



Hunters Lodge
Hewlesfield | Lydney | Gloucestershire | GL15 6UT

FINE & COUNTRY



Step inside

Hunters Lodge

Guide price £1,300,000

This handsome, modernised and extended period farmhouse enjoys a glorious, elevated situation, commanding stunning 180 degree views of the picturesque scenery of the Wye Valley Area of Outstanding Natural Beauty.

The substantial six-bedroom residence is set above a quiet country road in the friendly but spread-out community of Hewelsfield, in the Forest of Dean. Once at the heart of a cider farm, the handsome 200-year-old property sits in lovely, established gardens at the end of a long drive, with its group of majestic Scots Pines providing a local landmark. True to its heritage, its 2.16 acres of grounds include a productive orchard which keeps the vendor well-supplied with apples for cider, apple juice and apple cake!

The Wye Valley's spectacular scenery and wonderful natural environment have inspired generations of artists and creatives, including the vendor, drawn to this particular property some 20 years ago by its pastoral surroundings and abundance of light. My husband and I were both painters. I was captured by the Scots Pines and the view. "My husband was looking for light from the north and whilst this house is south-facing, he was able to set up a studio in the large, back, north-facing bedroom."

The vendor says the gardens and grounds have also been a joy. She has enjoyed creating and tending her vegetable plot and planning and maintaining the wonderful formal gardens. The property has provided an idyllic country lifestyle, surrounded by an abundance of wildlife and wonderful walks, including the long distance Wye Valley Walk and Offas Dyke National Trail. "You are in the heart of nature. There is an incredible sense of quiet and no light pollution."

The property is private, but not isolated, part of the small but vibrant community of Hewelsfield, served by the award-winning Brockweir and Hewelsfield Village Shop (closed due to a recent fire whilst work is underway to reopen it). Other village facilities include a playing field next to the shop and The Mackenzie Hall, in Brockweir, which hosts a range of classes, clubs and events, including a Tennis Club.

Hunters Lodge is also close to amenities in the market towns of Chepstow (7 miles) and Monmouth (10 miles). Well-regarded educational facilities nearby include state secondary schools, Llandogo Primary School and the Haberdashers' Monmouth independent boys' and girls' schools. Good access to motorway links to Cardiff, Bristol and the Midlands makes the area attractive to commuters.

Step inside:-

The property boasts spacious, high ceilinged principal rooms which enjoy plenty of natural light and outstanding views from large, double glazed windows. The accommodation is currently arranged into one four bedroom family home with a first floor one-bed apartment, with its own access (House Martins). One wing of the house, also with private access, is used as a one-bedroom lettings annexe (The Retreat). Overall, the spacious accommodation (4855 sq ft) provides many options, including for dual family living, Airbnb, additional lettings income, live-in staff or for integration into one grand and gracious family home.

Hunters Lodge is a three-storey property, with a basement used for storage and workshops. The principal accommodation is accessed up a flight of stone steps from the driveway, leading to an attractive, solid wood, glazed entrance porch with slate flooring. The porch was built about 20 years ago, replacing a smaller one but in a similar style. "I copied the Gothic window design from the original."

From the porch a glazed door opens directly into a living room which has been refurbished with walnut flooring and where the stone fireplace has been exposed and now houses a wood burning stove. To one side of the living room is an elegant, light-filled room with original pine floorboards and a large, south-facing bay window, taking advantage of the views. There is a French door to the side of the house. This room would make an ideal formal dining room, playroom or music room but for the vendor, it was an obvious choice for her studio.

Leading off the other side of the living room is another lovely room, also with large bay windows and pine floorboards and, like all the reception rooms, it has period cornicing. Benefiting from built-in bookcases, this room is used as a library.

A farmhouse style kitchen/diner is located at the rear of the property, with views over the orchard. It has slate flooring and is fitted with oak units under oak worksurfaces. The central island incorporates a hob and the stone fireplace houses an electric two-oven Aga. To one side of the fireplace is a useful larder cupboard.

A side door and a pair of French doors give access from the kitchen to a raised, paved patio at the side of the house, which enjoys views over the valley and makes a wonderful outdoor dining space.



In the main part of the property, the downstairs accommodation is completed by a single bedroom with a modern ensuite shower room. There is a downstairs cloakroom off a large inner hallway, at the back of the house.

A traditional wooden staircase leads to the first floor, where there are three bedrooms, one facing the rear, overlooking the orchards and two at the front, enjoying long distance views. There are exposed pine floorboards throughout this floor. The principal bedroom has a large bay window, an exposed stone fireplace with a woodburning stove and two built-in cupboards. It shares a charming, modern Jack-and-Jill bathroom with the second front bedroom. There is potential to create a magnificent principal suite by converting the second bedroom into a large dressing room. On this floor, the accommodation also includes a laundry room/utility room, with a washbasin and WC.

The self-contained apartment, House Martins, takes up the remainder of the original first floor of the house. It incorporates a fitted kitchen/diner, a modern bathroom and a large bed/sitting room with a bay window to the front of the property and an exposed stone fireplace with a log burning stove. The apartment has its own private staircase and access from the rear of the house. There is also a service access from the main bedroom landing, making it easy to reintegrate the rooms if required. There is a further option to turn the apartment kitchen/diner into a bedroom.

The annexe, The Retreat, comprises a new wing, purpose-built about 10 years ago in the style of the original property, originally used as a holiday let and currently rented out. The annexe benefits from large bay windows giving views to the side of the property. It has its own access, a private patio, a designated area of garden and parking for two cars. On the ground floor is an open plan kitchen/dining/living area and upstairs is a spacious bedroom with an ensuite bathroom. There is a service access to the kitchen area from the main house, making reintegration possible.

Hunters Lodge benefits from partially boarded attic storage and the basement, with its large windows and access door to the gardens, is divided into three rooms, used both for storage and as workshops.







Step outside

Hunters Lodge

The house is approached along a long gravel driveway, lined with heather and mature shrubs and leading to ample parking. The driveway leads past a lovely area of level lawn, with established borders and an original sundial as a focal point.

The attractive formal gardens near the house have been planned for seasonal colour and include large beds retained by natural stone walling. Established trees, shrubs and climbers include hydrangeas, magnolias and wisteria. Behind the house is the orchard - a gently sloping area with mixed fruit trees, leading to bluebell woodland at the top. There is a kitchen garden with a soft fruit area and a small lily pond.

A feature of the gardens is a group of towering Scots Pines, which the vendor believes would have been planted as a deliberate landmark.

There is a patio used by the annexe, whilst accessed from the kitchen of the main property there is a raised, paved patio. Both take advantage of the breathtaking views and the wonderful natural surroundings. "The gardens are south facing and because it is so high up, in the mornings you can sometimes see a layer of cloud over the village and watch it rise up it is captivating. The sun rises and sunsets are also amazing."

The grounds extend to about 2.16 acres and we are advised by the vendor that further land on the other side of the lane is available separately if required by separate negotiation..

DIRECTIONS

What3words: [///intend.surveyors.physics](#)



Approximate Gross Internal Area 451 Sq M/4855 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: GL15 6UT | Tenure: Freehold | Tax Band: G | Authority: Forest of Dean | Heating: Oil | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(58-68)	E		
(47-57)	F		
(35-46)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	75



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