



Conebrook
Cone Valley | Woolaston | Lydney | Gloucestershire | GL15 6AD

INTRODUCTION

Conebrook

This beautifully extended property is a hidden gem, featuring five spacious bedrooms and three stylish bathrooms. The stunning, light-filled kitchen, dining, and family room overlooks landscaped gardens and woodland, while two generous reception rooms and a dedicated study offer versatile living space. Set within approximately 3.4 acres of gardens and woodland, complete with a charming meandering brook, the property also includes a double garage, hobby room, and an inviting summer house. Perfectly balancing rural charm with accessibility, it offers country living within reach of major cities, with a public footpath providing a pleasant walk into Woolaston village.

Key Features

- A beautifully extended property with five spacious bedrooms and three stylish bathrooms.
- Stunning light-filled kitchen, dining and family room enjoying garden and woodland views
- Two generous reception rooms together with a designated study
- Approximately 3.4 acres of landscaped gardens and woodland with a charming meandering brook
- Double garage, hobby room and an attractive summer house
- Within walking distance of a delightful tea room and the village of Woolaston via public footpaths

Location and situation

The Forest of Dean in west Gloucestershire is a captivating mix of ancient woodlands, rolling hills, and scenic riversides, offering abundant outdoor and cultural attractions. Visitors can enjoy walking and cycling trails, including the famous Sculpture Trail, explore the historic Dean Heritage Centre, or wander through Puzzlewood, a woodland that has inspired films and TV. Art and craft lovers can visit Taurus Crafts, while swimmers can enjoy Bathurst Pool. Wildlife enthusiasts can spot deer and birds, while charming villages, local pubs, and seasonal events add to the Forest's vibrant atmosphere.

Woolaston is a welcoming village located on the southern edge of the Forest of Dean, along the A48 between Chepstow and Lydney. It offers a strong sense of community with everyday amenities including a village shop, post office, primary school, and preschool. The Rising Sun Inn, a traditional country pub, serves home-cooked food and local ales, while The Swan Inn Tea Rooms is perfect for a relaxed coffee or lunch.

The Woolaston Memorial Hall (www.woolastonmh.org.uk) is a hub for village life, hosting events, clubs, and gatherings throughout the year. Surrounded by beautiful countryside and close to the Wye Valley, the village combines rural charm with excellent accessibility. Families benefit from a choice of quality education, including independent schools in Chepstow, Monmouth, and Gloucester, as well as selective grammar schools in Gloucester.

Woolaston's location is ideal for commuters, with Chepstow and the Severn Bridge around 5 miles away, Gloucester approximately 23 miles, Cheltenham 30 miles, and Bristol just under 24 miles via the A48 and motorway links.

Step Inside

Conebrook has been a true labour of love over many years. What began as a modest one-up, one-down cottage has been thoughtfully extended into the magnificent home it is today. The property is away from the main road, offering a sense of privacy and serenity, yet remains conveniently accessible for commuting to major towns and cities.

A welcoming entrance hall provides space for comfortable seating and a window seat overlooking the garden, making it an ideal spot for a library or reading nook. Practical features in this area include a cloakroom and a generous utility room.

The kitchen, dining and family room is an impressive, light-filled space. Extended around 2019, it offers enchanting views across the garden and woodland, allowing the ever-changing scenery and local wildlife to be enjoyed from the comfort of indoors. The bespoke, handmade kitchen wraps around a central island, while a stunning electric Aga takes centre stage beneath a stone fireplace, crafted by a local stonemason. A decorative beam above the Aga, discovered within the grounds of the property, adds character and history. There is ample space for a dining table and comfortable seating, complemented by a bespoke cabinet with a concealed TV lift, allowing the television to be hidden or displayed as desired. Underfloor heating extends throughout the ground floor, except for the study and lounge.

The design of the kitchen extension also allows practical access to the lower-ground drying/store room via a staircase beside the kitchen, creating a seamless and functional flow between the levels. This area features fixed wall cabinets providing ample storage, as well as a door leading to a space that was formerly an outdoor store room, now converted into a warm, spacious internal drying room and store.

Adjacent to the kitchen, a very spacious utility room features attractive fitted units, a Belfast sink, and plenty of space for white goods. A door leads directly to the garden, perfect for bringing in pets without passing through the main house.

