



# Rock Cottage

Ryton, Dymock, Gloucestershire, GL18 2DL



COUNTRY & CLASSIC

## ROCK COTTAGE

*Detached Period Four Bedroom Cottage with Stable Block & Paddocks on Free Draining Land. Separate Home Office/Annexe Building. Period Features Throughout. Situated on a Small Rural Lane with Bridleway Close By. Close to Bromsberrow Heath, Dymock & Ledbury with Easy Access to Motorway Network*

### THE PROPERTY

- Large Kitchen/Dining/Living Room with Quarry Tiles & Parquet Flooring. Belfast Sink, Gas Range Cooker & Oil Fired Aga. Back Door to Terrace & French Doors to:
- Garden Room with French Doors to Garden
- Large Triple Aspect Sitting Room with Original Beams, Solid Wood Floor, Fireplace & Woodburner
- Downstairs Cloakroom
- Three Double Bedrooms, One Single Bedroom
- Family Bathroom with Shower Over

### THE OUTSIDE

- Two Flat Well Drained Paddocks with Water Troughs (0.776 Acres)
- Third Small Fenced Paddock with Pig Shelter
- Stable Block with Two Stables, Tack Room and Open Bay for Hay & Bedding
- Single Stable/Garden Store
- Large Home Office/Potential Annexe
- Large Storage Shed/Garage
- Unique Feature Pergola of Mature Trees & Wisteria
- Attractive Rear Terrace with Pond
- Plenty of Private Parking

### THE SITUATION

- Situated on a Small Country Lane with Bridleway Close By
- 0.5 Miles to Bromsberrow Heath with Shop
- 2.5 Miles to both Redmarley & Dymock with Pub, Church & Primary School
- 5 Miles to Ledbury with Mainline Station, 14 Miles to Gloucester
- 2 Miles to M50 Junction 2



## PRACTICALITIES

- Council Tax Band E- Forest of Dean
- Mains Electricity & Water
- Oil Fired Central Heating
- Private Drainage
- Broadband is Available
- Requiring Renovation

## DIRECTIONS

What3Words: flashback.deny.label

GL18 2DL Sat Nav is Fairly Accurate. From M50 Junction 2 take the A417 towards Ledbury. After 0.7 miles turn left on Beach Lane towards Bromsberrow. At the first junction turn left and cross over the motorway and turn right. Travel for 0.5 miles and the property is on the right hand side.

## VIEWING ARRANGEMENTS

Strictly by appointment with the agents.  
Country & Classic: 01531 888388

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

  
**COUNTRY**  
&  
**CLASSIC**

Tel: 01531 888388 or 07879 630396  
Email: [enquiries@countryandclassic.co.uk](mailto:enquiries@countryandclassic.co.uk)



## Rock Cottage, Ryton, Dymock, GL18 2DL



**Approx. Gross Internal Floor Area**  
**Main House = 1406 sq. ft / 130.77 sq. m**

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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## Rock Cottage, Ryton, Dymock, GL18 2DL



**Approx. Gross Internal Floor Area**  
**Outbuilding = 453 sq. ft / 42.17 sq. m**  
**Stable = 533 sq. ft / 49.63 sq. m**

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