



HIGH VIEW

TURNERS TUMP | RUARDEAN | GLOUCESTERSHIRE



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HIGH VIEW IS A TWO BEDROOM SEMI-DETACHED COTTAGE IN NEED OF RENOVATION THROUGHOUT. SET WITHIN THE MOST APPEALING POSITION, THE PROPERTY BOASTS SUPERB COUNTRYSIDE VIEWS AND A GENEROUSLY SIZED GARDEN. THE PROPERTY IS JUST A STONES THROW AWAY FROM THE HEART OF THE VILLAGE OF RUARDEAN WHICH BENEFITS FROM FANTASTIC ROAD LINKS TO THE LARGER CENTRES.

- Two bedroom semi-detached cottage in need of renovation throughout •
- Superb countryside views •
- Generously sized gardens •
- Accessible location with fantastic transport links •
- Offered with no onward chain •

DISTANCES FROM HIGH VIEW

Ruardean 0.2 miles • Cinderford 3.7 miles
Ross-on-Wye 6.1 miles • Monmouth 10.4 miles
Gloucester 16.3 miles • Bristol 37.1 miles
London 129 miles

Lydney Train Station 11.8 miles • Hereford Train Station 21.4 miles

Bristol Airport 46.6 miles • Cardiff Aiport 59.1 miles
Birmingham Airport 71.1 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

The village of Ruardean offers a primary school, doctor's surgery, church, farm shop and the site of a ruined medieval castle. Further extensive amenities and facilities can be easily found in Cinderford which is only a short drive away.

Ross-On-Wye is a market town known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, both Primary and Secondary schools, leisure activities and is approximately 6 miles from High View.

The historic border town of Monmouth is just over 10 miles away and boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and the 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.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, The Forest of Dean, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

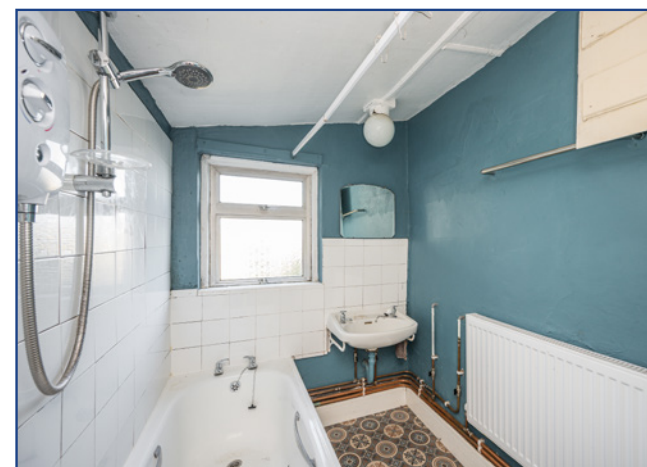
THE PROPERTY

High View presents an excellent opportunity to acquire a two bedroom semi-detached cottage in need of renovation throughout benefitting from superb countryside views across nearby Ruardean.

Step inside the property via the entrance hallway located at the front of the property, perfect for hanging coats and storing boots and shoes. The entrance hallway gives access directly to a sitting room and additional reception room to the left which could be utilised for additional seating, a downstairs bedroom or home study. The sitting room boasts an attractive fireplace which could house a wood burning stove subject to any required work to the chimney prior to use.

The kitchen/dining room can be accessed directly from the sitting room but also has a separate external access. It offers plentiful space for food preparation, cooking and dining. The kitchen/dining room leads to a useful utility room and downstairs bathroom.

Upstairs, there are two well proportioned bedrooms which enjoy countryside views across Ruardean and beyond.



OUTSIDE

Externally there are generously sized gardens which are mainly laid to lawn with a range of native trees and shrubs. The property benefits from off-road parking which can be found at the front of the gardens. There is a useful attached greenhouse and useful brick built store.

KEY INFORMATION

Services: Mains electricity, water, drainage and electric storage heating coupled with oil fired central heating.

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

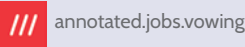
Council Tax Band: C

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

Viewings: Strictly by appointment with the selling agents.

