



**Symonds Yat Rock Lodge**  
**Hillersland, Coleford**



**ROSCOE ROGERS KNIGHT**  
*Town and country properties*



# Symonds Yat Rock Lodge

## Hillersland, Coleford

This is a rare and exciting opportunity to acquire an extremely successful holiday complex of six beautifully presented self-catering one-bedroom apartments set over two lodges with the possibility to occupy one as a residence. Located in an area of outstanding natural beauty in a thriving tourist destination, the accommodations are dog friendly and rated 4 stars with practical off-road parking for 15 + vehicles and can be sold fully furnished with future bookings in place.

### THE LOCATION:

Set in the hugely popular tourist destinations of The Forest of Dean and the Wye Valley this attractive level site enjoys a prime and outstanding location bordered by woodland and open farmland. A wealth of extremely popular outdoor activities and the renowned Symonds Yat Rock is a very short distance away and this elevated aspect produces fine, far reaching countryside views.

### THE ACCOMMODATION:

These beautifully presented and well-proportioned cottages have been carefully planned and constructed and finished to high standard and they have been well-maintained. Each have their own garden/courtyard areas. Sleeps up to 12 guests (+ children)

Four terraced cottages were built in 2007 with a traditional cavity walled construction with white painted rendered exterior with inset UPVC double glazed windows and doors under a pitched tiled roof. In 2018 a detached pair of cottages were constructed and are timber framed chalet style with a grey composite external cladded exterior inset with composite or aluminium double-glazed windows and doors all under a pitched tiled roof and they command high thermal retention qualities.

All of them are bright and airy and feature exposed beams, high vaulted ceilings, and a combination of stripped and painted pine staircases and woodwork. Their modern and contemporary finishes feature large open plan kitchen/dining/lounge areas, mezzanine bedrooms to first floor and downstairs shower/bathrooms. Oil fired central heating to radiators throughout.

### TENURE: FREEHOLD:

### THE TRADE:

The owners originally operated it as a mix of B&B and self-catering for 9 years and then converted all to self-catering cottages 5 years ago. The current vendors very much run this as a 'lifestyle' business, this means whilst the properties are currently trading very well there is a lot of opportunity for greatly enhanced income and additional profit should one desire it. Alternatively, as Symonds Yat Rock currently trades it would enable the right people to achieve a substantial income based around their own lifestyle needs.

### MANAGEMENT:

The owners live off site and fully manage the cottages and do the changeovers themselves but a local management company has quoted a 15% management fee.

### REASON FOR SALE:

The owners wish to retire.

### PLANNING:

There are no planning restrictions except for apartments 1-4 under which have to adhere to the 28-day occupancy rule. However, apartments 5 and 6 have no restrictions so can be used for residential purposes.

### RATES:

Eligible for Small Business Rates Relief (rateable value is £11.5K but nothing paid).

### SERVICES:

Mains electric and water, private drainage, oil fired central heating and domestic hot water. EPC Rating's C.

### DETAILED BREAKDOWN OF THE ACCOMMODATION:

#### COTTAGES 1 TO 4:

Approached under covered porch through UPVC front door with glazed viewing panel and obscured glazed panelling to side and above opening into:

#### ENTRANCE HALLWAY:

Door into:

#### DOWNSTAIRS SHOWER ROOM:



Obscured glazed window to front. White modern suite comprising low level W.C, basin with pedestal with shaving point and mirror above. Corner shower cubicle with Mira thermostatic shower and tiled surround. Tiling to dado height. N.B: Cottage 4 has a much larger bathroom with a bath with a thermostatic Mira shower over.

**From Hallway, opening into:**

**OPEN PLAN L-SHAPED KITCHEN:**

Laminate worktop with cupboards and drawers below and inset single stainless-steel basin with drainer and mono mixer tap, tiled splashback. Four ring electric hob with electric under counter oven and stainless-steel extractor above. Under counter fridge with freezer compartment and integrated slimline dishwasher and a microwave, kettle and toaster. Step down into:



**OPEN PLAN LIVING/DINING AREA:**

Large, glazed window and French doors out to back courtyard garden with far reaching countryside views. Laminate flooring, wall mounted TV, sofa, coffee table and small dining table and chairs. N.B: Cottage 4 also has a leather chair. Pine staircase up to:



**MEZZANINE BEDROOM:**

Two circular roof lights. Pine balustrades and exposed pine beams. Storage area under eaves with hanging rail. King-size/double/twin bed, two bedside tables in all but twin (cottage 3) and a chest of drawers.



**COTTAGES 5 AND 6:**

Approached under a porch overhang through a front door with side obscured glazed panel into:



**ENTRANCE HALLWAY:**

Door into:

#### **DOWNSTAIRS SHOWER ROOM:**

High level window to front with Forest views. White modern suite comprising low level W.C with back to wall concealed cistern, vanity basin and tiled surround with large mirror above. Large double shower cubicle with sliding door and chrome thermostatic shower valve and tiled surround. Heated towel rail.



