



Morse Road Drybrook, GL17 9AT

£275,000



TWO UP TWO DOWN WITH LEAN TO DETACHED FOREST STONE COTTAGE

IN NEED OF RENOVATIONVILLAGE VIEWS***GARDENS AND ORCHARD***NO ONWARD CHAIN***

Dean Estate Agents are thrilled to offer "For Sale" this detached forest stone cottage standing in an elevated position commanding views across the valley. The property has two reception rooms, kitchen, downstairs bathroom, two bedrooms and side porch. The gardens lie to the front and sides of the property and include a fruit orchard and a detached outbuilding and off road parking.



Entrance Porch :

4'3" x 2'10" (1.30 x 0.88)

Double glazed windows and door.

Dining Room :

Double glazed window to front.

Sitting Room :

Double glazed window to front, open fireplace with a back boiler that runs the radiators.

Kitchen :

11'6" x 8'4" (3.53 x 2.55)

Wall and base units, sink unit, double glazed window to rear and side, double glazed door to porch.

Porch :

4'10" x 8'4" (1.49 x 2.55)

Double glazed windows and door to outside.

Inner Hall :

4'10" x 4'8" (1.49 x 1.44)

Stairs to first floor.

Bathroom :

4'3" x 7'10" (1.32 x 2.39)

Bath, low level WC, wash hand basin, double glazed window to rear.

First Floor Landing :

10'4" x 5'7" (3.17 x 1.72)

Built in cupboard with hot water tank, double glazed windows to rear and side aspects.

Bedroom :

10'11" x 11'10" (3.35 x 3.62)

Double glazed window to front, views over the village, radiator.

Bedroom :

10'8" x 11'10" (3.26 x 3.62)

Double glazed window to front and side, radiator.

Outside :

The cottage stands in a generous plot of approximately 1/3rd acre, laid to lawn to the front with vegetable beds to the right hand side and a block built outbuilding. To the left hand side is a sloping orchard the various fruit trees,

to include apple, pear and plum. The property is approached via a forestry track and has a parking area and twin gates open onto a driveway.

Standing in an elevated position one can enjoy the views across the valley.



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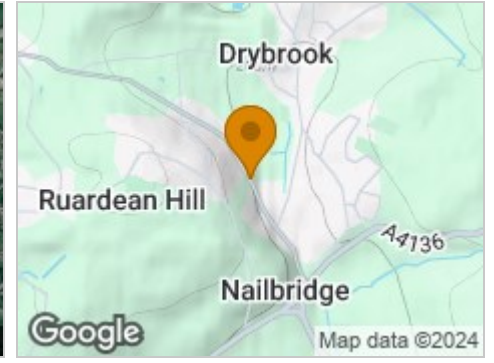
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area⁽¹⁾
798.26 ft²
74.16 m²

Reduced headroom
37.89 ft²
0.33 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

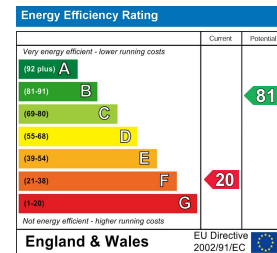
Calculations are based on RICS IPMS 3C standard.

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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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