



Blackthorn Cottage and Wych Hazel Cottage
Blakeney Hill | Blakeney | Gloucestershire | GL15 4BN

SELLER INSIGHT

“We had been around what felt like the entire Forest of Dean area looking at houses, and had overlooked this one several times,” say the current owners of Blackthorn Cottage. “The only access was via a steep footpath, so nobody seemed to want it. However, when we finally decided to visit and walked up the footpath to see what turned out to be a breathtaking view across the river Severn over to the Cotswolds, we were immediately sold. We arranged to buy the house without even having been inside!”

“Having fallen in love with this place, we moved in 2 months later”, the owners continue, “and in the years since, immense improvements have been made. First of all, following an arrangement with the neighbours for shared ownership of some extra land, we built a proper driveway. Then, we added an extension with utility room and office and a sunny conservatory to make the most of the incredible views. We changed the configuration of the upstairs, reroofed the whole house, and installed a heat pump and underfloor heating throughout. Outside, we terraced the garden to create an indoor-outdoor living and entertaining space, as well as building a double garage and a lean-to area to the rear of the house. Later, when our neighbours were selling, we bought Wych Hazel Cottage next door and renovated it, too. The 180 degree vista from the cottage is absolutely amazing, particularly as the sun rises over the Severn – the workmen who did the renovations said it is the best view on the hill! Indeed, everyone who comes here, from friends to delivery drivers, stands and looks at the view, whatever the weather or time of night or day.”

Now, this is the ideal home for everyday life and entertaining alike. “The lounge is wonderfully cosy on a winter evening with a fire blazing in the woodburner,” say the owners. “On a glorious summer day, the conservatory really comes into its own, with bifold doors opening up onto the patio to create a fantastic indoor-outdoor entertaining space. The garden itself is comprised of four terraces and a fish pond and is beautiful in good weather. Come rain or shine, we can accommodate 30-40 guests for parties here, and have many happy memories of time spent with family and friends in the cottages and garden.”

The local area has much to recommend it, too. “The location is convenient for commuting to work in Bristol, Cardiff or Newport, being very central to all of these,” the owners say. “Yet, the property enjoys a tranquil position set back from the road in a friendly semi-rural village. Blakeney itself has a lovely community, which for us has centred around the Blakeney Hill Growers: in a shared field of 4-5 acres, just beyond our front door, they have a community smallholding with a vegetable patch, goats, orchard, and beehives. Sometimes, we join together with Blakeney Gardening Group for community events such as apple-pressing days or the annual duck race on the August bank holiday. Also in the village is a doctors surgery; the Kings Head Pub which has recently begun serving delicious Mexican food; and a local shop well stocked with groceries and DIY supplies. We are close to Mallards Pike for lakeside strolls, Beechenhurst woodlands, and plenty of other footpaths through the Forest of Dean.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

Blackthorn Cottage and Wych Hazel Cottage

This charming and versatile family home dates back to around 1850 and is built of distinctive Forest Red stone. Originally a forester's cottage, it's retained a great deal of its period character, including wooden beams and exposed stone walls, but has been extended and refurbished to make the most of its idyllic location. It offers 149 square metres (1,601 square feet) of living space.

The heart of the property is its generous country cottage kitchen/dining room, with fitted wooden units, built-in ovens, tiled floor and space for a large table. It has windows in two walls, letting in plenty of light. Close by is a useful utility room with a shower and WC.

The large, comfortable and characterful lounge enjoys beautiful views, which can be seen from two windows with deep sills. This room displays plenty of old world charm befitting the age of the cottage, including an unusual stone seat running along the length of the room.

A large garden room/conservatory allows plenty of daylight to flood into this part of the house and seamlessly brings together the interior of the cottage with the patio, creating a large space for entertaining. It is fitted with UV glass that helps with temperature control.

A study offers plenty of space for working from home and could be turned into a fourth bedroom if needed. A lean-to offers additional living space.

In the centre of the property is a generous entrance hall and staircase with floor-to-ceiling bookshelves that create a fantastic library area.

The large principal bedroom has bespoke fitted wardrobes crafted by a local carpenter and an en suite with a bath, WC and vanity sink. Two further bedrooms lie across the landing, along with a WC.

