



Mailscot Lodge

Hillersland, Coleford, GL16 7NY

£625,000



Are you looking to escape the hustle and bustle of city life and immerse yourself in the tranquillity of nature? Look no further than this stunning detached property nestled in the woods of the Forest of Dean/Wye Valley. Surrounded by lush greenery, this country property offers the perfect retreat for those seeking peace and quiet. The cottage features a spacious living area with woodburner, cozy bedrooms offering a peaceful retreat after a day of exploring the surrounding woods, a sizeable kitchen/dining room, perfect for enjoying home-cooked meals surrounded by the beauty of nature. The large plot of land that comes with the property provides ample space for outdoor activities such as gardening, relaxation, pottering around the outbuildings, or simply enjoying the fresh air.

The perfect retreat for those looking to unwind and connect with the great outdoors.

Located in the Forest of Dean, you'll have easy access to a variety of outdoor activities such as cycling, horseback riding, and hiking, literally on your doorstep. The nearby town of Coleford offers amenities such as shops, restaurants, and schools, making it convenient for everyday living with the nearby market towns of Ross and Monmouth being a short drive away.

Don't miss out on the opportunity to own this idyllic retreat in the woods.

Contact us today to schedule a viewing and make this dream move and/or lifestyle change a reality.



Approached via a UPVC double glazed door to the rear entrance lobby with a porch also providing access to the front aspect. The current owner enters the house from the rear for ease of access from parking.

Rear Entrance Lobby:
7'0" x 5'8" (2.15m x 1.74m)

Doors to the kitchen, cloakroom and snug.

Cloakroom:
4'4" x 2'11" (1.34m x 0.91m)

W.C., UPVC double glazed window.

Snug:
13'8" x 11'2" (4.19m x 3.41m)

UPVC double glazed windows to triple aspects, wood burner, two double power points, TV aerial lead and views over the grounds.

Kitchen:
15'0" x 13'3" (4.59m x 4.06m)

Front aspect with UPVC double glazed windows to the front overlooking the lawns into woodland, Rayburn supplying hot water and radiators, exposed ceiling beams, space and

plumbing for washing machine, understairs storage cupboard, sink with drainer unit, exposed wooden lintels.

Entrance Porch:
6'6" x 3'9" (2.00m x 1.16m)

Front aspect, windows and door into entrance hallway.

Entrance Hallway:
7'5" x 3'2" (2.27m x 0.99m)

Stairs to first floor landing, door to lounge.

Lounge:
17'0" x 13'3" (5.19m x 4.05m)

Stone chimney breast incorporating the woodburning stove, exposed ceiling beams, radiator and stone walling, UPVC double glazed window overlooking front lawns into woodland.

First Floor Landing:
5'11" x 2'11" (1.81m x 0.91m)

Window to rear, double radiator, cloak cupboard.

Bedroom One:

16'9" x 13'1" (5.11m x 4.01m)

Front aspect window, original fireplace and wooden flooring, radiators, cupboards.

Bedroom Two:

13'3" x 8'7" (4.04m x 2.64m)

Window to front aspect, airing cupboard.

Bathroom:

9'8" x 5'10" (2.97m x 1.78m)

W.C., wash hand basin, bath, tiled splashbacks, window.

Outside:

The property is approached via a Forestry Commission track through woodland with iron gated access providing both pedestrian and vehicular access.

Initially, one is welcomed with a lawned path/driveway which leads to the house and grounds.

The grounds are vast with areas sectioned off for chickens/hens, vegetable gardens, numerous sheds/outbuildings, greenhouses,

mature trees all surrounded by woodland. The right side of the grounds are enclosed with gardens and outbuildings for storage, lawns and mature trees.

To the front and rear of the house are lawns, the left side has a gravelled garden with shed and poly tunnel, water butt and access to both front and rear aspects.

For clarification, the front of the house is looking away from the access point.

Take a look at the photographs of both the grounds and rooms, a unique opportunity to acquire a woodland setting with unusually level grounds.