**From Hallway, opening into:**

#### **OPEN PLAN KITCHEN:**

Laminate grey worktop with grey cupboards and drawers below and inset single stainless-steel basin with drainer and mono mixer tap, tiled splashback. Four plate electric hob with electric under counter oven and stainless-steel extractor above. Under counter fridge and integrated slimline dishwasher and a microwave, kettle and toaster. Door into understairs storage cupboard. Opening into:



#### **OPEN PLAN LOUNGE/DINER:**

Double doors with adjacent window into small courtyard with countryside views. Vaulted ceiling with large high-level window. Electric stove on stone hearth. Luxury vinyl tile flooring. Wall mounted TV, sofa, armchair, coffee table and dining table and chairs. Painted pine staircase with split level landing and window to side (N.B: Cottage 6 doesn't have a window on the staircase), up to:



#### **MEZZANINE BEDROOM:**

Velux skylight (N.B: Cottage 6 has a window not a skylight). Grey painted balustrades. King size bed, bedside tables, a chest of drawers and a small leather armchair. Hanging rail.



### THE GROUNDS:

The complex has a large, level gravelled car park for 15+ vehicles which opens into a front gravelled courtyard area. There is an attractive communal garden with an elevated lawned area with mature flower bed borders and an outdoor dining area with picnic benches as well as various outdoor seating areas and all cottages have access to their own outside terraces all enjoying the panoramic views. There is a useful external tap and hose for bikes, dogs and boots, bike storage, dog cupboard and bin store.

### OWNERS STORAGE ROOM:

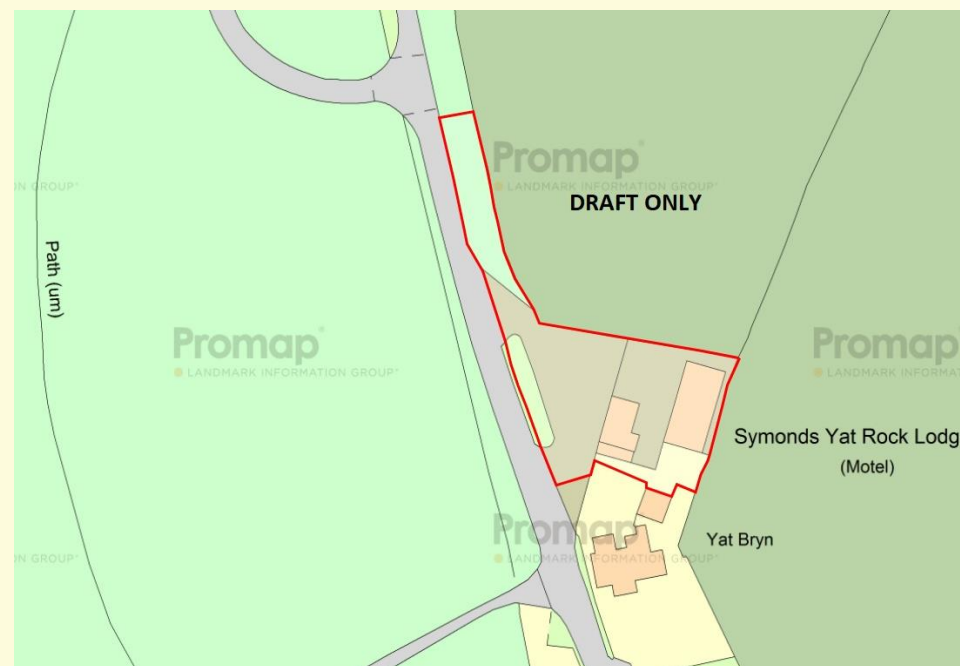
Laminate worktop with stainless-steel sink with drainer. Grant floor mounted oil-fired boiler providing central heating and domestic hot water. Hot water tank. Slatted shelves throughout. Loft access above.

### LAUNDRY ROOM:

Access to the laundry room is provided for all guests. Laminate worktop with washer/drier below. Slatted shelves for additional equipment for guests' use.

### DIRECTIONS:

From Monmouth take the A4136 towards Gloucester through Staunton and the set of traffic lights and after approximately five miles turn left at the crossroads into Grove Road. After approximately half a mile just before the church, fork second left towards Hillersland and Symonds Yat Rock. After approximately one mile down this road the property will be found on the right-hand side, just before the brow of a small hill.



### Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
  - We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
  - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

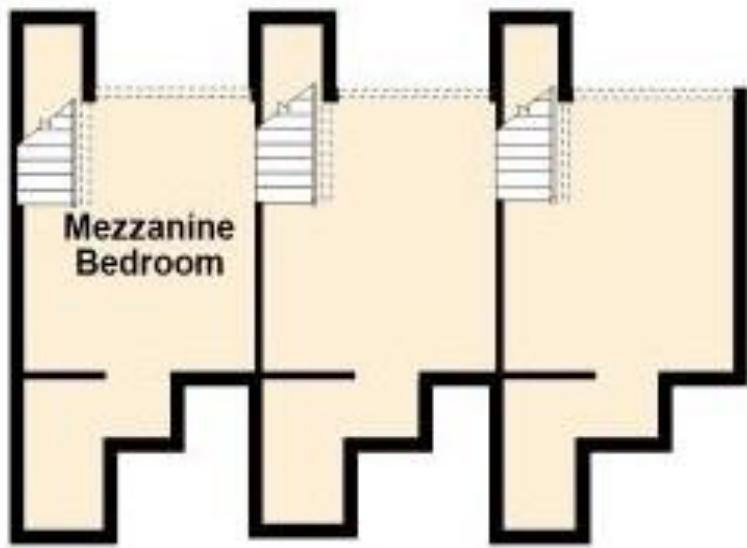
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# Asking Price of £895,000

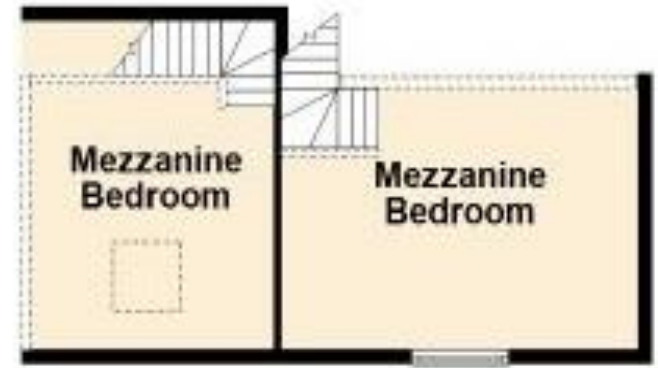


Francline Properties Ltd t/a Roscoe, Rogers & Knight  
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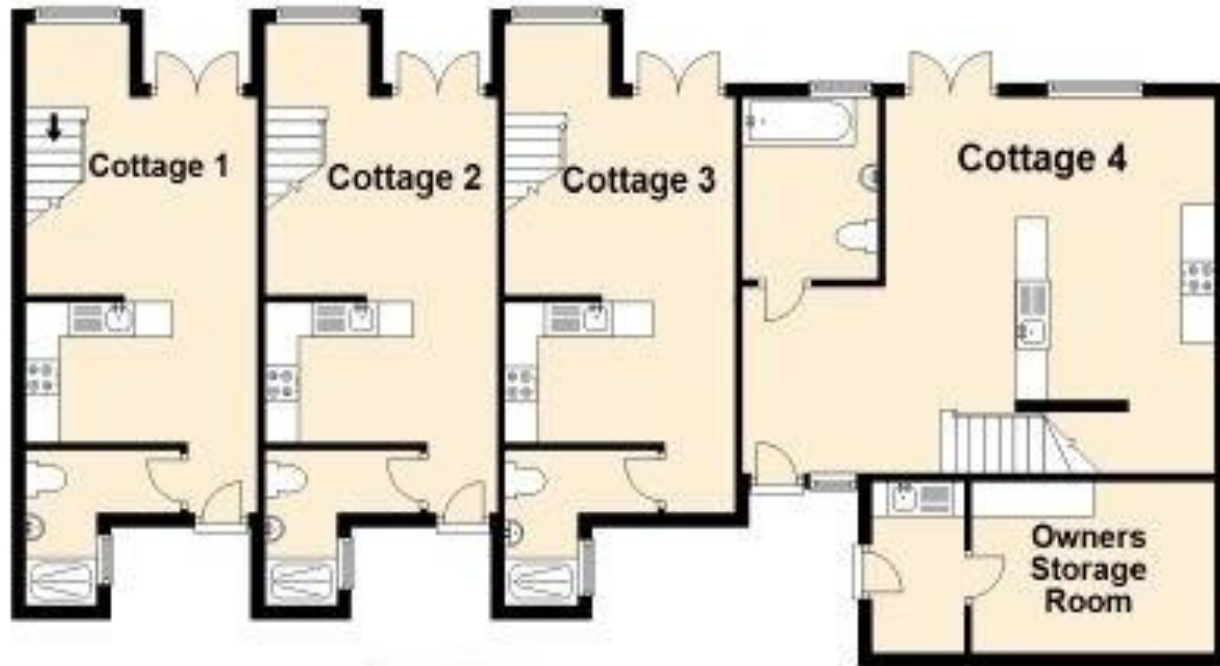




Total area: approx. 306.5 sq. metres (3299.2 sq. feet)



**First Floor**  
 Approx. 903.3 sq. metres (1111.5 sq. feet)



**Ground Floor**  
 Approx. 203.3 sq. metres (2187.0 sq. feet)