



Beechfield House

Wye View Lane, Symonds Yat West



ROSCOE ROGERS KNIGHT
Town and country properties



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Set in approximately 0.7 acres, this beautifully presented 4 bed country residence has an outstanding elevated location, bordered by picturesque woodland, enjoying far reaching views of the Wye Valley and beyond. Offering extensive accommodation over its 2 floors, seamlessly blending stunning original features with high-quality fixtures and fittings. Lovely, mature landscaped grounds, a spacious cellar and a detached workshop. No onward chain.

Originally built in 1910, Beechfield House has been thoughtfully renovated and restored by the current owners. The property is traditionally constructed in stone, featuring a painted render and partial timber cladding to the exterior with inset double-glazed, wooden-framed Georgian pane windows and matching doors beneath pitched slate roofs.

Inside, the house retains much of its period charm, showcasing two wood burners, five original open-grate fireplaces, moulded skirting boards and architraves, exposed beams, picture and dado rails, low-voltage downlighters, vaulted ceilings, and wooden panelled doors.

The floors are finished in a mix of oak boarding, limestone and carpet. Heating and hot water are supplied by an oil-fired boiler, with underfloor heating provided in the kitchen.

The main entrance to the property is from the front porch under a feature portico entrance and through a part glazed wooden door into:

ENTRANCE HALLWAY:

Cloaks cupboard with slatted shelving and storage. Staircase with squared newel posts and wooden balustrading up to first floor landing. Under stairs storage cupboard. Doors into the following:



LIVING ROOM: 4.27m x 5.04m (14'0" x 16'6")

Dual aspect windows with views across the garden and Wye Valley as well as coloured stained-glass window at low level. Protruding chimney breast housing feature wood burner set on a slate hearth with wooden surround and mantel.



STUDY: 4.27m x 3.70m (14'0" x 12'2")

Dual aspect windows enjoying views of the grounds and adjoining woodland. Protruding chimney breast housing original open grate fireplace set on a tiled hearth with wooden surround and mantel.



DINING ROOM: 3.71m x 3.66m (12'2" x 12'0")

Window to side and window at high level to the back. Protruding chimney breast housing original open grate fireplace set on a tiled hearth.



SHOWER ROOM:

Frosted windows to back. A suite comprising a low-level WC, pedestal wash basin and corner fully tiled shower enclosure with mixer valve and rain shower head. Sectional towel radiator. Tiling to two walls.



KITCHEN/UTILITY ROOM: 4.20m x 6.87m (13'9" x 22'6")

An incredibly bright and spacious room with dual aspect windows to side and back, two skylights and a part glazed stable door to the front. **KITCHEN:** "U-shape" Oak work tops with uprights, tiled splashbacks surround and inset Double Belfast sink. An extensive range of Shaker style solid wood cupboards and drawers set under with space for dishwasher. Rangemaster cooker with 5 ring gas hob and double electric oven. Matching wall cabinets and tall units with recess for American style fridge/freezer. Complementary kitchen island with place for three stools. Protruding chimney breast housing a wood burner on a slate hearth with wooden mantel. **UTILITY AREA:** Oak work surfaces with uprights along three sides with a tiled splashback surround and inset Belfast sink. An extensive range of cupboards and drawers set under with space and plumbing for washing machine and tumble dryer. Worcester Bosch combi boiler. Bespoke fitted dresser.



FIRST FLOOR LANDING:

A spacious galleried landing with windows to front and a part glazed door opening out to a balcony enjoying exquisite, elevated views. Integrated cupboard with wooden slatted shelving, ample storage, power and light and access to loft space. Doors into the following:



BEDROOM TWO: 4.92m x 4.30m (16'2" x 14'1")

Vaulted ceiling with dual aspect windows with woodland views. Protruding chimney breast housing original open grate fireplace set on a tiled hearth.



BEDROOM THREE: 4.31m x 3.71m (14'2" x 12'2")

Vaulted ceiling with dual aspect windows enjoying far reach Wye Valley views. Protruding chimney breast housing original open grate fireplace set on a tiled hearth. Integrated wardrobe with hanging rail and storage.



BEDROOM FOUR: 3.70m x 3.78m (12'2" x 12'5")

Window to side and back. Protruding chimney breast housing original open grate fireplace set on a tiled hearth. Integrated wardrobe with hanging rail and storage.