The main lounge, with its box bay window, beautiful stone fireplace and wood-burning stove, offers both character and comfort, while a small study sits conveniently alongside.

Upstairs, the first floor holds a fantastic surprise. Alongside two exquisite en-suite bedrooms, stone steps lead up to what would have been the sitting room of the original cottage. This versatile space, currently still a sitting room with fireplace and wood-burning stove, could be transformed into a luxurious bedroom, a self-contained annexe or a holiday let (subject to any necessary consents), a large home office, gym or yoga room, the possibilities are endless.

The second floor comprises three light and airy double bedrooms and a family bathroom.





SELLER INSIGHT

The land and original cottage have been in the wider family since the 1930s, my family took ownership in the 1990's. The original cottage dates to the industrial era when a papermill operated in the grounds. The main building extending from the cottage completed in 1994, with further extensions in 2014 and 2019.



The unique setting makes the property special to us; it is an accessible hidden gem overlooking woodland and gardens.

It is a family home with many entertaining options throughout the year. The cottage sitting room is cosy with original features and exposed beams, the main sitting room light and airy. Both have log burners. Gatherings also work extremely well in the open plan kitchen/diner/reception room which overlooks the gardens and woodland.

There have been many celebrations over the years inside and out, for larger gatherings marquees have been a regular feature. Croquet, rounders and other games in the garden, woodland and brook have been enjoyed by all generations.

A large established nature pond is especially interesting in the spring and summer. Two terraced seating areas are suitable for outdoor dining, a smaller terrace adjoins the kitchen, and the summerhouse and veranda provide shelter from the sun and rain.

The woodland has an area for camping and BBQ. The wildlife is a joy to watch, and nature cameras have captured wonderful scenes. Along the brook we've seen Kingfishers and Herons. Buzzards nest in the canopy and we have recorded 23 bird species around the garden and feeders. Spring brings carpets of wildflowers with the bluebell wood being a highlight. The established borders take over in Summer, and in Autumn the colours are truly stunning.

Woolaston is a vibrant village. Four popular pubs, a tearoom and a Nepalese restaurant are within a short walk. The village shop and post office is handy for essentials and local produce. The thriving village hall is a few minutes' walk, the groups we're involved in are great fun and sociable. Woolaston has a football club, enjoy a Saturday afternoon game!

We enjoy many facilities close by with a good choice of supermarkets, Taurus Crafts has a garden centre, gift and craft shops, and the excellent 'Forest Brewery'.

We take trips to Cheltenham, Bristol and Gloucester by train or car, Cribbs Causeway and Bristol Parkway are half an hour away. The Wye Valley and Cotswolds are easy to get to.

Stunning countryside is a short walk, especially Clanna Ponds. The Forest of Dean is a few miles away and the Dean Forest Steam Railway operates locally. There are many attractions, Puzzlewood, Clearwell Caves, and the FOD Cycle Center to name a few. Nearby is an openair Swimming Pool, an indoor pool and a cold-water swimming lake.

*This has been a home very much enjoyed by family and friends over the years, many happy memories have been made here.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















STEP OUTSIDE

Conebrook

Situated at the end of a no-through lane, this property offers privacy and seclusion, yet is just a short walk from Swan House Tea Rooms and nearby footpaths to Woolaston Village.

The gardens are a true highlight, with lush lawns bordered by carefully planted herbaceous borders and flowerbeds. Mature trees, including Ash, Wild Cherry, Beech, Alder, and Apple, provide seasonal colour and shelter, while a summer house at the far end offers the perfect space for an outdoor kitchen, home office, or gym. Behind this lies a natural pond, marking the site of the original mill's water wheel, and a discreet storage area discreetly hidden by a natural ivy curtain.

A replica of an old ruin, crafted by a local stonemason, creates a charming raised seating area, with additional modern seating overlooking the brook and a well, ideal for enjoying the summer months. Cone Brook divides the garden and woodland, linked by a bridge, with bluebell-filled paths and peaceful seating throughout.

Further benefits include a double garage with a workshop or hobby room at the rear, and private grounds, yet surrounded by delightful walking routes.

