



Mailscot Lodge

Hillersland, Coleford, GL16 7NY

£595,000



**** VIRTUAL TOUR AVAILABLE *****

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.

The cottage features an inviting entrance porch and hallway that lead into a spacious lounge, complete with a charming wood burner. The ground floor also includes a generous kitchen/dining area, a cosy snug room, and a cloakroom. On the first floor, you will find two sizable bedrooms that offer views of the vast laid to lawn garden with mature shrubs and bushes and the surrounding woodlands, along with a family bathroom.

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



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.

Entrance Porch:

6'6" x 3'9" (2.00m x 1.16m)

Front aspect, windows and door into the entrance hallway.

Entrance Hallway:

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

Stairs to the first floor landing, door to lounge, a radiator.

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, a feature wood burner, power and lighting, a 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 and woodland, Rayburn supplying hot water and radiators, exposed ceiling beams, space and plumbing for a washing machine, understairs storage cupboard, a sink with drainer unit, exposed wooden lintels.

Lounge:

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

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

First Floor Landing:

5'11" x 2'11" (1.81m x 0.91m)

Windows to the rear, a double panelled radiator, a cloak cupboard.

Bedroom One:

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

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

Tel: 01594 835751

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., a wash hand basin, bath, tiled splashbacks, window.

Rear Entrance Lobby:

7'0" x 5'8" (2.15m x 1.74m)

Doors to the kitchen, cloakroom and snug.

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

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



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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



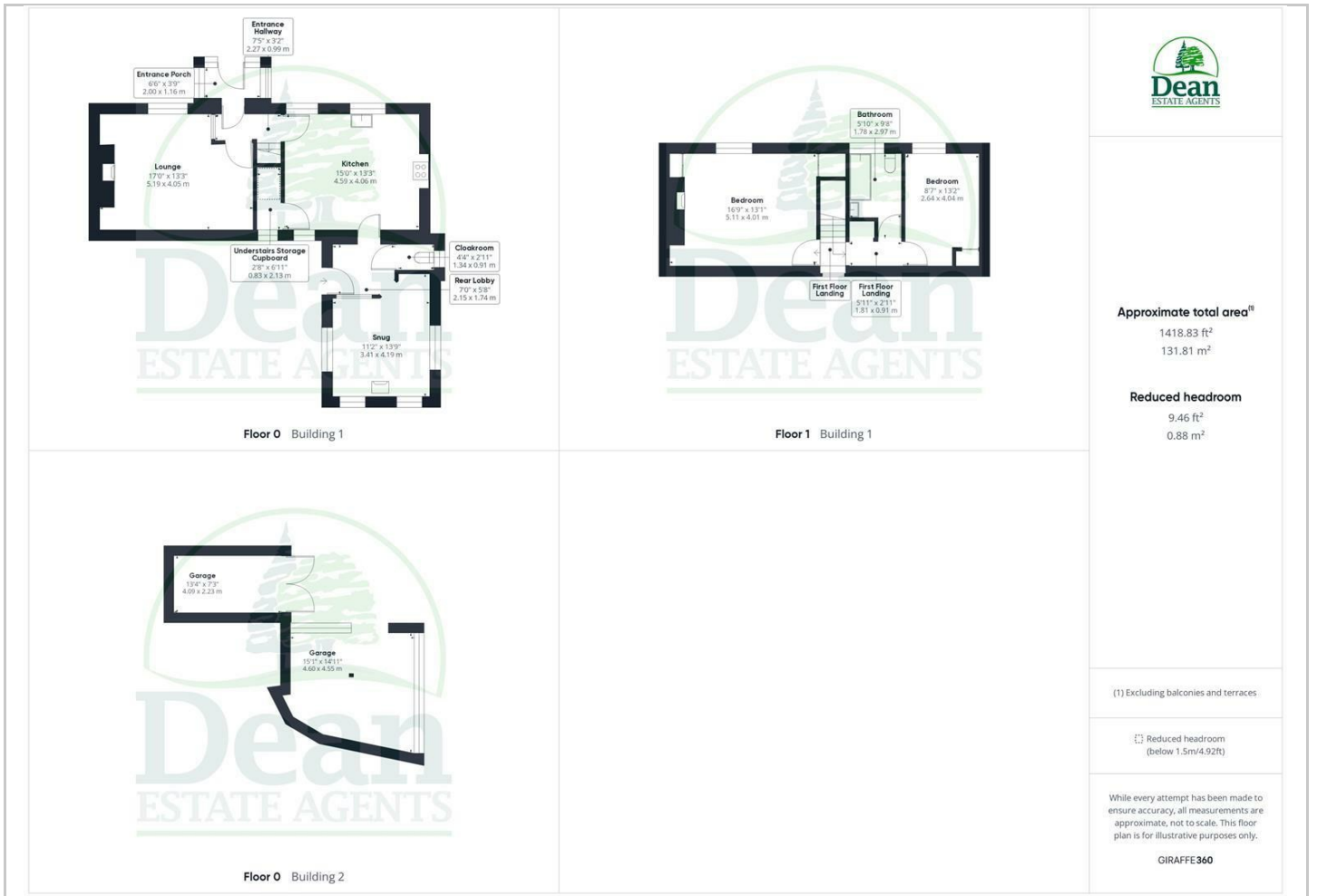
Hybrid Map



Terrain Map



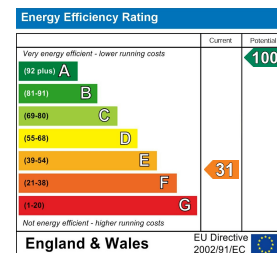
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.