



Upper Tump Barn, Tump Lane, Eastbach

English Bicknor, Coleford, Gloucestershire, GL16 7EU

£535,000



*****VIRTUAL TOUR AVAILABLE***** Dean Estate Agents are delighted to offer to the market this gorgeous cottage boasting character & charm. As you approach the property via a five bar wooden gate you enter onto the ample block paved driveway with space for multiple vehicles leading to the stone built cottage with stunning countryside views, the front of the property benefits from a large workshop and sheds for storage.

Entering the property into the entrance porch leads to the heart of the home, the spacious lounge/diner with charming original wooden beams and multifuel burner with stone hearth. From here there is a handy downstairs cloakroom, a farmhouse style kitchen with high ceilings and large pantry, this leads to the inner hallway into the boiler room and utility room. Downstairs also includes an office leading to a downstairs bedroom with fitted wardrobes and wet room, this space could be perfect for multigenerational living. The bright & airy garden room is a beautiful space as an extra reception room or as a dining room and this leads to the low maintenance rear garden with artificial grass and chippings with blooming plants and flowers.

Upstairs the spacious first floor landing leads to two double bedrooms with original wooden beams and velux windows, the master bedroom benefits from fitted wardrobes and en-suite with free standing roll top bath.

The property is situated in the rural area of Eastbach near to the village of English Bicknor, there are many amenities to include a community hall, playground and primary school. The nearby town of Coleford has many further amenities to include supermarkets, independent shops and cafes, library and cinema.



Approached via UPVC double glazed front door into:

Entrance Porch:

9'5" x 4'0" (2.88m x 1.24m)

UPVC double glazed windows to front aspect, lighting, tiled flooring, door to lounge/ diner.

Lounge/ Diner:

21'10" x 19'3" (6.68m x 5.89m)

Power & spotlights, UPVC double glazed window to front aspect, wooden flooring, multi fuel burner with stone mantle, radiators, TV point, BT point, feature original wooden beams, smoke alarm, door to kitchen, door to cloakroom, door to office, double doors to garden room, double doors to bedroom, stairs to first floor landing.

Garden Room:

9'10" x 9'6" (3.00m x 2.92m)

UPVC double glazed door to rear garden, UPVC double glazed window to side aspect, wooden framed windows to side and rear aspect, tiled flooring, power & spotlights, TV point.

Kitchen:

12'8" x 13'1" (3.88m x 4.01m)

A range of base units and drawers, wooden worktops, one and a half ceramic sink with mixer tap and drainer unit, power and spotlights, space and plumbing for fridge/freezer, space for range oven, extractor fan, tiled flooring, UPVC double glazed window to rear aspect, TV point, pantry, decorative glass wall design, door to inner hallway,

Inner Hallway:

5'10" x 4'7" (1.80m x 1.42m)

Power & lighting, built in storage cupboards, wooden worktop, space & plumbing for washing machine, consumer box, tiled flooring, door to boiler room, door to utility room.

Boiler Room:

3'1" x 4'7" (0.95m x 1.41m)

Lighting, boiler, thermostat.

Utility Room:

8'8" x 11'5" (2.65m x 3.49m)

Power & lighting, UPVC double glazed sliding doors to side aspect, UPVC double glazed windows to front aspect.

Cloakroom:

Vanity unit with inset wash hand basin, W.C., double panelled radiator, tiled flooring, UPVC double glazed window to front aspect, lighting, extractor fan.

Office:

8'9" x 8'3" (2.68m x 2.54m)

Power & lighting, UPVC double glazed window to front aspect, door into downstairs bedroom, double panelled radiator, original wooden beams, door to wet room.

Downstairs Bedroom:

11'5" x 8'6" (3.50m x 2.60m)

Fitted wardrobes, double panelled radiator, power and lighting, UPVC double glazed window to rear aspect.

Wet Room:

5'3" x 8'2" (1.61m x 2.50m)

Walk in shower, wash hand basin, W.C., wall tiling, tiled flooring, radiator, extractor fan, spotlights.

First Floor Landing:

9'7" x 12'5" (2.93m x 3.79m)

Feature original wooden beams, Velux windows, access to cylinder room, double panelled radiator, lighting, smoke alarm, doors to bedrooms.

Bedroom One:

14'3" x 11'1" (4.36m x 3.38m)

Feature original wooden beams, Velux windows, power & lighting, fitted wardrobes, built-in storage, smoke alarm, TV point, double panelled radiator, eaves storage, door to en-suite.

En-Suite:

9'4" x 6'3" (2.86m x 1.93m)

Feature original wooden beams, free standing roll top bath, vanity unit with inset wash hand basin, W.C., double panelled radiator, Velux window, extractor fan, shaver point, wall tiling, spotlights.

Bedroom Two:

16'0" x 11'9" (4.88m x 3.59m)

Feature original wooden beams, Velux windows, power & lighting, smoke alarm, double panelled radiator.

