



HUNTERS LODGE

Hewelsfield, Gloucestershire, GL15 6UT



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- An Impressive Period Property
- With a Wealth of Character Features
- Magnificent Elevated Views of the Wye Valley
- Potential Flexible Living Accommodation
- Six Double Bedrooms
- Extensive Landscaped Garden and Orchard
- Private Driveway with Plentiful Parking
- Sought-After Village Location
- Excellent Access to Major Road Networks

Guide Price

£1,250,000

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DESCRIPTION

An imposing period property, dating back to the 1800's, offering plentiful living space as a large family home with five reception rooms and six bedrooms, whilst also providing flexible options for multi-generational living. Set in idyllic garden and grounds extending to approximately two acres, with landscaped gardens, vegetable growing areas, seating areas and a gently sloping orchard. Hunters Lodge enjoys an elevated position with stunning far-reaching views of the surrounding countryside and beyond.

SITUATION

Set in an idyllic rural location in an Area of Outstanding Natural Beauty, on a hillside with stunning views across the countryside. The villages of Hewelsfield and Brockweir have a thriving village hall and a community run shop and café. The village and surrounding area have plentiful picturesque local walks. Monmouth is 12 miles away and Chepstow 7 miles and offers easy access to the M48 and A40 allowing access to Bristol, London, Newport and Cardiff. The nearby town of Monmouth provides a comprehensive range of amenities with excellent Senior Schools including Haberdashers Monmouth Schools for Boys and Girls, as well as a broad range of shops, restaurants, leisure centre, hospital and sporting facilities.

ACCOMMODATION

The property is entered through an ENTRANCE PORCH with a slate floor with glazed windows enjoying the beautiful views of the countryside. This leads into an impressive ENTRANCE DINING HALL benefiting from period features with wonderful high ceilings and oak flooring throughout. This light and spacious room enjoys a stone fireplace with a woodburning stove and bay windows overlooking the front of the property with stunning views of the countryside beyond. A door off the room opens in the LIBRARY/DRAWING ROOM with built-in shelving to one wall, also enjoying a continuation of the oak flooring and a bay window to the front of the property. A further door off the entrance hall leads to the SITTING ROOM, with a large bay window to the front of the property and glazed double doors opening to an outdoor patio area.

The INNER HALLWAY has a slate floor and with windows enjoying views of the rear garden, a cloakroom and rear staircase. Beyond this is the main staircase and BEDROOM/STUDY with an adjoining SHOWER ROOM, lavatory and wash hand basin.

Leading into the KITCHEN this is a welcoming space with a slate floor and bespoke oak wall and floor kitchen units with wooden worktops and space for a dining table. There is a central island with further storage below and electric hob and a Belfast sink. To one wall there is a feature stone fireplace with wooden mantle over housing an electric Aga, with built in storage cupboards to one side. This light and airy room enjoys windows overlooking the rear garden and glazed double doors opening to the side garden.

A door from the inner hallway opens into a wonderfully spacious SITTING ROOM, enjoying incredible light from three large windows with views of the countryside beyond. Also benefiting from a continuation of the wooden flooring and a woodburning stove with stone surround. As this space is currently used as a self-contained accommodation there is a fitted kitchen to one corner enjoying views of the rear garden.

FIRST FLOOR

The PRINCIPAL BEDROOM is situated at the front of the house enjoying a commanding view out of the main across the valley. A stone fireplace gives warmth and character with the benefit of a double wardrobe. The EN SUITE BATHROOM has a matching suite comprising a bath, lavatory and wash hand basin. Beyond this is a further BEDROOM with a door to the BATHROOM. At the far end is another lovely big BEDROOM with a bay window to the views at the front. Behind this room is a large room presented as a fitted KITCHEN (could also be a bathroom or Bedroom) and next to this a BATHROOM, giving the flexibility to create a further Annexe or Principal suite if required. Along the rear of the house is a further bedroom with a window looking over the gardens. The UTILITY ROOM is situated between the two staircases. At the far end is a further large BEDROOM with a window to the front and bay window at the end elevation. This can be used as the annexe if required.

CELLARAGE

Below the house, running along the front elevation is a row of rooms suitable as a workshop, cellar, storage etc, with the advantage of windows allowing natural light at the front.

OUTSIDE

The property is accessed via a gated entrance from the lane, with a private driveway leading to a spacious parking area suitable for numerous cars. To the side of the house a path with steps leads to a large flat lawned area bordered with flower beds and mature shrubs. Above this is a further flat area previously used as a kitchen garden. The grounds to the rear are gently sloping, with a mixture of trees including various varieties of fruit trees, leading up into an area of natural woodland.

GENERAL

Mains water
Mains electricity
Solar panels
Oil fired central heating
Private drainage – septic tank
Broadband connection available

EPC

Band G

LOCAL AUTHORITY

Forest of Dean District Council

VIEWING

Strictly by appointment with the Agents:
David James, Monmouth
Tel 01600 712916.

GUIDE PRICE

£1,250,000



PLANS AND PARTICULARS

The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.









Hunter's Lodge, Hewelsfield, Lydney GL15 6UT

Main House = 384 sq m / 4,139 sq ft

The Retreat = 70 sq m / 761 sq ft

Undercroft (Approx) = 14 sq m / 156 sq ft

Total Area = 468 sq m / 5,056 sq ft

For identification only – Not to Scale

