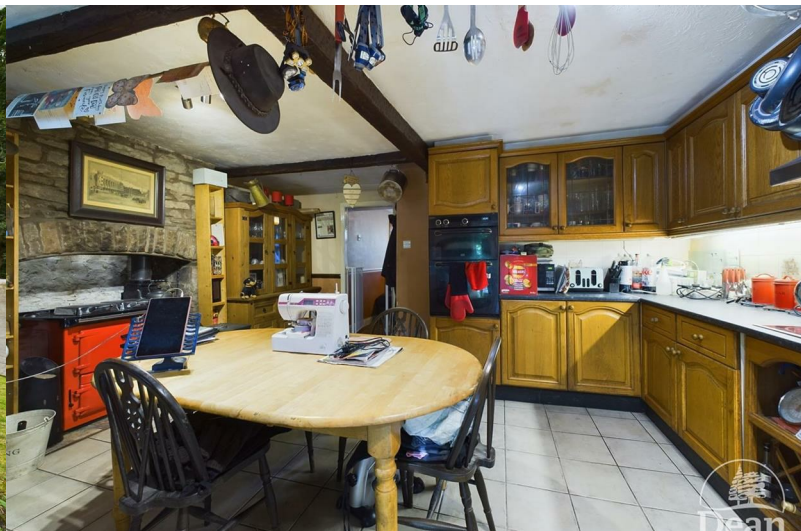




1 Bay Head Cottage Hyde Park Corner

Lower Soudley, Cinderford, GL14 2UD

Offers Over £285,000



VIRTUAL TOUR AVAILABLERURAL LOCTION*** Dean Estate Agents are delighted to offer to the market this unique characterful cottage set in a rural location in Lower Soudley in the Forest of Dean, viewing is highly recommended to appreciate this idyllic spot. The property is accessed via a footbridge and offers lounge with feature fireplace, spacious kitchen/diner with Rayburn, two bedrooms and upstairs bathroom. The registered smallholding includes beautiful gardens, handy outbuildings and far reaching views of fields and woodlands.

Soudley is a small village just outside Cinderford, the village has a primary school, the attraction of the Dean Heritage Centre with its popular café, a public house and the scenic Soudley ponds.



Approached via an obscure glazed panel door leading into:

Lounge:

Many character features including brick built fireplace with wooden mantle and quarry tiled hearth, two alcoves to both sides with fitted timber cupboards and glazed panel doors, wood effect flooring, dimmer switch, coving, dado rail, obscure double glazed door leading to the front garden.

Kitchen/Diner:

Feature stone fireplace with Rayburn inset which provides the hot water for the property, a range of base and wall units, conventional double oven with grill, electric hob with cooker hood over, sink unit with mixer tap over and tiled splashbacks, under cupboard lighting, space for dishwasher, feature ceiling timbers, directional ceiling spotlights, dado rail, tiled flooring, Georgian bar double glazed window to rear overlooking the garden with views, wooden plank thumb latch door giving access to the stairs and lounge, stairs to first floor landing.

First Floor Landing:

Loft access, radiator, wooden thumb latch doors to both bedrooms and bathroom.

Bedroom One:

Feature ceiling timber, chimney breast, dado rail, radiator, UPVC double glazed window overlooking the front garden.

Bedroom Two:

Ceiling timber, chimney breast, dado rail, radiator, built in wardrobe with shelving and hanging space, Georgian bar window overlooking the rear garden with far reaching views.

Bathroom:

White suite with panelled bath with mixer tap and shower attachment fitted over, close coupled W.C., pedestal wash hand basin, shower cubicle, part tiled walls, dado rail, ceiling beam, chrome heated towel rail, Georgian bar double glazed window overlooking the rear garden with views.

Outside:

There is a sloped front garden area leading to the front door. The property is accessed via a shared gate leading to the flagstone courtyard with stores for coal and timbers. There are raised planters, a patio area and then steps lead to the rear door. To the rear of the property sits a pagoda with climbing wisteria, roses and there is outside lighting. A flagstone paved pathway leads down the terraced garden pasted a lawned area with flower borders, mature shrubs and colourful bushes. The pathway continues through a beautiful feature arch with grapevine where there is outbuilding one. Steps continue down to further terracing, there is also the garden shed which benefits from power and outbuilding two. Gated access leads to a wood store. Further steps lead down to a vegetable patch and lawned area. A final gate leads to the bottom of the garden which houses the greenhouse and a range of sheds, soft fruit area, septic tank and backs onto the stream with views over fields, forest and woodland.

Outbuilding One:

Stone built, storage space with power, lighting, plumbing for automatic washing machine, small Belfast style sink, tap, separate consumer unit, tiled flooring. Door to the rear leads to an outside high level cistern W.C. with small window and lighting.

Outbuilding Two:

Storage space and power.

Agents Note:

Access to the property is via a footpath and bridge. There is parking available on the track leading up to the bridge and this can be purchased from the land owner for £1 per week, per vehicle. There is a right of access through 1 Bayhead Cottage for the surrounding properties.



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Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

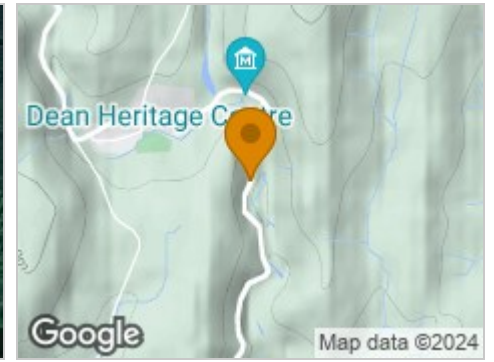
Road Map



Hybrid Map



Terrain Map



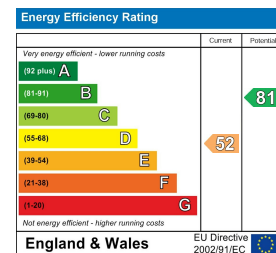
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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