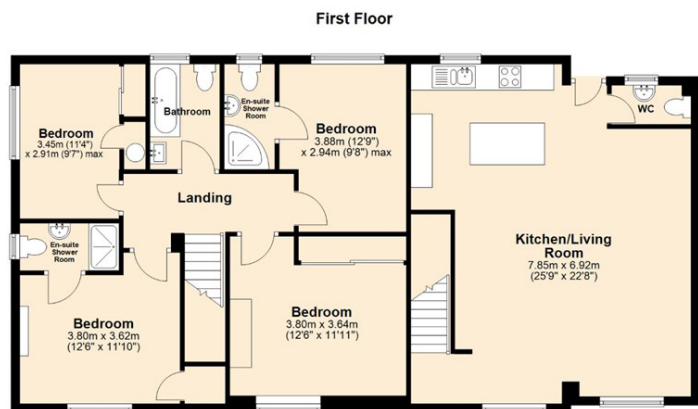
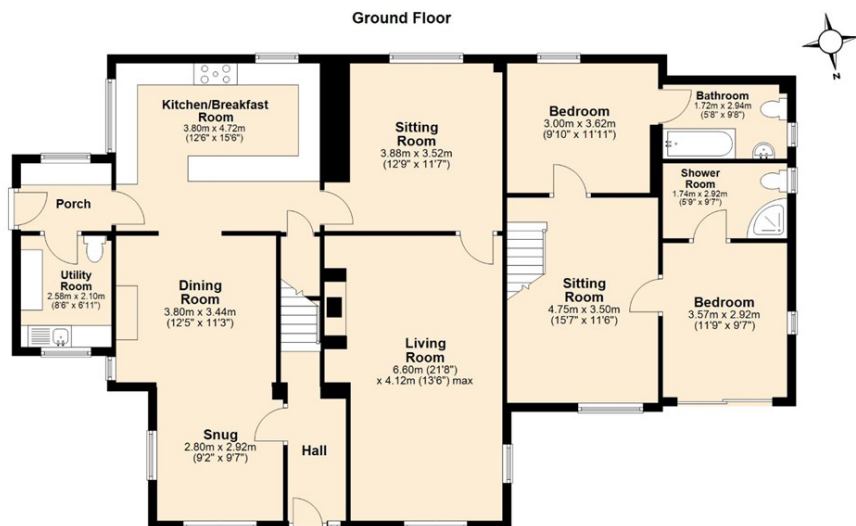
The staircase in the reception hall leads up to the first floor, which houses all four double bedrooms, two of which boast en-suite shower rooms. The other two bedrooms both feature built-in wardrobes and, in terms of washing facilities, they are served by the family bathroom, which is fitted with a three-piece suite.

Rose Cottage is built into the hillside, and therefore, there are entrances into the home from both levels of the property. The two-bedroom residence boasts a spectacular 25-foot open-plan living space, which frames the ever-changing woodland panorama.

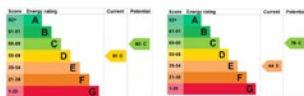
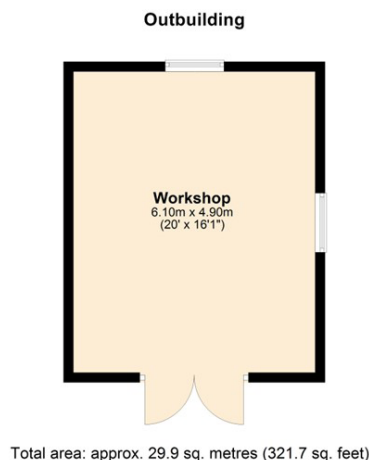
The garden envelops the property, and the grounds include several outbuildings - there is a summerhouse, several sheds, and an insulated timber workshop, which has a light and power supply. In terms of parking, there is a large gated parking area next to the home.







Total area: approx. 267.9 sq. metres (2883.7 sq. feet)



Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

Services

Services: Mains water, electricity, and drainage. Oil-fired central heating. Telephone line and broadband (FTTC) is available.

Local Authority

Forest of Dean District Council. Tax band D for Rose House. Tax band C for Rose Cottage.

Tenure

Freehold

Directions

Leave Ross-on-Wye along Walford Road and pass through Walford, then Bishopswood, with the river to your right-hand side. When entering the village of Lower Lydbrook from the A4136, after turning left where indicated, continue up the hill, passing through the centre of Upper Lydbrook. Continue along and up the hill, then take the right-hand turn signposted Worrall Hill and Camomile Green. Stay on this road for around 650 metres, then Rose House & Rose Cottage will be found on the left-hand side of the road.

What3Words: notch.shin.grills

Coleford 3 miles • Ross-on-Wye 8 miles •
Monmouth 9 miles • Gloucester 18 miles •
Hereford 21 miles • Cheltenham 25 miles •

Agent's note: Please be aware that Rose House and Rose Cottage are on separate title deeds.



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