



# 1 BROOKLYN COTTAGE

THE CROSS | CLEARWELL | COLEFORD | GLOUCESTERSHIRE



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1 BROOKLYN COTTAGE IS A CHARMING, 18TH CENTURY STONE COTTAGE LOCATED IN A CONVENIENT POSITION IN THE HEART OF THE HISTORIC VILLAGE OF CLEARWELL. THE PROPERTY IS WITHIN WALKING DISTANCE TO THE LOCAL PRIMARY SCHOOL, AN ABUNDANCE OF PUBLIC HOUSES, CLEARWELL CAVES AND THE AWARD WINNING CLEARWELL CASTLE. THE COTTAGE HAS THREE DOUBLE BEDROOMS, THREE RECEPTION ROOMS AND A PRIVATE ENCLOSED GARDEN TO THE REAR ASPECT.

- Attractive three bedroom semi-detached stone cottage •
- Huge amount of character with beamed ceilings and exposed stone walls •
- Well proportioned accommodation with three spacious reception rooms •
- Private garden to the rear aspect enclosed by stone walling and fencing •
  - Off-road parking •
- Within walking distance to the local primary school •

## DISTANCES FROM 1 BROOKLYN COTTAGE

Coleford 2.0 miles • Lydney 6.0 miles • Monmouth 6.8 miles • Chepstow 11.0 miles  
Gloucester 21.4 miles • Bristol 29.1 miles • London 136.0 miles  
Lydney Train Station 6.6 miles • Chepstow Train Station 11.5 miles  
Gloucester Train Station 21.6 miles • Bristol Parkway Station 24.5 miles  
Bristol Airport 38.1 miles • Cardiff Airport 56.8 miles • Birmingham Airport 80.6 miles  
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



## LOCATION & SITUATION

Clearwell is a picturesque historic village offering rural living with excellent commuting links to the wider region. The A48 located in nearby Lydney provides a direct route to Gloucester, Cheltenham and the Cotswolds. The M4 at Newport gives great access to Cardiff and London.

The Butchers Arms dating back to the 19th century is situated a short walk from the property. The welcoming pub, restaurant and inn offers a wide selection of popular local ales and ciders and receives excellent reviews online for their Sunday lunches and weekday menu. The village primary school is located approximately 0.1 miles from 1 Brooklyn Cottage. Clearwell Castle is the most significant building in the village dating back to the 18th century and there is also an active village social committee who organise multiple events throughout the year including quizzes, the Clearwell Cricket Festival and race nights.

Coleford is located just 2 miles North of the property and boasts a cinema, railway museum, a good range of shops, restaurants, cafes and is home to the ever popular Coleford Music Festival.

For golf enthusiasts, Forest Hills Golf Club is just 2.8 miles from the property. For lovers of the great outdoors, there are an abundance of activities that the Wye Valley and Forest of Dean have to offer, including Clearwell Caves, Puzzlewood, Go Ape, Dean Heritage Centre, Perrygrove Railway and Beechenhurst Forest. There are also many different cycling and running trails in the Forest of Dean and Wye Valley with something for every age and skill level.

Monmouth is just 6.8 miles away and boasts excellent schools including Haberdashers independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and the recently rebuilt state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

## THE PROPERTY

Step inside 1 Brooklyn Cottage, a charming 18th century stone cottage brimming with character and charm beginning in the entrance hall. Tiled flooring found in the entrance hall continues into the utility/boot room which has space for white goods and houses the oil fired boiler. A sink conveniently located below a window overlooks the rear garden and a wooden stable door provides access to the sunny terrace.

The sitting room is a superb space benefitting from wall to wall book shelving and an array of period features. The main focal point is the beautiful stone inglenook fireplace with wood burning stove and stone hearth.

From the sitting room a door opens into the dining room with a faux fireplace, stone walling and French doors opening out to the terrace.

To the rear of the property is a spacious kitchen and garden room. The kitchen, which was designed and made by The Linley Kitchen, includes a range of pine base and wall mounted cupboards with marble effect worktops. Included within the kitchen is a Lacanche oven, which we are told is designed to be energy efficient. There is also space for a dishwasher.



Character continues within the garden room with exposed wooden beams, woodburning stove and stained glass window. Light floods into the space via Velux windows and French doors that lead you out to the garden.

A staircase from the dining room guides you up to the first floor landing, three double bedrooms and the family bathroom. Bedrooms one and two both have fitted wardrobes and overlook the front aspect. Bedroom three enjoys a pleasant view over the rear aspect and boasts an eye catching feature fireplace.

