



Luda Cottage
Joyford | Coleford | GL16 7AS

INTRODUCTION

Luda Cottage

- Charming countryside cottage in beautiful secluded location
- Four bedrooms, two reception rooms, two shower rooms
- Unbeatable position for peace, quiet and woodland walks,
- Just under 1.5 acres, comprising an orchard, vegetable garden and meadow
- Garage, large open-sided storage barn and barbecue hut
- Within walking distance of a highly regarded village pub and restaurant

Joyford is a village situated on the western edge of the Forest of Dean, providing an excellent base for woodland walks, outdoor pursuits and the many attractions of both the Forest and the nearby Wye Valley. The village is home to The Dog & Muffler Inn on Wellmeadow Lane, a highly regarded, dog-friendly pub serving real ales and hearty food. Crowned Forest of Dean Pub of the Year in 2026, it remains a popular destination for both locals and visitors alike.

The market town of Coleford is approximately 1.8 miles away, whilst Monmouth is 6.4 miles and Ross-on-Wye is 9.3 miles distant. The city of Gloucester is approximately 26 miles away and Bristol around 32 miles. The area benefits from convenient access to the M48 and M4 motorway network via Chepstow, as well as the M5 at Gloucester, providing excellent connections to South Wales, Bristol, Birmingham and the wider region.

Families are well served by a selection of highly regarded schools in the surrounding area. Primary education is available at nearby Berry Hill, Coleford, Lydbrook and English Bicknor all within a short drive of the village. For secondary education, the well-established Five Acres High School in Coleford is a popular choice for local families. Those seeking selective education have access to Gloucestershire's highly regarded grammar schools in Gloucester, including The Crypt School, Sir Thomas Rich's School, Ribston Hall High School and Denmark Road High School.





STEP INSIDE

Luda Cottage is an idyllic countryside cottage, with its attractive façade creating an inviting first impression.

An entrance porch leads into the snug-dining area, complete with beautiful slate floor tiles, a wood-burning stove and space for a desk and computer.

This first cosy reception room is open plan to the main sitting room, which is exceptionally light and airy with windows to front and rear aspect and sliding doors opening onto the patio which offer a lovely outlook over the grounds. In one corner, fitted bookshelves create a cosy library and reading area, perfect for quiet moments with a favourite book.

The kitchen is located at the rear of the cottage and features a range of freestanding units, a walk-in pantry and a sink positioned beneath the window overlooking the garden. Beyond the kitchen is a utility room, with additional work surfaces, cupboards and plumbing for appliances, and an air source hot water storage cylinder was installed in November 2024. A door from the utility room leads into the ground floor shower room.

A door leads outside from the utility room through a small covered passageway to an outside W.C.

Upstairs, there are four bedrooms, all of which offer a pleasant outlook to gardens and woodland, as well as a modern family shower room with an exceptionally spacious walk-in shower.





SELLER INSIGHT

“ When we first arrived at Luda Cottage in the summer of 1984, our children were just four and six years old. We knew instantly that we had found somewhere extraordinary. With woods, fields and a stream to explore, it felt like the perfect place for children to grow up – safe, peaceful and endlessly adventurous. More than four decades later, it still feels just as special.

Set right at the end of a quiet lane, where the road simply stops at the gate, there is no passing traffic, only birdsong and the gentle sounds of nature. It is an incredibly peaceful place, with a wonderful sense of freedom and a close-knit community of neighbours.

Over the years we have transformed the property into the home it is today. Inside, we added a fourth bedroom, a utility room, a downstairs shower room, and extended the kitchen to include a walk-in pantry. Outside, there are several outbuildings including the beautiful oak-framed wood store with its built-in apple press, a Scandinavian barbecue hut, garage and practical freezer shed. The gardens have become a haven for anyone who enjoys growing their own produce, with three greenhouses, raised vegetable beds, fruit cages, an orchard, a stream and even a small lake. We have kept chickens, ducks, bees and harvested wood for the log burners, making it wonderfully easy to enjoy a more self-sufficient way of life.

It is difficult to choose a favourite place. The snug, with its log burner, is perfect for reading and listening to music on winter evenings, while the oak-framed wood store becomes a magical spot for semi-al fresco dining when the weather is warm but unsettled. The Scandinavian barbecue hut has created countless memorable evenings with family and friends and even provides extra accommodation, while the grounds have hosted parties with guests camping under the stars.

Luda Cottage has been home for over half my life. I will miss its peace, its beauty and the wonderful lifestyle it has provided every single day.