Directions

W3W: recount.equipment.afterglow





Conebrook, Cone Valley, Woolaston, Lydney

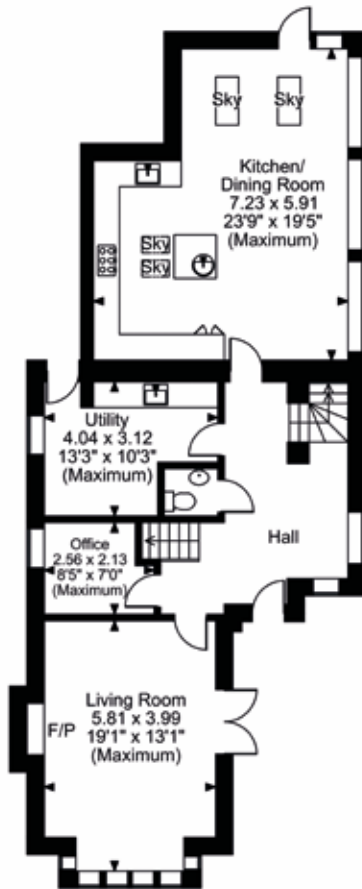
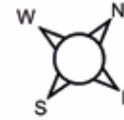
Approximate Gross Internal Area

Main House = 2636 Sq Ft/245 Sq M

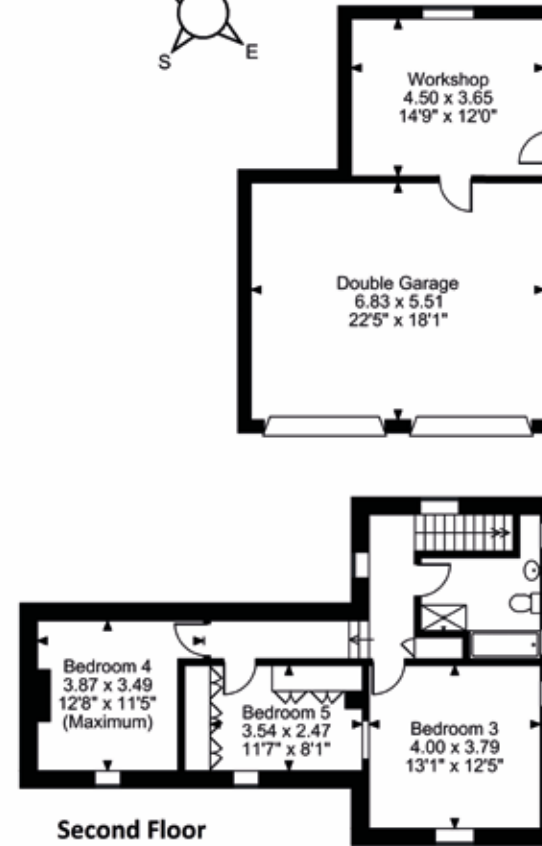
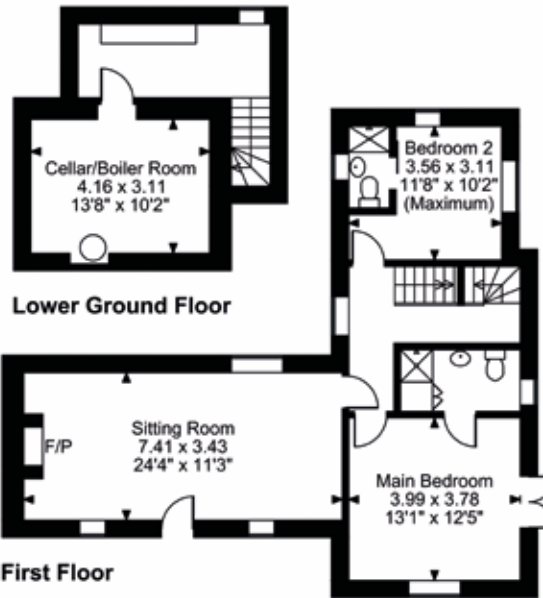
Double Garage = 405 Sq Ft/38 Sq M

Workshop = 177 Sq Ft/16 Sq M

Total = 3218 Sq Ft/299 Sq M



Ground Floor



Second 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: F
Tenure: Freehold



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