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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

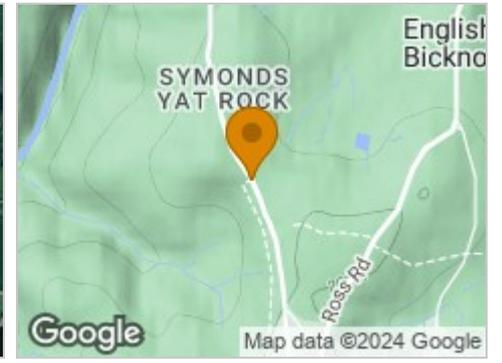
Road Map



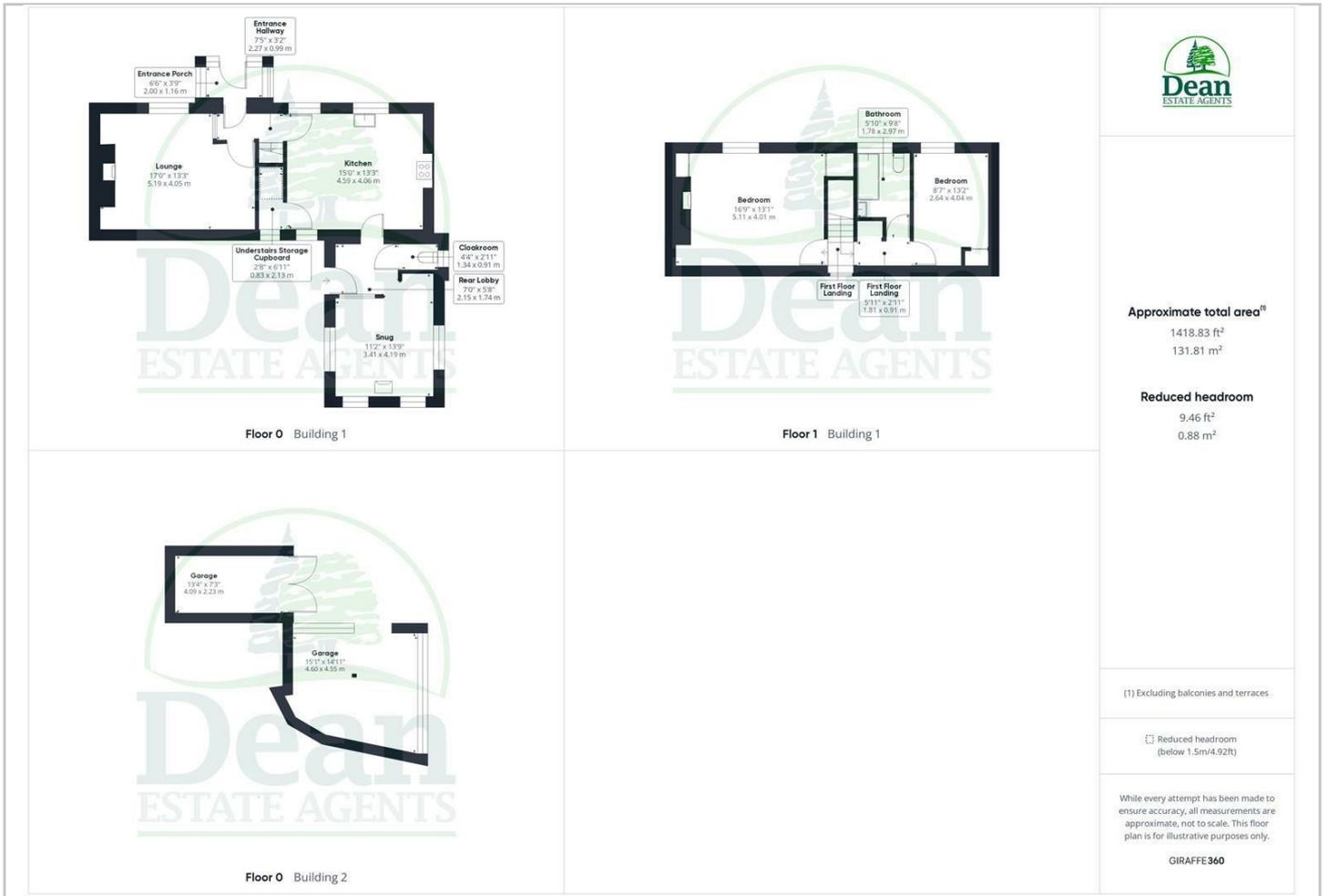
Hybrid Map



Terrain Map



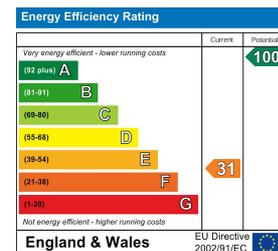
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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