



## 1 East Cottage, High Street

Clearwell, Coleford, Gloucestershire, GL16 8JS

£325,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are excited to bring to the market this stunning characterful cottage situated in a sought after village location. The beautifully presented downstairs accommodation includes a gorgeous lounge with feature woodburner & mantel, sizeable farmhouse style kitchen/dining room and boot room which leads out into the rear gardens. The property is laid out over three floors with the master bedroom on the top floor with dual aspect windows & a fantastic countryside view, there are then two double bedrooms on the first floor and a family sized bathroom. Outside the property sits on a large plot with mature gardens and seating areas making the most of the panoramic views.

The village of Clearwell is a popular location for its countryside walks, friendly atmosphere and stunning views. The village benefits from two public houses, a primary school and a hotel with restaurant. Nearby the town of Coleford offers all the amenities needed such as supermarkets, independent shops & cafes, a library, a cinema and restaurants.



Approached via composite front door into:

#### Lounge:

16'7" x 14'2" (5.07m x 4.34m)

UPVC double glazed window to front aspect, feature multi-fuel burner with exposed stone wall and wooden mantle, stairs to first floor landing, exposed beams, wall lights, mains consumer unit, two panelled radiators, thermostat for central heating system, power & lighting, door to kitchen/dining room.

#### Kitchen/Dining Room:

14'2" x 10'9" (4.32m x 3.28m)

A range of wall units, base units & drawers, worktops, ceramic one and a half sink with drainer, electric oven, electric hob, extractor hood, vertical radiator, space for washing machine, space for fridge/freezer, dishwasher, boiler, UPVC double glazed window to rear aspect, tiled splashbacks, space for table & chairs, power & lighting, door to rear porch.

#### Boot Room:

4'3" x 3'8" (1.32m x 1.13m)

UPVC double glazed rear door to garden, power & lighting, double panelled radiator.

#### First Floor Landing:

6'5" x 3'0" (1.97m x 0.92m)

Doors to bedrooms two & three, door to bathroom, power & lighting, stairs to second floor landing, double panelled radiator, loft access.

#### Bedroom Two:

13'2" x 10'7" (4.03m x 3.24m)

Fitted wardrobes, understairs storage, double panelled radiator, UPVC double glazed window to front aspect, power & lighting.

#### Bedroom Three:

10'5" x 8'3" (3.20m x 2.52m)

Velux window, double panelled radiator, power & lighting.

#### Bathroom:

7'3" x 5'8" (2.21m x 1.74m)

White suite comprising of W.C., wash hand basin with inset storage, panelled bath with shower over and shower screen, partly tiled walls, two heated towel rails, spotlights, extractor fan, UPVC double glazed obscured window to rear aspect.

#### Second Floor Landing:

4'0" x 3'4" (1.24m x 1.03m)

Velux window, door to bedroom one.

#### Bedroom One:

14'8" x 9'11" (4.48m x 3.04m)

UPVC double glazed window to rear aspect, velux window, wooden beams, power & spotlights, double panelled radiator.

#### Outside:

The property is accessed via a wooden picket fence with entrance gate leading to the front door, there is

a patio area to the front with space for bin storage.

To the rear of the property the gardens are a generous size with pathway leading to a garden area with a selection of mature shrubs and trees and circular patio and chippings with seating area taking in the countryside views. The garden also offers lawn, further mature plants and shrubs, all enclosed by either panelled fencing and stone walls with gated access to the front of the property. There is also a shed and the oil tank in the rear gardens.



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Road Map



Hybrid Map



Terrain Map



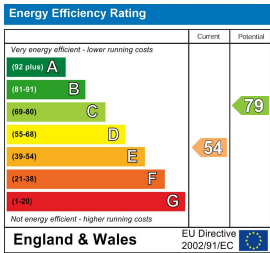
Floor Plan



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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