The impressive family bathroom has a white suite that includes a bath, separate shower cubicle, w.c and wash hand basin.

## OUTSIDE

The rear garden is exactly what you would expect from such a charming country cottage. Stocked with a wide variety of plants, flowers and shrubs and enclosed by stone walling. The garden is an exceptional space to relax and enjoy all that village living has to offer. The terrace is the perfect spot for al fresco dining during the warmer, sunny months and views of the Clearwell Well can be enjoyed from the lawn. A path takes you past a garden pond, various vegetable produce areas, a handy shed, green house and a gate to the parking area.

## KEY INFORMATION

Services: The property benefits from mains water, electricity, drainage and oil fired central heating.

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Forest of Dean District Council. Telephone 01594 810000.

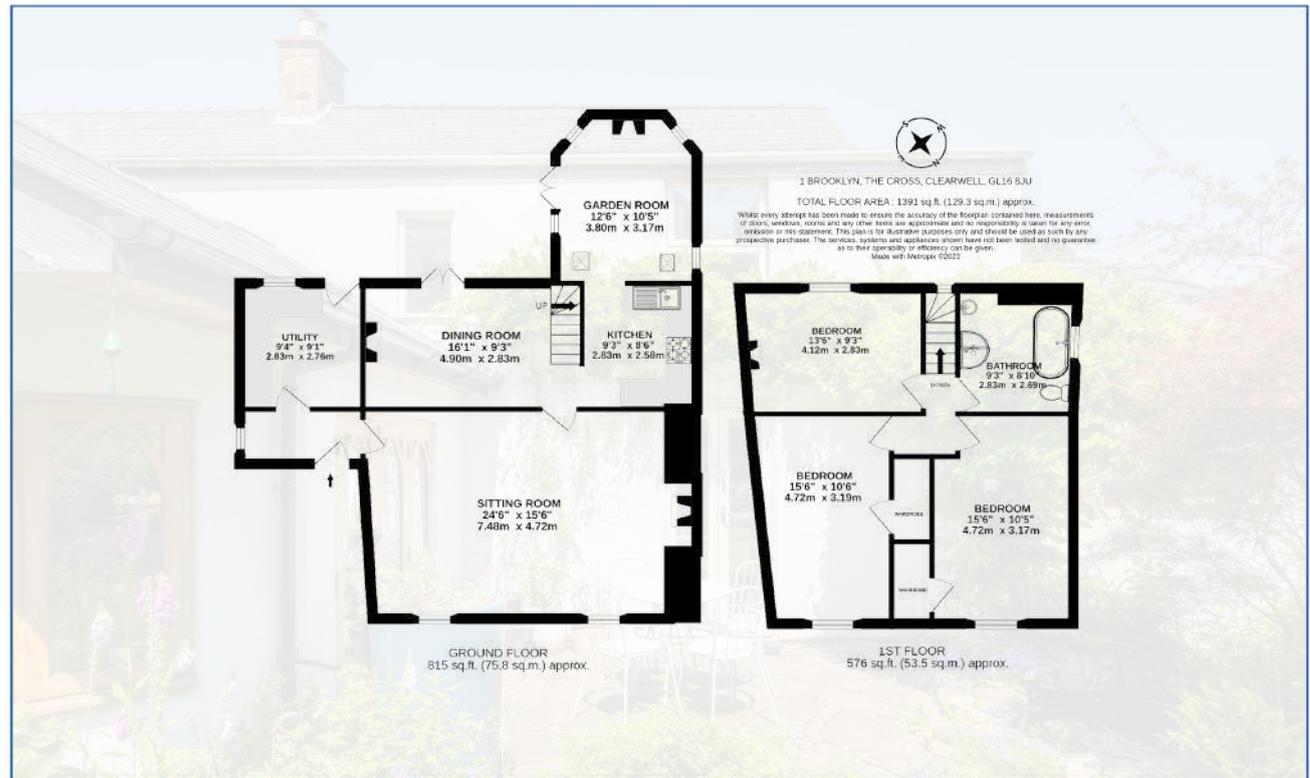
Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

Sale Method: The property is offered for sale by Private Treaty.

Directions: From Monmouth head over the Wye Bridge and at the roundabout take the second exit onto Redbrook road. Continue on Redbrook road for 2.5 miles and turn left. Continue on this road through Upper Redbrook and Newland until you reach Clearwell. Continue through Clearwell past the brook and the property will be found on your right.

Viewings: Strictly by appointment with Powells - 01600 714140

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		