



Redland Cottage Church Walk
Viney Hill, Lydney GL15 4NY



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£519,950

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A BEAUTIFULLY PRESENTED AND EXTENDED TWO-BEDROOM, SEMI DETACHED, CHARACTER COTTAGE set in approximately 2.5 ACRES, enjoying **EXCELLENT EQUESTRIAN FACILITIES**, a **stunning OPEN-PLAN KITCHEN/FAMILY ROOM** with bi-fold doors leading out to the **BEAUTIFULLY LANDSCAPED GARDENS**, and a highly sought-after **SEMI-RURAL LOCATION** in Viney Hill. Redland Cottage seamlessly combines period charm with contemporary living, whilst the **VERSATILE OUTBUILDINGS** and **WELL-FENCED PADDOCKS** create an exceptional opportunity for those seeking an idyllic countryside lifestyle.

Viney Hill, in The Forest Of Dean. Nearby, Lydney, which has existed since Roman times, covers approximately eight square miles of Gloucestershire between the Forest of Dean and the River Severn. The town itself stands on the Gloucester to Chepstow main A48 road and extends south-east down to Lydney Harbour, crossing the Gloucester to Cardiff railway line.

Lydney is a busy industrial centre, with a wide range of business activities, made possible by its easy access to several radiating motorways and the Severn Bridge.

The town has a range of amenities to include shops, post office, banks, supermarkets, service station, health centre, local hospital and sport centre. Lydney is fortunate to have four schools within its bounds Whitecross School (comprehensive secondary school), Lydney C. Of E. Primary School, Primrose Hill County Primary School and Severnbanks Primary School.

The property enjoys close access to the Forest of Dean, which can be reached within half a mile along a country lane. From here, an extensive network of bridle paths and cycle trails can be accessed and enjoyed throughout the surrounding countryside





ENTRANCE HALL

10'10" x 6'4" (3.30m x 1.93m)

Composite entrance door, Karndeian flooring with underfloor heating, column radiator, inset ceiling spotlights, staircase to first floor, front aspect double glazed window, access to utility cupboard and cloakroom.

UTILITY CUPBOARD

Space and plumbing for washing machine with space above for stacked tumble dryer above.

CLOAKROOM

6'0" x 2'8" (1.83m x 0.81m)

White suite comprising vanity wash hand basin, low level WC, heated towel rail, extractor fan and inset ceiling spotlights.

OPEN-PLAN KITCHEN/FAMILY ROOM

25'7" x 11'5" (7.80m x 3.48m)

A superb entertaining space featuring Karndeian flooring with underfloor heating throughout.

KITCHEN AREA

Fitted with a range of base, wall and drawer mounted units, wood-effect worktops, integrated oven, four-ring ceramic hob with extractor hood above, space and plumbing for dishwasher, space for fridge and freezer or American-style fridge freezer, part tiled walls, oil-fired boiler, inset ceiling spotlights and rear aspect double glazed window.

FAMILY AREA

Family Area: Stunning vaulted ceiling, side aspect double glazed window, television and power points, dual-aspect bi-fold doors opening onto the patio and gardens, creating an excellent indoor/outdoor entertaining space.

LOUNGE

11'6" x 10'11" (3.51m x 3.33m)

Karndeian flooring, feature fireplace with inset wood-burning stove, two radiators, Gigaclear fibre broadband point, television point, inset ceiling spotlights, two side aspect double glazed windows and opening through to:



DINING ROOM

9'9" x 7'8" (2.97m x 2.34m)

Column radiator, power points, inset ceiling spotlights, rear aspect double glazed window and double doors opening onto a private courtyard.

FIRST FLOOR LANDING

Half landing with Velux roof window leading to the main landing with storage cupboard, power point and inset ceiling spotlights.

BEDROOM ONE

12'11" x 10'0" (3.94m x 3.05m)

Radiator, power points, inset ceiling spotlights and front and side aspect double glazed windows.

