



BANKSIDE

SYMONDS YAT WEST, HR9 6BN

Guide price: £600,000

From the grounds of this detached, four-bedroom countryside cottage, there is a superb, panoramic view across the Wye Valley gorge - the famed image of the River Wye winding its way through the rocky landscape - as well as the surrounding hills and nearby village of Goodrich. The home boasts a sitting room with a woodburning stove and a dining kitchen with an Aga - both of which are staples of country life.

Four bedrooms • Sitting room • Dining kitchen • Bathroom • Shower room • Detached garage • Driveway • Approximately three-quarters of an acre

The much sought-after village of Symonds Yat West is a spectacular setting situated in the heart of the Wye Valley Area of Outstanding Natural Beauty. It is famed for its phenomenal river scenery, woodland expanses and limestone cliffs. There are a multitude of reputable riverside pubs and restaurants which are exceedingly popular with residents and tourists alike, plus plenty of delightful walking and cycle routes. The closest village, Whitchurch, is particularly sought after, partially owing to its primary school, which has been graded as 'Outstanding' by Ofsted. There is also a popular village shop, a village hall, an MOT centre, and various eateries.





Bankside is an idyllic and characterful cottage in the countryside which is surrounded by around three-quarters of an acre of land, perched on the hillside in Symonds Yat West. It offers the next custodian a quintessential pastoral lifestyle; the home itself is positioned at the top of a sloped driveway and the land has been landscaped to create several terraces. There is a verdant lawn, a substantial pergola-covered patio barbecue area, a secret woodland pathway and ample opportunity to grow fresh fruit and vegetables as there is a long, brick-built raised bed and a greenhouse. In addition, there is ample space to keep chickens and a separate paddock which is ideal for sheep or goats and this has an orchard of cider apple, plum and cherry trees.

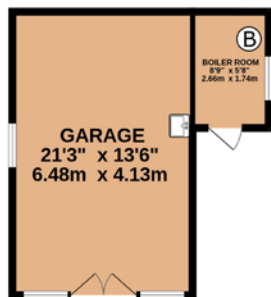
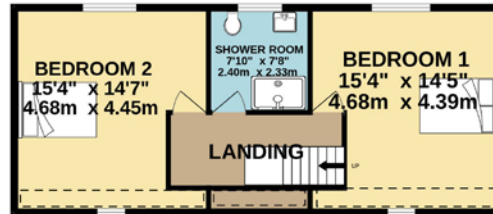
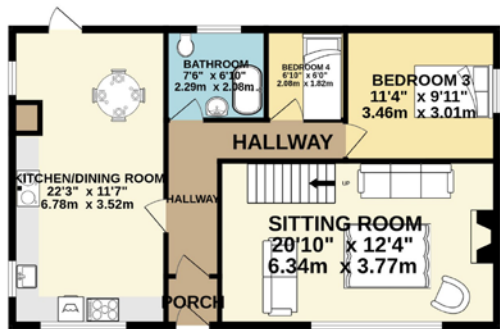
The main entrance - a stable door - leads into an entrance lobby with a reception hall beyond. To the left, there is a triple-aspect dining kitchen which has a tile floor, and wooden units and exhibits the magnificent Wye Valley gorge wonderfully well. The well-equipped kitchen features an oil-fired Aga - during the coldest months, the heat from this reputable cooker radiates constant warmth and there is an airing cupboard housed next to it. A door at the far end of the kitchen leads out to a rear yard.

The sitting room, much like the kitchen, also showcases the spellbinding rural vista and includes a wood-burning stove within an exposed stone fireplace. The ground floor also includes two bedrooms, one of which is large enough to accommodate a double bed, as well as a bathroom with a three-piece white suite.

The first floor of the property was extended in 2020 and includes two bedrooms, both of which are dual-aspect and include pitched ceilings, as well as dormer windows overlooking the Wye Valley and there is a recently-fitted shower room positioned in between.

Outside, there is a detached garage which is insulated and includes power as well as a water supply.

1703 sq.ft. (158.2 sq.m.) approx.



TOTAL FLOOR AREA: 1703 sq.ft. (158.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General Services

Mains water, electricity and drainage. Oil-fired central heating. Telephone line and broadband.

Local Authority

Herefordshire Council. Council tax band E.

Tenure

Freehold

Directions

From Ross-on-Wye follow the A40 towards Monmouth and take the exit signed to Symonds Yat West at Whitchurch. Take the first exit at the roundabout; passing the primary school and stay on this lane passing the Wye Knot Inn on the right-hand side. Continue along this road passing the sign for The Paddocks Hotel on the left, take the right-hand fork up the lane where the property will be found on the right-hand side.

What3Words: curious.clutches.sleep

- Monmouth 5.5 miles • Ross-on-Wye 7.5 miles
- Hereford 17 miles • Gloucester 26 miles •
- Cheltenham 33 miles • Bristol 50.5 miles •
- (All distances are approximate)



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Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.