* 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

Luda Cottage

A gated entrance at the end of a country track opens into the grounds of Luda Cottage. The attractive garage is conveniently positioned at the entrance and benefits from an open-sided storage area to the rear, ideal as a log store or general storage space, with potential to be enclosed and converted into a home office or similar, subject to the necessary consents.

Immediately outside the cottage, a flagstone patio provides a peaceful spot to sit and enjoy birdsong whilst taking in this delightful setting.

The gardens are well arranged for those seeking a more self-sufficient lifestyle, featuring a productive apple and plum orchard, a dedicated vegetable growing area with raised beds, fruit cages and three large greenhouses. Fencing extends up the land, separating the formal gardens from the meadow beyond.

At the top of the meadow is a superb barbecue house, creating a wonderful space for entertaining and making lasting memories. A stream runs along the boundary, completing this idyllic setting.

This is a place where the 'good life' can truly be embraced, whether that's harvesting your own fruit and vegetables, keeping chickens, or simply enjoying the rhythm of the seasons from your own land. It offers the opportunity to live more self-sufficiently, with space to grow, create, and enjoy a slower, more rewarding way of life, surrounded by nature and all it has to offer.

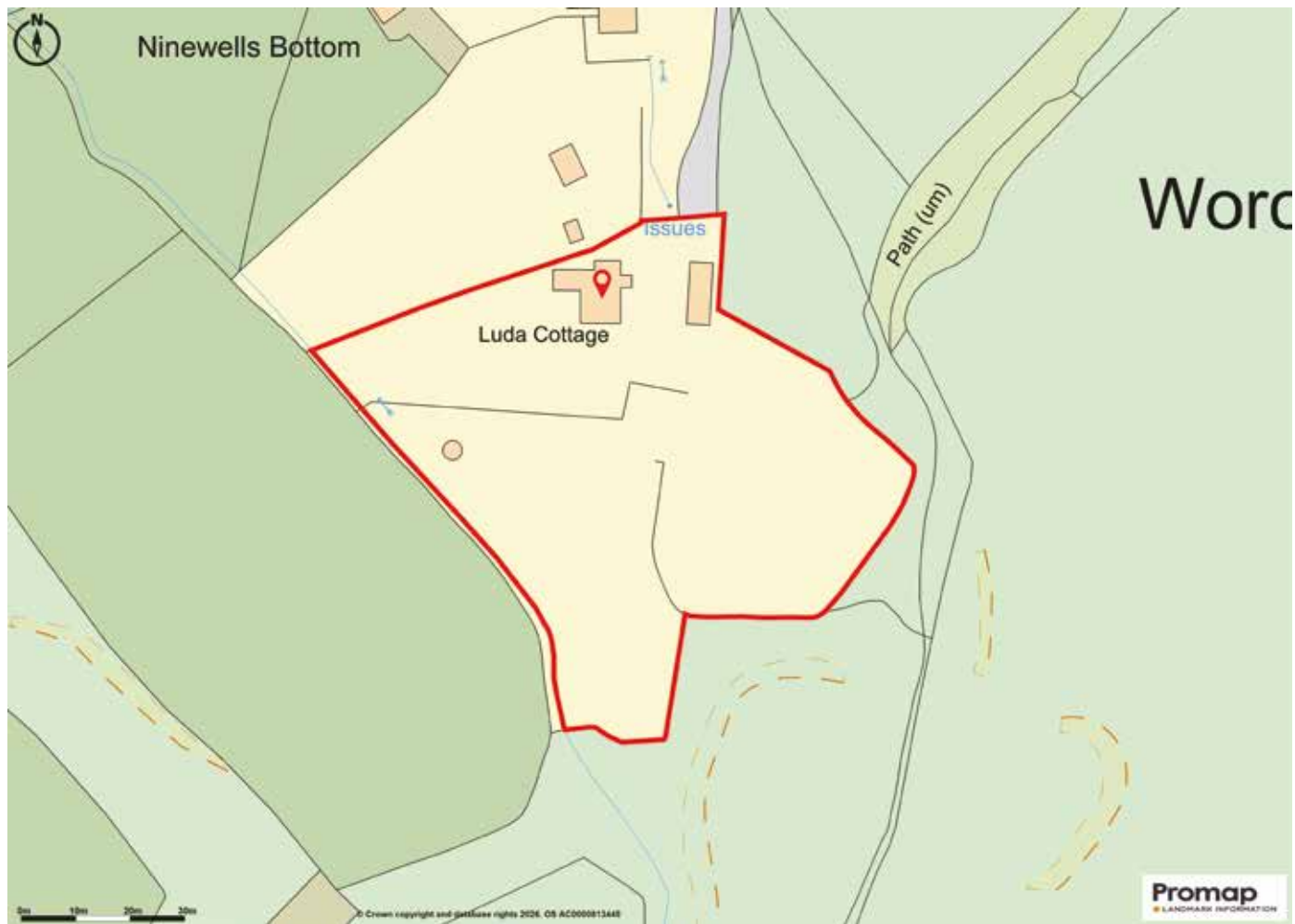
DIRECTIONS W3W

Blazing.imposes.variation

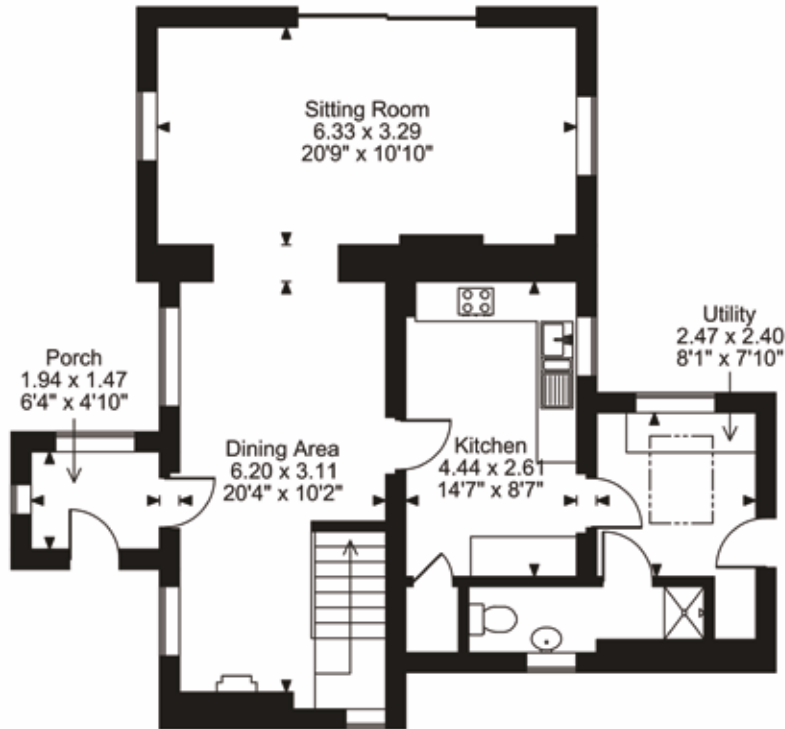
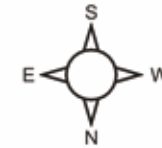




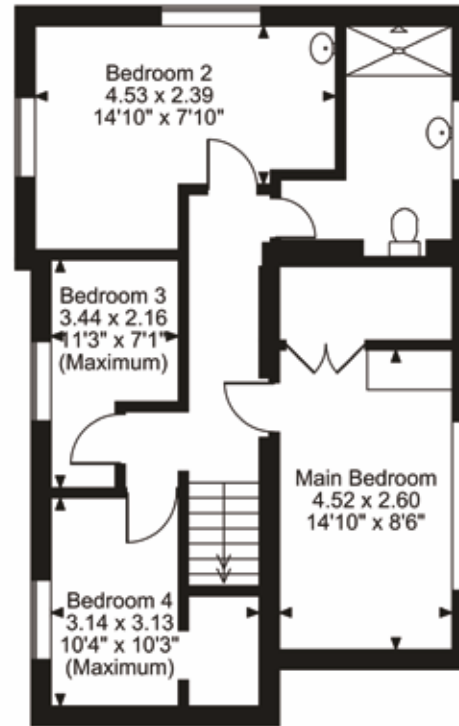




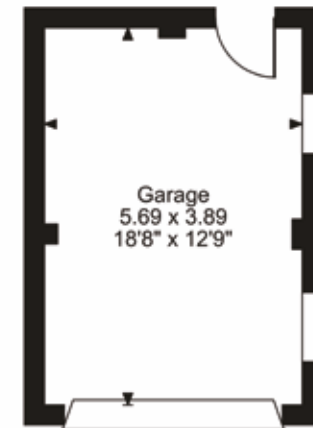
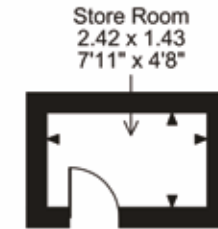
Luda Cottage Joyford, Coleford
Approximate Gross Internal Area
Main House = 1425 Sq Ft/132 Sq M
Garage = 238 Sq Ft/22 Sq M
Store Room = 37 Sq Ft/3 Sq M
Total = 1700 Sq Ft/157 Sq M



Ground Floor



First Floor



Council Tax Band: F
 Tenure: Freehold

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	77 C
39-54	E		
21-38	F		
1-20	G		

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