



Paisley House
Brockhollands | Bream | Lydney | Gloucestershire | GL15 4PP





STEP INSIDE

Paisley House

Charming, cosy and characterful four-bedroom detached stone cottage surrounded by fields close to the heart of the Forest of Dean. This handsome property has been thoughtfully renovated and beautifully decorated to create a spacious and versatile modern family home or rural retreat with exceptional views. It would make a fabulous holiday home.

Location and situation

Brockhollands is a small rural hamlet close to Bream, one of the largest villages in the Royal Forest of Dean. Bream has a church, primary school, traditional pub, pharmacy, Spar shop, florist and library, along with a rugby team and a sports club that hosts cricket and football. Lydney is two miles away and has a railway station, shops, schools, restaurants, pubs and leisure facilities.

Bream lies close to the A48 and the M48 motorway is about 12 miles away, providing convenient routes to Bristol, Newport, Cardiff and London. The Whitecroft & Bream station lies on the heritage Dean Forest Railway close by.

The Royal Forest of Dean spans 42 square miles of mixed woodland and offers attractions such as Puzzle Wood, Go Ape, Perry Grove Railway, Symonds Yat Rock and Beechenhurst. It is excellent for those who enjoy walking, running and cycling.

Step inside

Paisley House is a cottage dating back to the 1800s that's designed for open plan living. A porch with a half-glazed door, original quarry tiles and an exposed stone wall leads to a large kitchen and dining area that provides plenty of room for family life and entertaining guests.

The light and airy cooking area has a fresh, clean feel. It has modern cream fitted units, a central island with a stainless steel sink and drainer, integrated fridge, freezer,

dishwasher and space for a large cream range-style Belling cooker with an attractive tiled splashback. The floor has vinyl-effect tiles. A stable door leads to the rear garden.

The dining section can accommodate a large table, which can be positioned close to the window to take in the wonderful view. It has a fireplace fitted with a woodburning stove for cosy evenings. Both the kitchen and dining area feel welcoming, clean and bright, with white walls and spotlights in the ceiling.

Next to the kitchen is a large sitting room has been cleverly divided to offer plenty of flexibility, with double doors leading to a family room that can be used as a snug, a play room, a fifth bedroom or a home office.

The sitting room has a large window that floods it with light and looks out over fields, and there's a fireplace with a tiled hearth and oak mantelpiece. Both it and the family room have a modern wooden floor and spot lighting.

At the rear of the sitting room is a small study with an exposed stone wall and a window overlooking the fields offering a peaceful environment to work or unwind.

Stairs from the kitchen lead to the first floor, with its four double bedrooms with windows framing lovely views thanks to the cottage's elevated position. The principal bedroom is close to a shower room. There is a beautiful family bathroom with a roll top bath and modern fixtures.







STEP OUTSIDE

Paisley House

Step outside

An expansive lawn on two levels offers plenty of room for children to play and pets to roam, and the sunny raised terrace is great for entertaining guests. Mature trees, shrubs and flower beds add to the beauty of the setting. All in all the garden is a great space for relaxing, taking in the stunning views and watching free-roaming sheep wandering down the country lane. A separate utility room has a large Belfast sink and space and plumbing for a washing machine. There's an adjoining cloakroom with a WC and sink. There's plenty of room for parking with hard standings behind and in front of the house. The front of Paisley House lies off a gated gravel driveway, with access to the rear via a shared track.



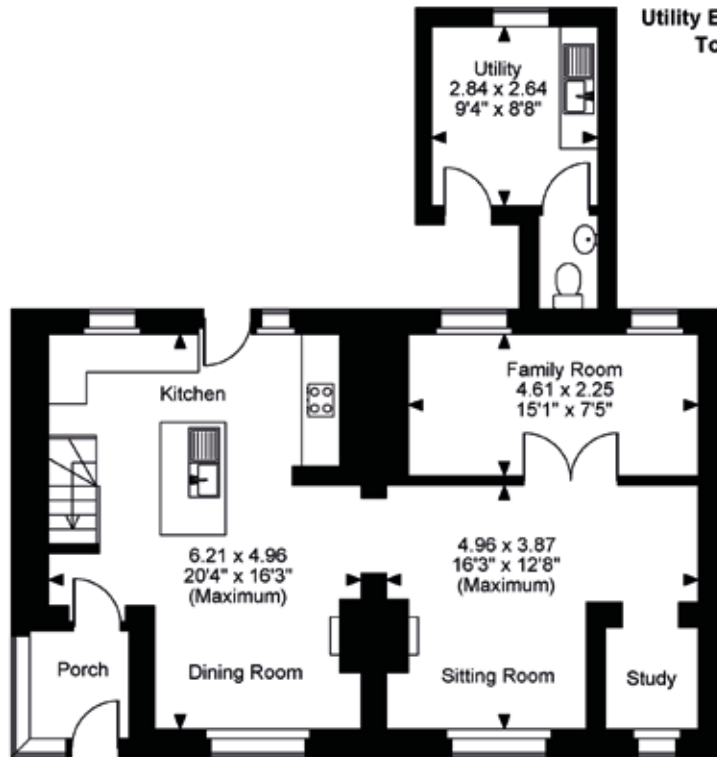
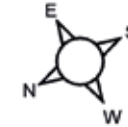
Paisley House Brockhollands, Bream, Lydney

Approximate Gross Internal Area

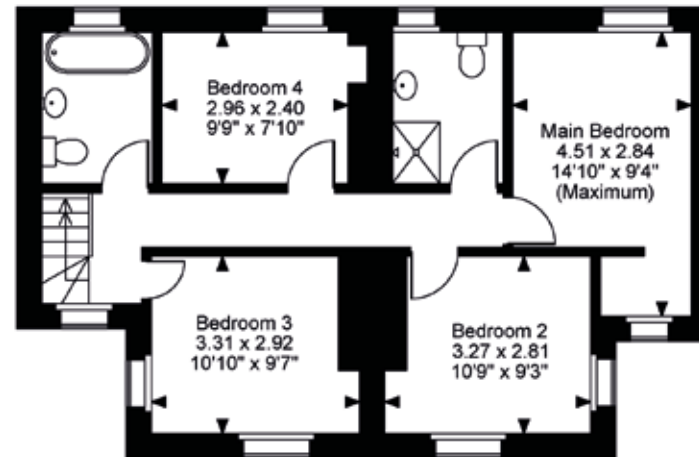
Main House = 1336 Sq Ft/124 Sq M

Utility External Area = 97 Sq Ft/9 Sq M

Total = 1433 Sq Ft/133 Sq M



Ground Floor



First Floor

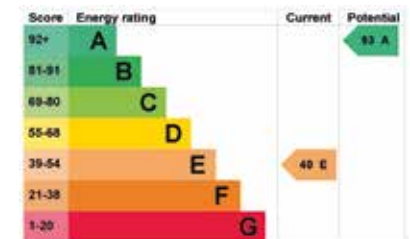
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Council Tax Band: E

Tenure: Freehold



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