



The Chalet, Symonds Yat East, Ross on Wye

A most impressive Norwegian former fishing lodge, beautifully presented, situated in a spectacular wooded and hidden setting, with stunning views overlooking the Wye Gorge to the south and north.

Summary of accommodation

Ground floor Reception hall | Sitting room | Family room | Study | Garden room/dining room
Kitchen/breakfast room with separate breakfast area | Utility room | Cloakroom

First floor 4 bedrooms | En-suite shower room | Family bathroom

Second floor Bedroom 5 with en-suite bathroom and separate sitting area

Outside Terraced gardens | Level lawn | Amazing views | Decked terrace balconies
Stone pizza oven | Swedish hot bath | Former kitchen garden | Summer house
2 greenhouses | Stone and tile outbuilding | Timber open fronted carport and log stores
Detached timber garage | Woodland with bluebells and trails

In all about 4.52 acres

Distances

Monmouth 7.7 miles | Ross on Wye 10 miles | Coleford 5 miles | Hereford 16 miles
Chepstow 18 miles | Bristol 33 miles (Distances are approximate).









The Property

History: The Chalet was built in 1912 for use as a salmon fishing lodge and is of Norwegian design. The then owner saw and purchased it when it was first exhibited in London at the Ideal Homes exhibition that same year. In more recent years, under the current ownership, the property has featured in many location shoots including the Channel 4 series, Extraordinary Escapes and globally acclaimed Netflix series, Sex Education. Articles have been written in many periodicals, including The Times.

The Chalet

Symonds Yat is situated in the Wye Valley and is an area of Outstanding Natural Beauty. It is well known for its stunning countryside, walks, and fishing on the River Wye.

The setting of The Chalet is quite exceptional with stunning views of the Wye Gorge from its completely hidden and wooded position. There is also pedestrian access from its grounds down to the River Wye. The property is approached over a very long in and out drive, through woodland. There are breathtaking views over the Wye River to the south and north from the interior, and from the strategically built decked external balcony terraces.

The present owner purchased the property in 2002 when in need of complete renovation. The Chalet was carefully extended including the conservatory dining room, following the Norwegian design. Most of the plumbing and wiring was replaced, as was the roof. A bespoke wood painted kitchen was installed and the bathroom and shower rooms are contemporary in design. There are five log burning stoves on the ground floor, floors were replaced with wood and stone floors, and pitch pine doors stripped.

The accommodation is arranged over three floors and the interior which is extremely well presented has a lovely, warm, friendly and comfortable atmosphere. The views from all the principal rooms are superb and the rooms are arranged around a central hall, and a gallery landing. There are French windows on the ground floor opening to the decked balconies and three of the four bedrooms on the first floor open onto balconies. The second floor bedroom suite is most attractive with vaulted ceilings, a separate sitting area and en-suite bathroom, both overlooking the River Wye. All the rooms have high ceilings and are well proportioned. Your eyes cannot be helped but being drawn to the beautiful surroundings. It is a truly magical property full of character and charm.



Outside

The Chalet is approached through its woodland and over an in an out very long drive, which provides the property's privacy. The drive leads to a detached timber single garage and a timber open fronted carport with adjoining log stores, and beyond to a parking area for a number of cars. Steps and a pathway with honeysuckle covered archway lead to the front of the house. There are lawns with well established shrubs and borders. There is also balcony decking on two sides allowing stunning views to the south and north over the river and through the Wye Gorge. A lower decking is fitted with a Swedish hot bath and outside the conservatory dining room is an especially built stone pizza oven.

A pathway with steps to the south of The Chalet lead down to a large level lawn and summer house, with outstanding views. To the south of the steps is an old orchard. The stepped pathway continues downwards giving pedestrian access to the Rive Wye.

Around the grounds outbuildings include two greenhouses, stone and tile outbuilding. There is also a former enclosed kitchen garden with beds and pathways.

There is an opportunity to purchase an old chapel right at the top of the drive away from the house, subject to separate negotiation.





The Woodland

The dense woodland is a haven for wildlife and lie either side of the approach drives. There are natural tracks through the woods which include a bluebell wood and a level area with timber table and benches.

In all the property extends to 4.52 acres.

Property information

Services: Main water and electricity connected to the property. Private drainage. Oil fired central heating. Double glazing. Under floor heating to kitchen/breakfast room, utility, bathroom, and shower rooms. Double glazed windows

Local Authority: Gloucestershire Council: 01452 396 396

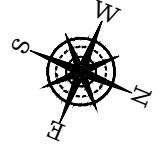
Viewing: Strictly by appointment only with agents Knight Frank.

EPC Rating: F

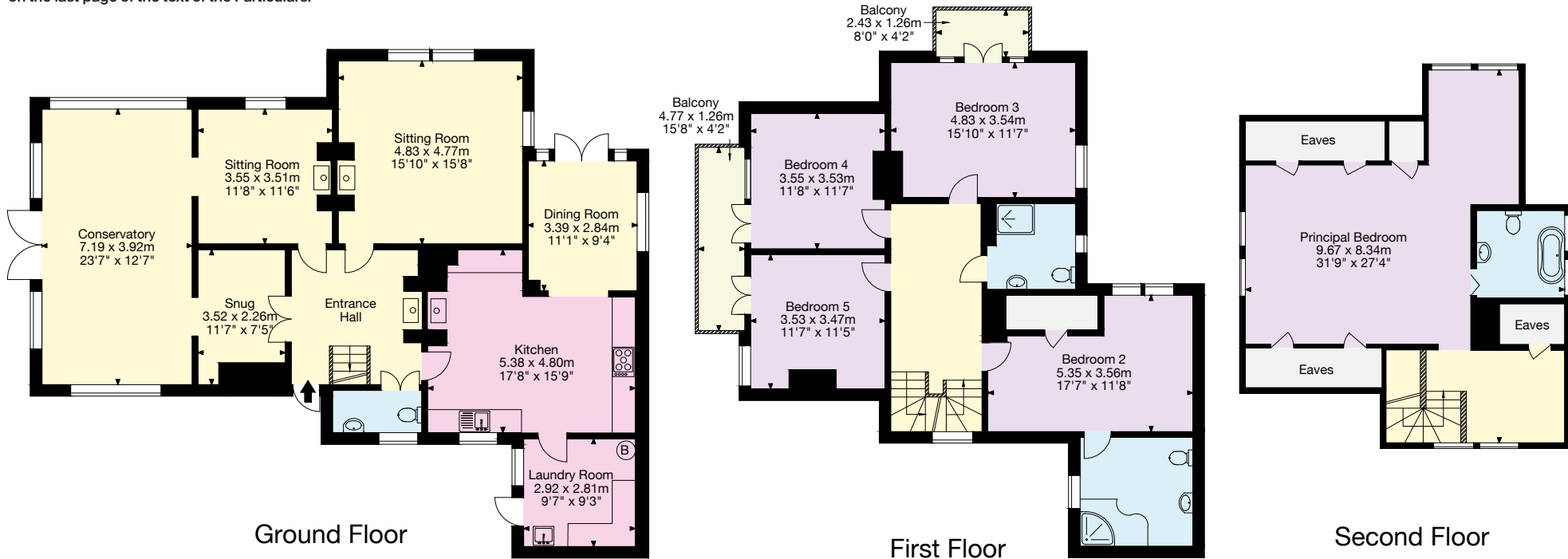


Approximate Gross Internal Floor Area

Main House = 288 sq m / 3,100 sq ft
(Including eaves)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2023. Photographs and videos dated June 2023.

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