Outside:

The front of the property is accessed via a five bar gate, there is a large block paved driveway for parking for multiple vehicles, there would be space for seating to look over the stunning views of the beautiful countryside. To the side of the driveway there is a stone wall flower bed with blooming mature shrubs and bushes. There is also two sheds perfect for storage and a large workshop with power & lighting.

The low maintenance rear garden has a decking area leading from the garden room, perfect for seating to enjoy the garden. The garden has some artificial grass and chippings with many shrubs and flowers, a stone flower bed wall sits to the side of the garden with a convenient shed for additional storage, the garden is surrounded by stone walling and fencing.

Workshop:

17'6" x 19'4" (5.34m x 5.91m)

Power & lighting.

Workshop Two:

17'2" x 9'1" (5.24m x 2.79m)

Power and Lighting.



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



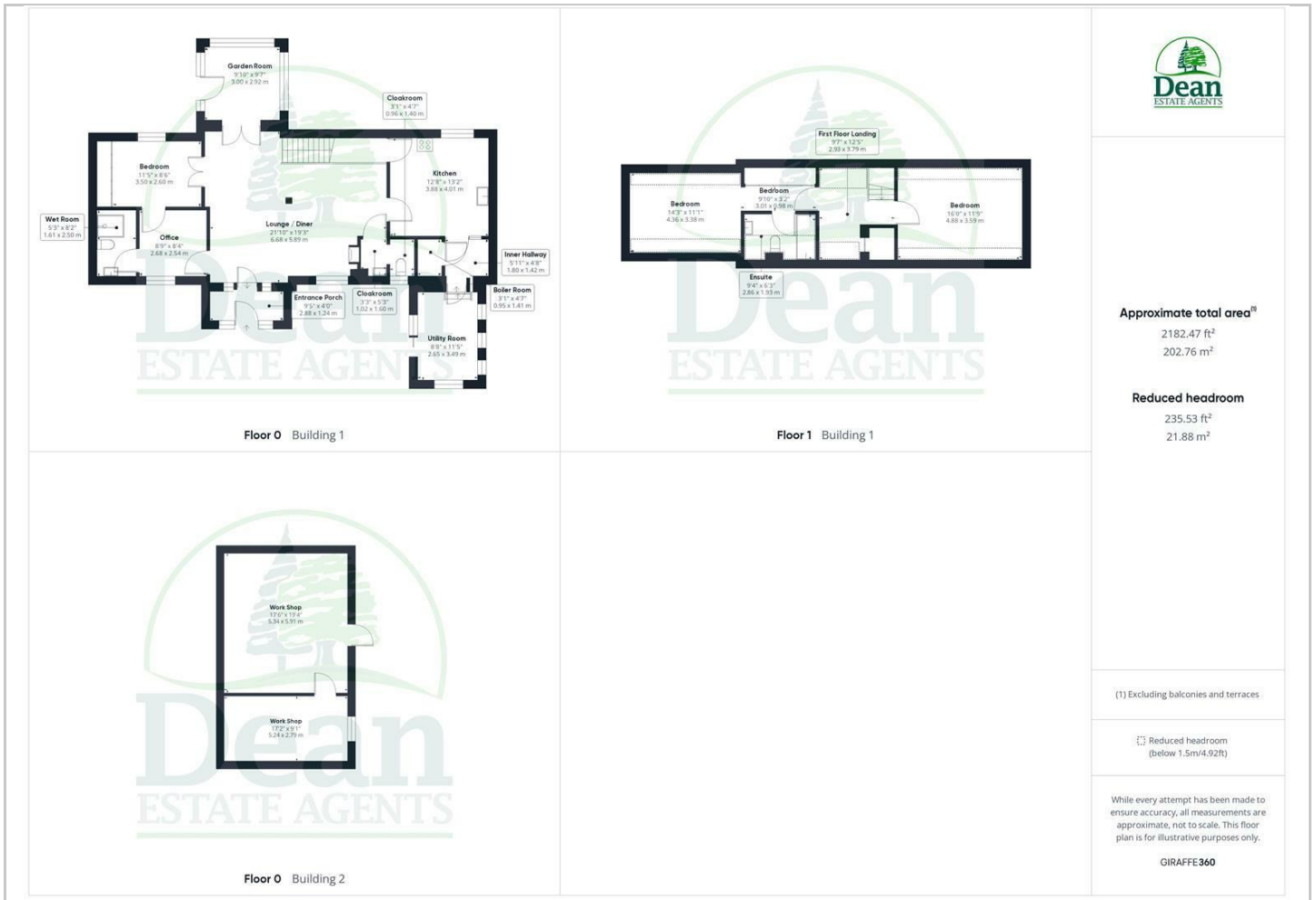
Hybrid Map



Terrain Map



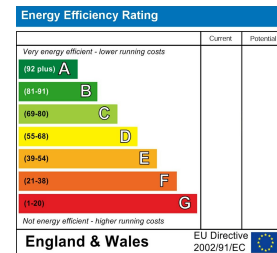
Floor Plan



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.