BEDROOM TWO

11'8" x 10'11" (3.56m x 3.33m)

Feature exposed stone chimney breast, radiator, power points, loft access, inset ceiling spotlights and rear aspect double glazed window.

SHOWER ROOM

7'5" x 6'4" (2.26m x 1.93m)

Modern white suite comprising walk-in double shower with mains shower, vanity wash hand basin, low level WC, radiator, inset ceiling spotlights and front aspect double glazed window.

AGENTS NOTES

There is underfloor heating throughout downstairs, except for in the lounge and dining room.







OUTSIDE

Surrounding the cottage are beautifully landscaped, private gardens with generous lawns, mature shrubs, established planting, paved seating terraces and a delightful courtyard, offering a peaceful setting to relax and entertain.

The property sits within approximately 2.5 acres, divided into well-fenced paddocks, making it ideal for equestrian use or smallholding purposes. The land rises gently to the rear and includes a level grass schooling area, with separate gated access providing excellent functionality.

The equestrian facilities comprise FOUR STABLES, THREE SELF CONTAINED CAROUSELS, A TACK ROOM, HAY BARN and FIELD SHELTER as well as concrete hardstanding, power and water points.

A substantial range of outbuildings includes a large workshop split into two rooms, together with a separate tool store, log store and garden shed, providing exceptional storage and workshop space. These buildings offer excellent versatility and potential for a variety of uses.

Please note: The paddock land to the rear of the property is subject to a covenant restricting its use to agricultural purposes only.

SERVICES

Mains water, electricity and drainage.
Oil fired central heating.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

Gigaclear broadband to the property.

WATER RATES

Severn Trent Water - Rates to be confirmed

LOCAL AUTHORITY

Council Tax Band: C
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.



TENURE

Freehold

VIEWINGS

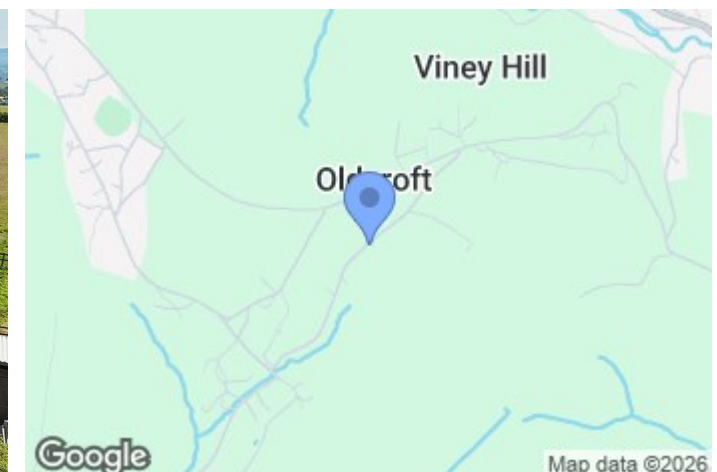
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Coleford, proceed straight over onto Gloucester Road turning right onto Bakers Hill, proceed along for approximately 2.5 miles turning right at the crossroads onto New Road, continue along for approx. 3.2 miles turning right onto Fancy Road, left onto New Road and left onto Yorkley Road. Continue out of the village of Yorkley in to the village of Viney Hill, proceed into the village turning right on to Church Walk and the property can be found approximately half a mile down, where the stables and paddocks will come into view on the left hand side, with the driveway next to the front paddock on the left.

