



Cross House The Cross

Clearwell, Coleford, GL16 8JT

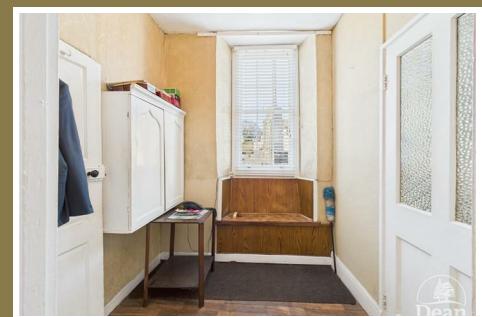
£450,000



Nestled in the picturesque village of Clearwell, this rare opportunity presents a large historic property filled with charm and potential. The ground floor welcomes you with a spacious living room and a cosy snug, perfectly designed for relaxation, along with a sizeable kitchen, bathroom, a utility room, and a convenient W.C.

Ascending to the first floor, you'll find a generously-sized master bedroom accompanied by three additional bedrooms, each offering ample natural light and character. The top floor, currently a blank canvas, holds the exciting possibility of transforming into two expansive double bedrooms complete with a bathroom.

Outside, a large flat garden unfolds, showcasing stunning views of the rolling countryside, creating an idyllic backdrop for both leisure and entertainment. This remarkable property not only offers a glimpse into history but also presents a unique canvas for your dream home in a sought-after location.



Entrance Hall:

5'11" x 16'4" (1.81 x 5.00)

Power and lighting, stairs to first floor, doors to living room, second hallway and kitchen.

Living Room:

15'5" x 16'3" (4.72 x 4.96)

Double glazed wooden sash windows to front aspect, double panelled radiator, open fireplace, power and, lighting.

Second Entrance Hall:

6'9" x 6'1" (2.06 x 1.87)

Double glazed wooden sash window to front aspect, door into snug, door into pantry/storage room, power and lighting.

Snug:

12'4" x 16'5" (3.77 x 5.02)

Open fireplace, double glazed wooden sash window to front aspect, power and lighting, double panelled radiator.

Pantry/Storage Room:

5'2" x 9'11" (1.59 x 3.03)

Door to kitchen, power and lighting.

Kitchen:

12'0" x 12'5" (3.68 x 3.80)

A range of base level units, stainless steel sink with mixer tap and drainer unit, space for washing machine, boiler, space for cooker, two windows to rear aspect, power and lighting. Door to bathroom. door to utility room.

Bathroom:

4'1" x 7'8" (1.27 x 2.35)

Stand up bath with shower head above, hand wash basin with built in storage below, two frosted windows, wall mounted storage cupboard. Power and lighting.

Utility Room:

7'1" x 10'0" (2.17 x 3.05)

Door to W.C, space for tumble drier, door to entrance hallway, door to rear garden.

Cloakroom:

W.C, window.

First Floor Landing:

6'3" x 3'8" (1.91 x 1.12)

Doors to bedroom one, four and three, door leading to top floor landing. Power and lighting.

Bedroom One:

15'0" x 16'5" (4.58 x 5.01)

Two double glazed wooden sash windows to front aspect, one double glazed wooden window to rear aspect, power and lighting, double panelled radiator.

Bedroom Two:

10'11" x 16'4" (3.35 x 4.99)

Double glazed wooden sash window to front aspect, power and lighting.

Bedroom Three:

7'8" x 16'4" (2.35 x 4.99)

Double glazed wooden sash window to front aspect, power and lighting, door to bedroom two.

Bedroom Four:

6'3" x 5'8" (1.91 x 1.75)

Power and lighting. Double glazed wooden sash window to front aspect.

Top Floor:

The top floor offers great potential for transformation, with ample space to create two spacious double bedrooms, each filled with natural light. A

well-positioned bathroom could be added between the rooms, providing convenience and privacy. With a bit of creativity and renovation, this floor could be reimagined into a comfortable, functional living area perfect for guests or family members.

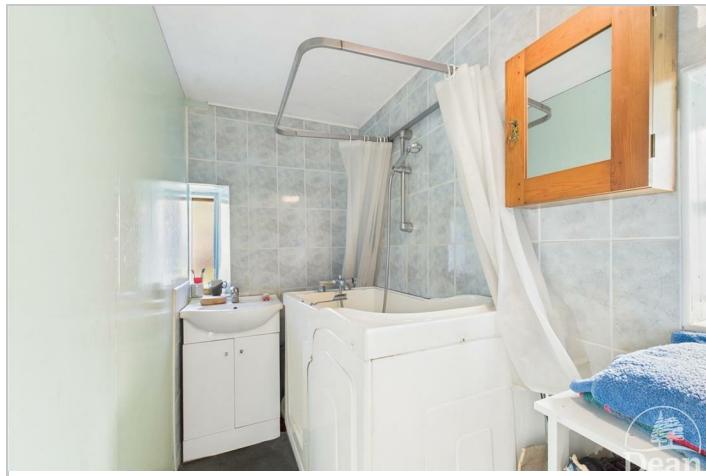
Attic Space:

Only accessible via the rear garden.

This room holds great potential to be transformed into a luxurious master bedroom. With its spacious layout, it offers a unique sense of privacy and tranquility. The peaceful outdoor setting provides the perfect backdrop for a serene retreat. With a little imagination, this space could be reconfigured into a stunning bedroom.

Outside:

This property boasts a large, flat garden, offering plenty of space for outdoor activities or gardening. At the far end, an outbuilding provides convenient storage, perfect for tools or equipment. The garden is beautifully complemented by stunning views over the rolling countryside fields, creating a peaceful and serene setting that invites relaxation and a connection to nature.



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 Property – 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



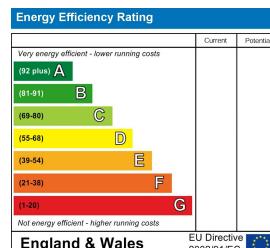
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.