



Hill Crest
Yorkley | Lydney | GL15 4TA

LOCATION

Hill Crest

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.

The popular village of Woolaston has a range of local amenities including a village shop, primary school, playing fields and public houses. The wider facilities in Lydney are approximately 4 miles away, whilst excellent road links provide convenient access to the Forest of Dean, Chepstow, Gloucester, Bristol, Cardiff and the M4 corridor.

STEP INSIDE

Recently renovated to an exceptional standard throughout, this beautifully presented house with annexe seamlessly blends timeless character with stylish contemporary finishes, creating a truly inviting and luxurious home.

The heart of the property is the stunning open-plan kitchen, dining and living space, thoughtfully designed for modern living and entertaining. Flooded with natural light, this impressive room offers a wonderful sense of space while retaining the warmth and charm expected of a cottage.

The beautifully appointed kitchen by Minerva Designs features high quality cabinetry and plenty of work surfaces, with Belfast style sink to the central island-breakfast bar, integrated fridge-freezer and Steel Cucine cooker.

The kitchen flows effortlessly into the comfortable living-dining area to create a sociable and versatile environment. There is a woodburning stove to the living area and bi-fold doors leading outside, as well as a door from the dining area giving access out to the front of the property.

Complementing the ground floor is a practical utility room providing additional storage and laundry facilities, together with a conveniently located cloakroom.

Upstairs, the property offers three generously proportioned double bedrooms, each beautifully finished to continue the high standard found throughout the home. Two of the bedrooms enjoy delightful views to the front towards the forest.

The stylish family bathroom has been finished with great attention to detail, featuring luxurious Mandarin Stone tiles, a freestanding bath, a contemporary walk-in shower, elegant wash basin, WC and quality fittings.

Every room has been sympathetically renovated with an emphasis on quality and tasteful design, combining modern comforts with the character and charm of a traditional cottage. The property has been recently renovated to a high standard, including the installation of brand new insulation throughout to accommodate the air source heat pump, ensuring improved energy efficiency and year-round comfort. Neutral décor, carefully selected finishes (including Calico fitted blinds) and an abundance of natural light ensure the property is ready for immediate occupation, offering a great opportunity for those seeking a beautifully appointed home in an idyllic setting.









STEP OUTSIDE

Hill Crest

The property enjoys a generous amount of outside space, ideal for families and those seeking a balance of practicality and outdoor living. To the rear, an enclosed garden is predominantly laid to lawn, providing an excellent space for children to play or for entertaining, with a selection of useful sheds offering ample storage space. To the front, a further small garden gives another space to create a seating area or courtyard.

A substantial outbuilding next to the house offers great potential for use as a home office, gym or studio. A private driveway provides off-road parking for several vehicles, with an electric car charging point.

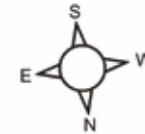
Perhaps most importantly is the detached one-bedroom single story annexe located to the far end of the plot. This spacious second property offers a fitted kitchen, living room, double bedroom and shower room, giving any future owner a great opportunity to create a consistent income, or simply for guest use.

DIRECTIONS W3W

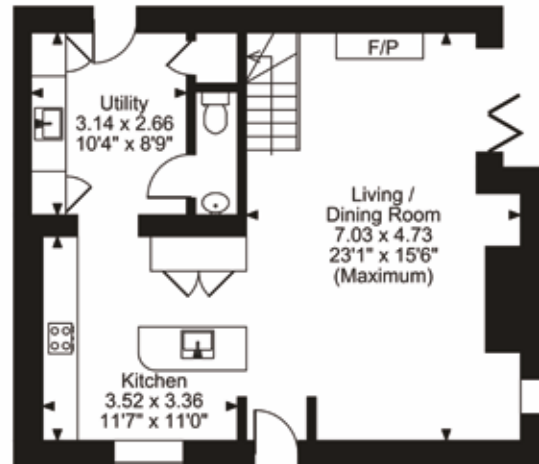
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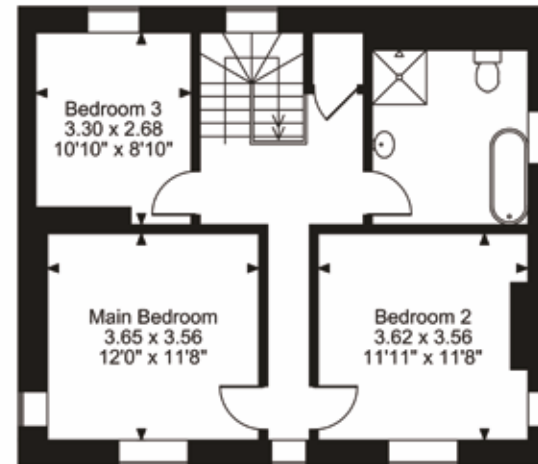
Hill Crest Yorkley, Lydney
Approximate Gross Internal Area
Main House = 1214 Sq Ft/113 Sq M
Annexe = 472 Sq Ft/44 Sq M
Total = 1686 Sq Ft/157 Sq M



Annexe
 Living Room
 3.46 x 3.39
 11'4" x 11'1"

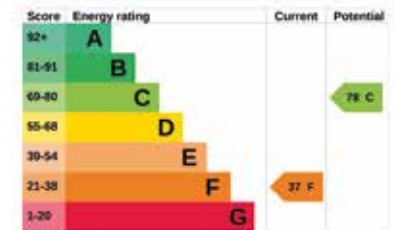


Ground Floor



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: D
 Tenure: Freehold

follow Fine & Country Forest of Dean



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