Ground source heating helps to keep Blackthorn Cottage cosy, and there is underfloor heating throughout.

Blakeney is a thriving village lying close to the banks of the River Severn and situated on the doorstep of the Forest of Dean. It is close to the A48, which leads to Chepstow, Newport and gives direct access to the M4 towards Bristol and the M5 towards Gloucester, Cheltenham and the Midlands. Blakeney is close to main bus routes and the train stations at Lydney and Gloucester, which are reached from the A48. The village has two pubs, a convenience store, a GP surgery, a chip shop, a primary school and a 19th century church. School bus services provide access to senior schools and colleges.

Blackthorn Cottage and Wych Hazel Cottage have a gate opening onto a public footpath, which lies outside the properties' boundaries and is perfectly placed for a stroll into the village. The Forest of Dean is one of the UK's oldest woodlands and has much to offer, with plenty of opportunities for walking, running and cycling and attractions such as Go Ape, Puzzle Wood, Forest of Dean Sculpture Trail at Beechenhurst, the Perry Grove Railway and Taurus Crafts









STEP INSIDE

Wych Hazel Cottage

Wych Hazel Cottage

This immaculate two-bedroom annexe could be used by grown up children, retired relatives or made available as a holiday cottage or rental property. It offers 73 square metres (785 square feet) of space and is a thoroughly modern home offering open plan living

At the centre of Wych Hazel Cottage is a spacious family area, combining a fitted kitchen, plenty of space for dining, cosy sitting areas and a large storage cupboard. Sliding doors and a ceiling lantern allow plenty of light into this space and make the most of the views.

The ground floor also accommodates one of the bedrooms, a family bathroom and a plant room. A double bedroom with a Juliette balcony can be found on the first floor.

Wych Hazel Cottage makes the most of eco innovations, with solar panels on the roof and air source heating.













STEP OUTSIDE

Blackthorn Cottage and Wych Hazel Cottage

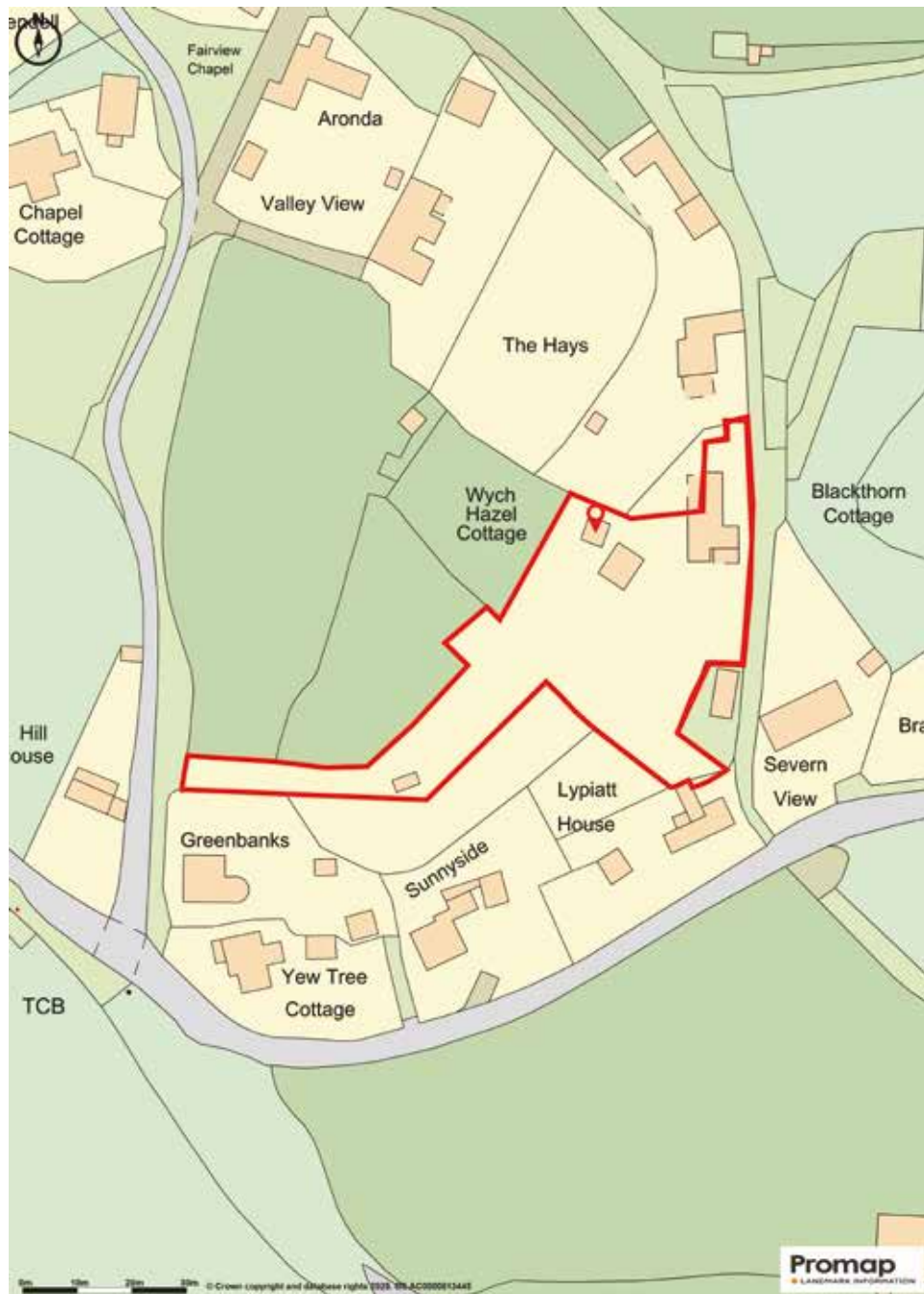
Blackthorn Cottage has a gated entrance leading into a driveway and paved parking area and turning area. There's a separate gated entrance with a parking area for Wych Hazel Cottage.

