



# DRYBROOK

Guide price **£675,000**



ARCHER & CO

# BEECH VIEW HOUSE

Morse Road, Drybrook, Gloucestershire GL17 9AH



Beautifully presented 4-bedroom detached home  
Integral 2-bedroom annexe, holiday let  
Ample parking for both the main home and annex

This beautifully appointed 4-bedroom detached home, complete with an integral 2-bedroom annexe, is set in a prime location between the picturesque villages of Drybrook and Ruardean, in the heart of the enchanting Forest of Dean. Offering commanding views across the surrounding countryside and towards the charming village of Drybrook, this property combines elegance, comfort, and versatility, making it an exceptional family home with added income potential.

Drybrook is a picturesque village in the heart of the Forest of Dean, known for its stunning natural beauty and welcoming community. Surrounded by ancient woodlands and rolling hills, it's a haven for outdoor enthusiasts, offering scenic walking trails, cycling routes, and wildlife spotting opportunities.

The village provides essential amenities, including a primary school, local shop, post office, and a friendly pub, with additional services available in nearby Cinderford, Coleford and Ross-on-Wye. Its location combines rural tranquillity with easy access to Gloucester and other larger towns.

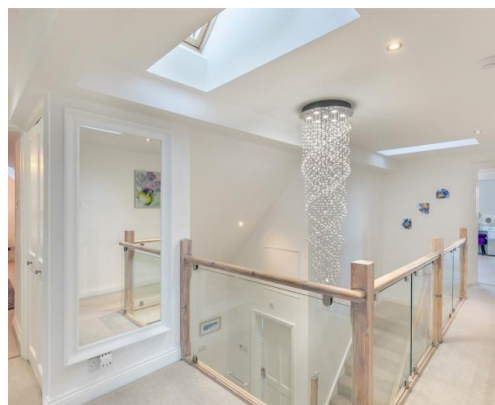


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## KEY FEATURES

- Beautifully presented 4-bedroom detached home,
- Integral 2-bedroom annexe
- Three reception rooms, large kitchen/breakfast room.
- Four double bedrooms, two en-suites and master bedroom
- Self-contained 2-bedroom ground floor annex, private entrance, living room, kitchen, and bathroom, operating as a successful holiday let
- Terraced garden with stunning views and excellent privacy
- Ample parking for house and annexe
- Holiday let planning status for year-round rentals



# STEP INSIDE



The property is designed to meet the needs of modern family living, with its carefully thought-out layout and abundance of space. Upon entering, you are greeted by a spacious and welcoming hallway, highlighted by a stunning galleried landing. The ground floor provides ample living accommodation, with three distinct reception rooms that offer flexibility for relaxation, work, or entertaining.

The heart of the home is the large, light-filled kitchen and breakfast room, thoughtfully designed. The kitchen's generous proportions, combined with its well-planned layout, make it an ideal space for family interaction and entertaining.

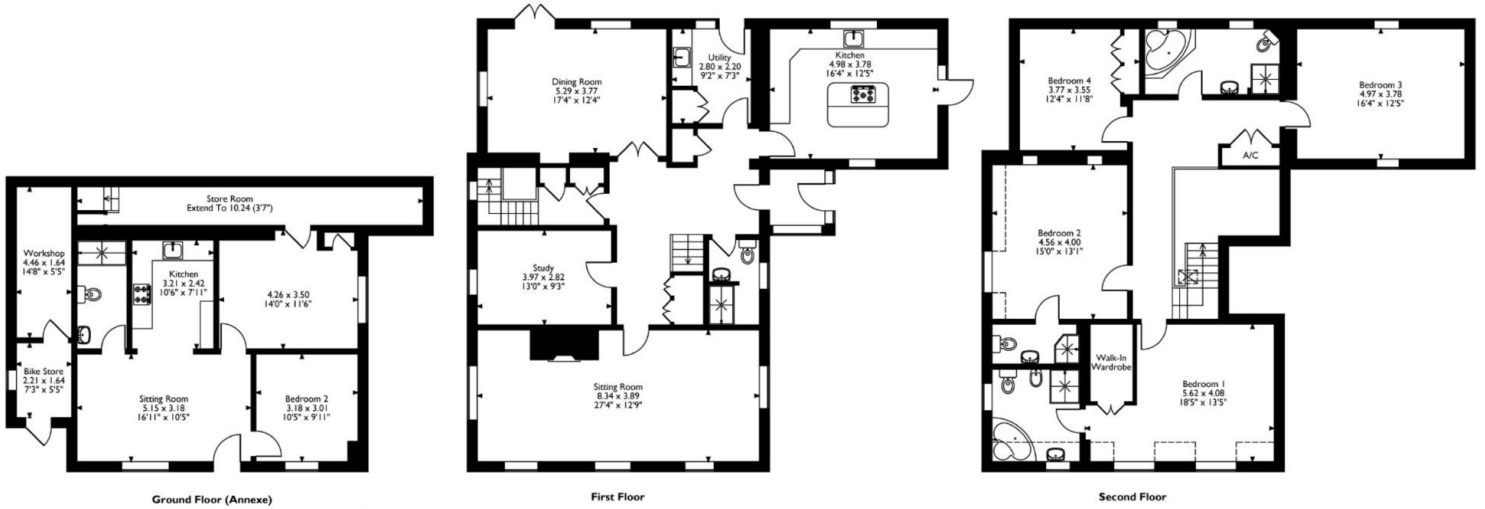
Upstairs, the first-floor features four generously sized double bedrooms, each offering comfort and space. Two of these bedrooms benefit from en-suite facilities, providing privacy and convenience, while the master bedroom is a true retreat, complete with a luxurious walk-in wardrobe. The layout ensures that the needs of all family members are met.

## ANNEXE

On the lower ground floor, the property reveals its true versatility. Recently converted, this level now houses a fully self-contained 2-bedroom annexe, with its own private entrance. The annexe comprises a cosy living room, a well-equipped kitchen, and a modern bathroom.

This space is currently being successfully let as holiday accommodation, with its own dedicated holiday let planning status allowing for year-round rentals. Importantly, the annex's access and parking are entirely separate from the main house, ensuring independence for guests or extended family. The contents of the annex including all furnishings, bedding, appliances, and household items required for operation - can be included in the sale, providing a seamless opportunity for the buyer to continue running it as a business or using it as a private space.

Approximate Gross Internal Area  
Main House = 321 Sq M/3454 Sq Ft  
Outbuilding = 11 Sq M/118 Sq Ft  
Total = 332 Sq M/3572 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.

ANNEXE



# STEP OUTSIDE



Outside, the property continues to impress. A generous parking area provides ample space for multiple vehicles, a practical benefit for both family and guests. The terraced garden is a particular highlight, thoughtfully landscaped to make the most of its elevated position and stunning views. A raised decked area, complete with a pergola, offers a perfect setting for outdoor dining, entertaining, or simply enjoying the tranquil surroundings. The garden extends across two levels, offering a mix of well-kept greenery and private spaces for relaxation, all with an exceptional outlook over the surrounding countryside.

This property is not just a home; it is a lifestyle opportunity. With its idyllic location, flexible living arrangements, and income-generating potential, it offers a rare blend of comfort, charm, and practicality. Whether as a family home, a dual-purpose residence, or a business venture, this exceptional property promises a unique and rewarding living experience.

## INFORMATION

Postcode: GL17 9AH

Tenure: Freehold

Tax Band: E

Heating: Gas

Drainage: Mains

EPC: C





## DIRECTIONS

From Drybrook centre head down Drybrook Road towards Cinderford, at the cross roads turn right onto Morse Road and you will shortly find the property on your left-hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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