



Bakers Piece Road

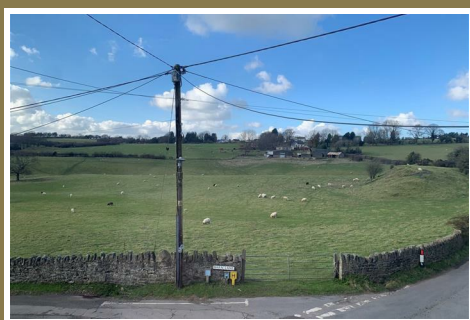
Ruardean Woodside, Ruardean, GL17 9XJ

£399,950



*** VIRTUAL TOUR AVAILABLE ***

Dean Estate Agents are thrilled to offer 'For Sale' this detached character cottage dating back to circa 1750, situated on the outskirts of a quiet Village, with views over open countryside. The property still has many original features including fireplaces with wood burning stoves, beamed ceilings and latched doors. The property also benefits from three reception rooms, fitted kitchen, utility area, three bedrooms and a family bathroom, UPVC double glazing, oil central heating, garden and off road parking. The property offers versatile accommodation that would suit most families needs



Entrance Porch :

4'7" x 1'10" (1.42 x 0.58)

Entered via twin glazed doors, UPVC double glazed door to Sitting Room.

Sitting Room :

11'10" x 11'6" (3.63 x 3.52)

Feature stone fireplace with wood burner inset, double glazed window to front aspect with views over open countryside, vertical radiator, door to rear hallway and additional latch door to study, laminate flooring.

Study / Third Reception Room :

6'4" x 11'3" (1.95 x 3.44)

Double glazed windows to front and side aspect, feature beam in the ceiling, wood plank flooring, radiator

Rear Hallway :

11'8" x 8'8" (3.58 x 2.66)

Stairs to the first floor, beamed ceiling, understairs recess, laminate flooring, radiator, wall lighting, double glazed door to side garden, bi-fold door to kitchen.

Kitchen Diner :

14'3" x 9'0" (4.35 x 2.75)

Base cabinets with 1.5 bowl sink unit, space for electric range style cooker, integrated dish washer, space for fridge, tiled splash backs, two windows to side aspect, beamed ceiling, single panel radiator, space for table and chairs, door to Lounge.

Lounge :

14'6" x 9'10" (4.44 x 3.00)

Feature stone fireplace with wood burner inset, alcove with fitted shelving, two double glazed window to front aspect with views over open countryside, radiator, door to Utility Room.

Utility Room :

7'8" x 11'1" (2.36 x 3.38)

Sink Unit, plumbing for washing machine, space for tumble dryer, space for fridge / freezer, oil central heating boiler, radiator, two double glazed windows to front aspect, UPVC door to rear courtyard.

First Floor Landing :

13'3" x 2'4" (4.05 x 0.73)

Over stairs storage cupboard, airing cupboard housing hot water tank and shelving, dado rail, access to loft space, double glazed window to rear aspect.

Bedroom 1 :

14'6" x 10'4" (4.42 x 3.16)

Entered via a latch door, double glazed window to front aspect with views over open countryside, beamed ceiling, recessed alcove with shelving, radiator, access to loft space.

Bedroom 2 :

11'11" x 11'8" (3.65 x 3.56)

Entered via a latch door, double glazed window to front aspect with views over open countryside, feature alcove, access to attic space, radiator,

Bedroom 3 :

11'1" x 9'6" (3.38 x 2.92)

Double glazed window to side aspect, feature wood beam to ceiling, radiator.

Bathroom :

11'8" x 4'2" (3.57 x 1.29)

'P' shaped bath with shower over, low level WC, pedestal wash hand basin, radiator and heated towel rail, beamed ceiling, extractor, shower paneling to walls, laminate flooring, double glazed window to side aspect.

Outside :

Front - 5 bar gate gives access to the off road

parking, log store and pedestrian access gate to the side garden.

Side - a mature garden enclosed to all sides by fencing / wall / hedging, having a water feature, outside water tap, garden shed, mature shrubs, steps up to a level lawn area, raised stone flowerbeds, steps down to the rear hallway door.

Rear - Courtyard with oil tank, coal bunker and pedestrian gate out to the road.

Agents Note :

The current vendor advises us that the roof was completely refurbished in 2021, and the septic treatment plant has recently been upgraded



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Road Map



Hybrid Map



Terrain Map



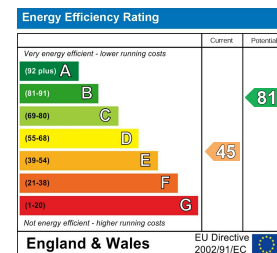
Floor Plan



Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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