A generous paved area outside Blackthorn Cottage is perfect for entertaining.

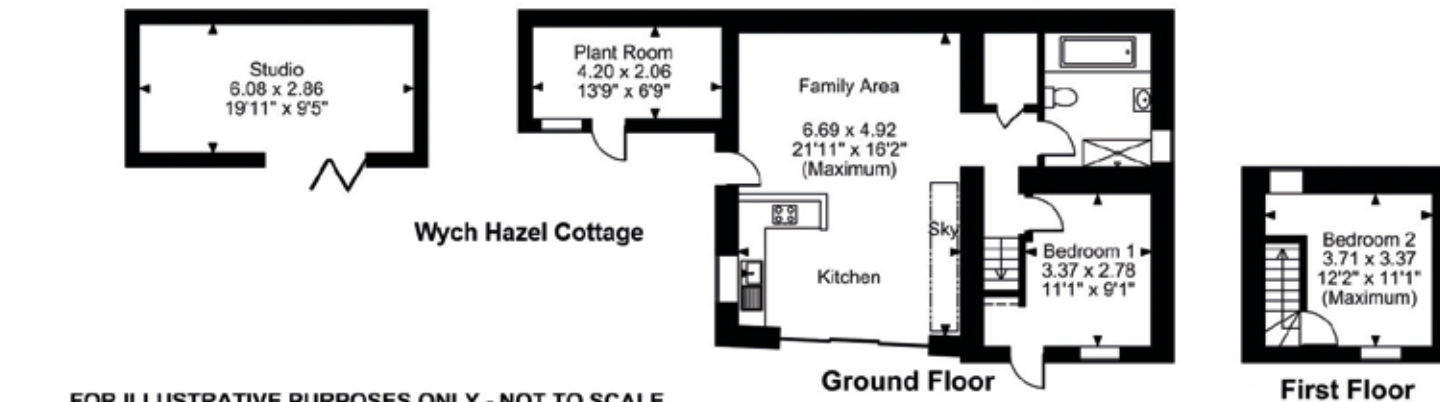
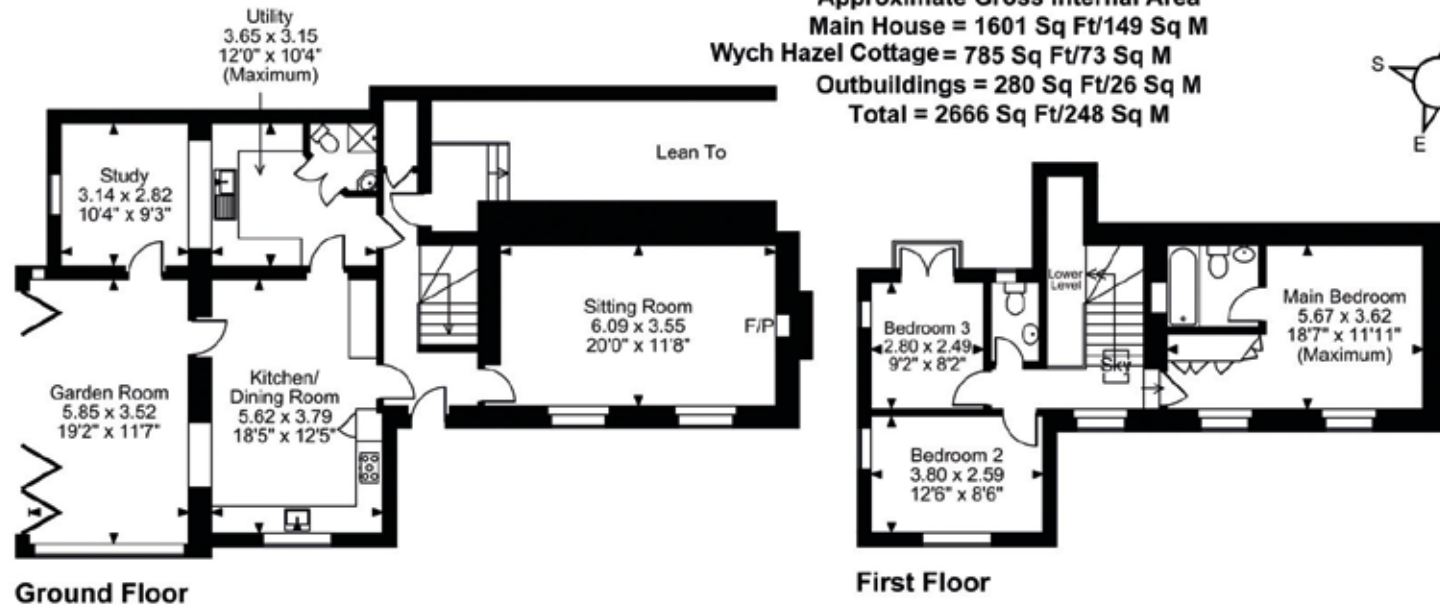
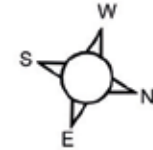
Wych Hazel Cottage has a large decked area with a glass surround that's tailor-made for enjoying views of the River Severn. Beyond the deck is a porcelain-tiled entertaining area, while beneath it is a 6.08m by 2.86m studio with sliding doors taking in the view, offering a wealth of opportunities for artists, hobbyists and more.

The 0.57 acres of gardens and grounds surrounding the two properties slope in places and are ripe with potential. Around the front of Blackthorn Cottage is a mature fig tree that's a prime spot for admiring the view.





Blackthorn Cottage, Blakeney Hill, Blakeney
Approximate Gross Internal Area
Main House = 1601 Sq Ft/149 Sq M
Wych Hazel Cottage = 785 Sq Ft/73 Sq M
Outbuildings = 280 Sq Ft/26 Sq M
Total = 2666 Sq Ft/248 Sq M



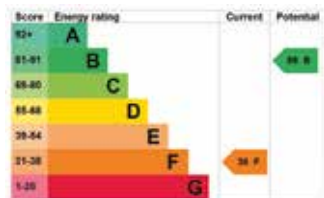
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8634137/OHL

Council Tax Band: E
 Tenure: Freehold



FINE & COUNTRY

£ 900,000



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England & Wales. Company No: 9165140. Registered Office Address: 30 High Street, Chepstow, Gwent, NP16 5LJ. Printed



follow Fine & Country Chepstow on



Fine & Country Chepstow
30 High Street, Chepstow, Monmouthshire, NP16 5LJ
01291 629799 | chepstow@fineandcountry.com