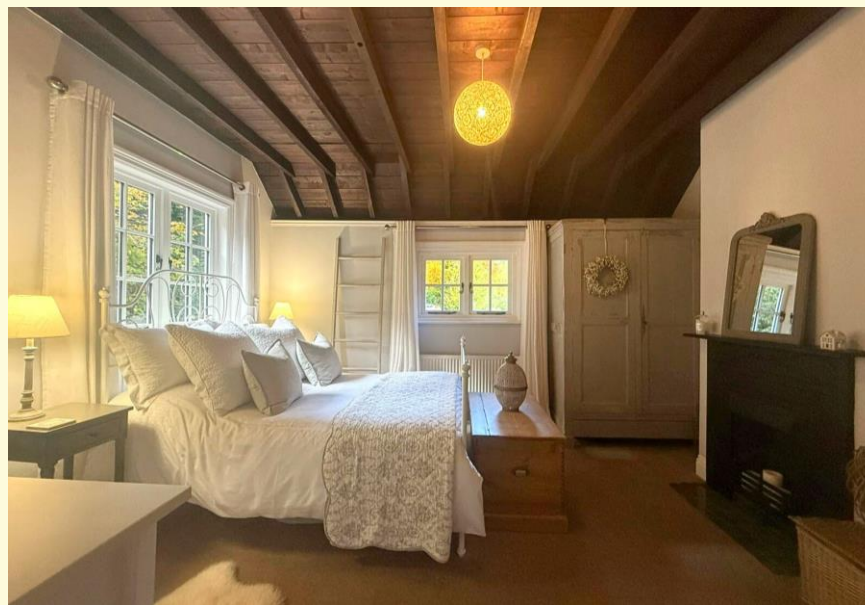
FAMILY BATHROOM:

Frosted window to back. A white suite comprising a low-level WC, large pedestal wash basin and free-standing roll top bath with lions' feet and wall mounted taps, mixer valve and rain shower head over. Sectional towel radiator. Panelling at half height to all walls.



BEDROOM ONE: 3.71m (average) (12'2") extending to 4.30m x 4.38m (14'1" x 14'4")

Dual aspect window to back and side with views across the adjoining woodland. Protruding chimney breast housing original open grate fireplace set on a tiled hearth.



OUTSIDE:

The property is approached from the quiet country lane leading to a large parking area with space for multiple vehicles and providing access to:

DETACHED GARAGE/WORKSHOP: 4.58m x 7.48m (15'0" x 24'6")

Constructed to match the main building, this structure features a concrete base, garage door and windows to side all set under a pitched slate roof. The interior is divided into two areas — one designated as a workshop and the other for vehicle storage.

CELLAR:

A two-room cellar with a concrete base, complete with power and lighting, accessible through an external door.

GARDEN:

The meticulously maintained grounds extend to approximately 0.7 acres and are predominantly laid to lawn, bordered by mature and picturesque woodland that provides both privacy and a tranquil setting. To the rear of the property, an extensive raised sun terrace features a bespoke oak-framed gazebo, ideally suited for alfresco dining and outdoor entertaining while taking full advantage of the far-reaching views across the Wye Valley and surrounding countryside. Externally adjoining the kitchen, a traditional Belfast sink with hot and cold water provides a convenient facility for gardening and outdoor use. To the eastern side of the garden, the gently sloping grounds are interspersed with a variety of mature trees, including Beech. A natural pathway leads to a productive vegetable garden with raised beds and a timber shed, fully equipped with power and lighting.

SERVICES:

Mains water and electric. Oil fired central heating system and private drainage. Council Tax Band F. EPC Rating E.

DIRECTIONS:

From Monmouth, take the A40 dual carriageway towards Ross-on-Wye. After a short distance pass the services and lorry park (on your left) and take the left spur into Whitchurch. Turn first right and then right again over the dual carriageway. At the roundabout take the second exit signposted Symonds Yat West. Continue along this road passing the sign for The Paddocks Hotel on the left. Take the right-hand fork up the lane; passing the junction for Meeks Well Lane, continue straight on to where the lane splits into three. Take the right-hand fork steeply uphill. The property will be found after approximately 450m on the left-hand side. What3Words: worm.motive.inviting



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

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 - 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.

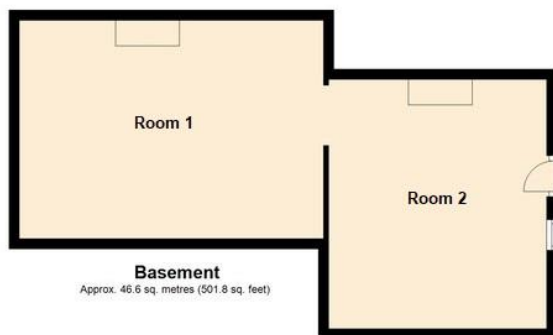
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Total area: approx. 233.5 sq. metres (2513.4 sq. feet)

