



Hamilton Stiller

4 WYE VALLEY LODGE

Ashes Lane, Symonds Yat, HR9 6BL

Guide Price: £375,000

Perched in a spot overlooking the Wye Valley, this lovely two-bedroom detached home enjoys fabulous views of the wooded hills that beautify this spectacular setting.

Two bedrooms • Open-plan living space •
Kitchen • Bathroom • Shower room •
Off-road parking •

The spectacular setting of Symonds Yat is situated in the heart of the Wye Valley Area of Outstanding Natural Beauty and is famed for its phenomenal river scenery, woodland expanses and limestone cliffs. There is a multitude of reputable riverside pubs and restaurants which are exceedingly popular with local residents and tourists alike. There are also plenty of delightful walking and cycle routes throughout the area and, for those who enjoy outdoor pursuits, various companies offer a wide range of activities such as canoe hire.

The closest village, Whitchurch is particularly sought after, partially owing to its Church of England Primary School, which has been graded as 'Outstanding' by Ofsted. The popular community-spirited village shop, Woods of Whitchurch, also operates as a coffee shop and takeaway. In addition, Whitchurch also boasts a village hall, an MOT centre, a highly-commended hospitality venue - The Old Court Hotel, plus a dentist, church, post box and bus stop.





The modern open-plan layout ensures that there is plenty of space for relaxing and entertaining with family and friends. Oak flooring runs throughout this area and a lovely feature is the pot-bellied gas stove.

The kitchen is well-appointed with modern high gloss units. There is also a dual-range cooker with an extractor fan as well as space for a dishwasher, fridge freezer and wine fridge.

The stylish bathroom is fitted with a traditional two-piece white suite and a lovely slipper bath with a telephone-style shower attachment. There is also a wall-to-wall mirror with inset lighting.]

This level of the home also includes a small storage room.

On the first floor, the master bedroom is complimented with fitted wardrobes. Sunlight cascades in through a set of French doors which lead to a fabulous balcony - and this offers a great spot for morning coffee while taking in the stunning scenery. The second double bedroom also carries fitted wardrobes.

The shower room is fitted with a modern two-piece suite and a shower cubicle with a shower.

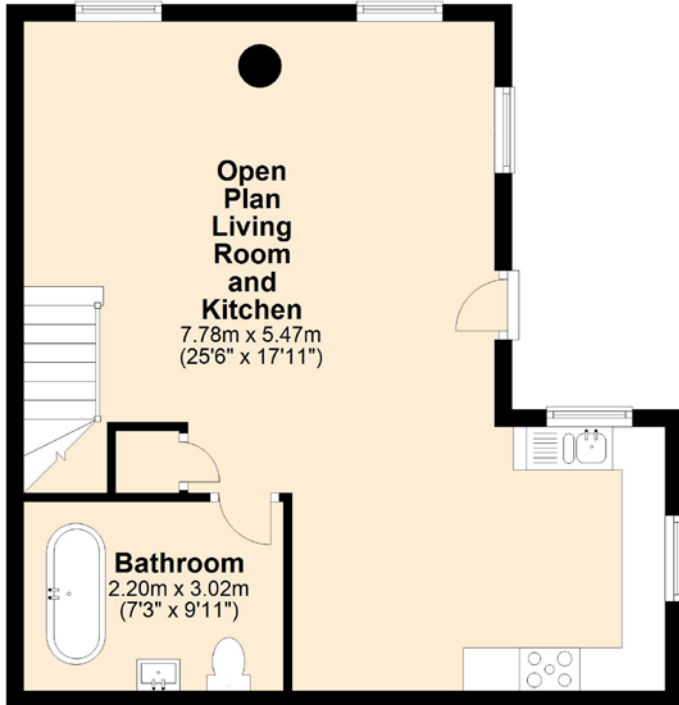
This level of the home also includes a built-in airing cupboard as well as an attic, both of which give plenty of storage space.

Outside the property, there is a lovely sun terrace that wraps around the side of the home. Steps lead round to the side and to the rear gardens. The sloped rear garden has been landscaped to include several terraces to ensure that the fabulous views can be enjoyed and, right at the very top, there is an excellent spot to enjoy the magnificent views of the River Wye.

There are two parking spaces to the front of the property and there is an opportunity to purchase a detached garage via a separate negotiation. Please contact the sales team for further details.

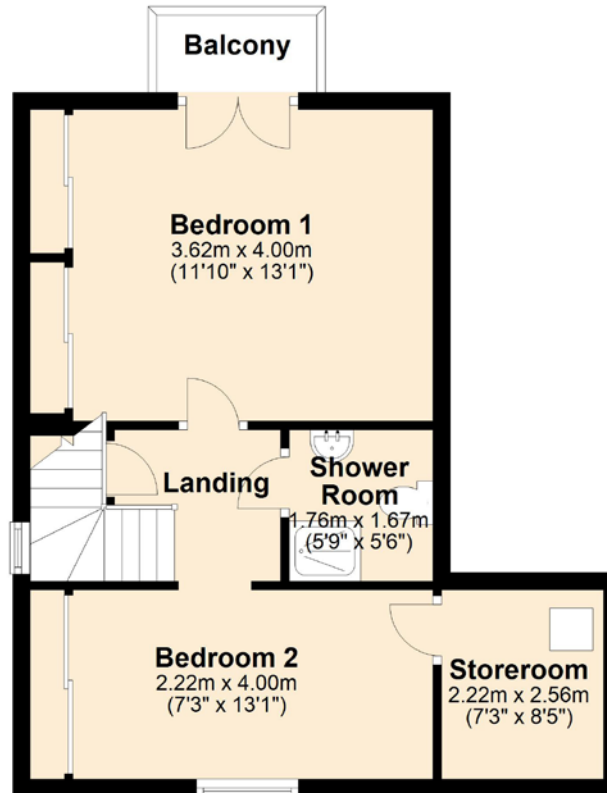
Ground Floor

Approx. 48.6 sq. metres (523.5 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



Total area: approx. 87.1 sq. metres (937.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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.

General

Services

LPG central heating, Mains water, electricity and drainage. Telephone line and broadband.

Local Authority

Herefordshire Council. 01432
260000. Council Tax: Band D

Tenure

Freehold

Directions

From Ross-on-Wye, follow the A40 towards Monmouth and take the exit signed to Symonds Yat West at Whitchurch. Take the first exit at the roundabout; passing the primary school and stay on this lane passing the Wye Knot Inn on the right-hand side. Continue along this road until you see The Paddocks Hotel, then use the turning circle to turn right onto Ashes Lane. 4 Wye Valley Lodge is the last property on the left-hand side, where parking is found opposite.

Monmouth 5.5 miles • Ross-on-Wye 7.5 miles
• Hereford 17 miles • Gloucester 26 miles •
Cheltenham 33 miles • Bristol 50.5 miles •

(All distances are approximate)

Hamilton Stiller

55 Broad Street, Ross on Wye, HR9 7DY
01989 563525