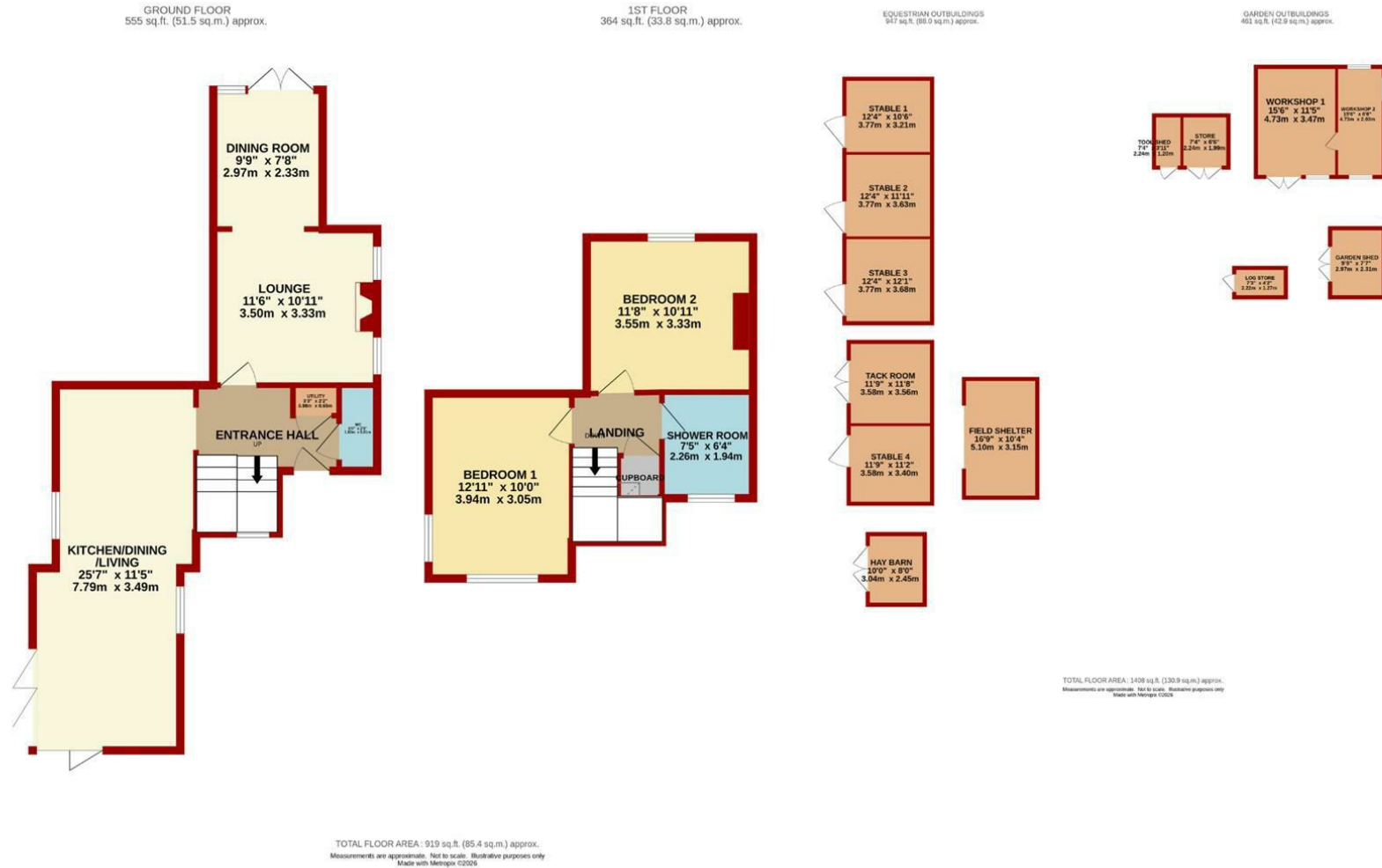
PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



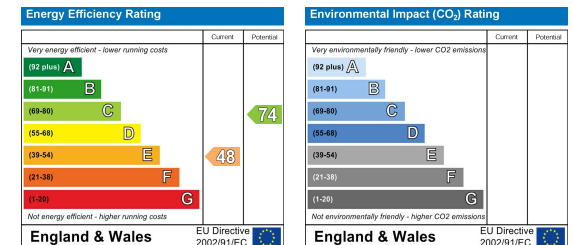






MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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