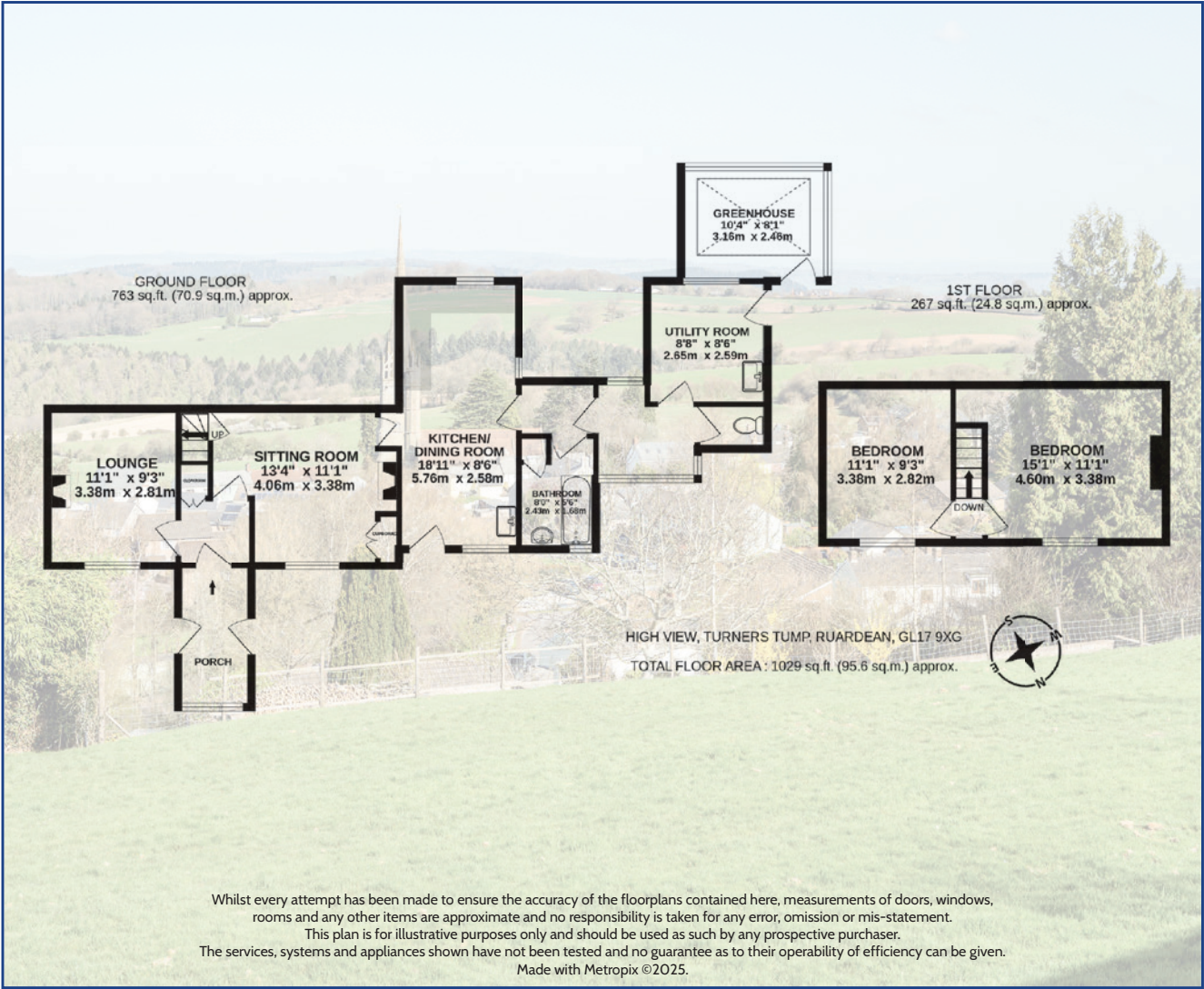
Directions: From Ruardean High Street turn onto School Road and follow until you fork left onto Turners Tump. Follow Turners Tump until you reach Pettycroft which will be the first right hand turn. High View is the second property on the right hand side.

Postcode: GL17 9XG



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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