



## Highlands, High Street

Clearwell, Coleford, Gloucestershire, GL16 8JS

£259,950





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*NO ONWARD CHAIN\*\*\* Dean Estate Agents are excited to offer to the market this beautifully presented property.

The home comprises of a conservatory/sunroom, a lounge with a wood burner and exposed stone chimney breast, and a well-equipped kitchen. Upstairs there are two double bedrooms, a master bedroom with an ensuite, and a family bathroom. The property benefits from terraced gardens with gorgeous views and off-road parking.

The stone cottage is located in the historic village of Clearwell, in proximity to the castle and its grounds, a well-regarded public house, an enchanting hotel and restaurant, as well as scenic forest walks.



Accessed via part glazed wooden door into:

#### Entrance Lobby:

4'7" x 4'4" (1.42m x 1.34m)

A single panelled radiator, stairs to the first floor landing, part glazed door into the lounge.

#### Lounge:

15'0" x 11'10" (4.58m x 3.61m)

A front aspect wooden double-glazed window, a wood burner with stone chimney breast, a double-panelled radiator, power & lighting, a TV point, an understairs storage cupboard, and a part-glazed door into the kitchen.

#### Kitchen:

14'4" x 8'5" (4.38m x 2.57m)

A range of base units, wall units and drawers, worktop, a built-in oven, a hob and extractor hood, space & plumbing for a washing machine, space for a dishwasher, space for a fridge/freezer, stainless steel sink with drainer unit and tap, power & lighting, double glazed window to side aspect.

#### Sunroom/Conservatory:

12'2" x 9'9" (3.71m x 2.99m)

Ceramic tiled flooring, double glazed windows to side and front aspect, wooden double glazed patio doors to rear garden, UPVC roof, cupboard housing Worcester combination oil boiler, door into the cloakroom.

#### Cloakroom:

4'5" x 2'4" (1.37m x 0.73m)

W.C., a wash hand basin, a single panelled radiator, lighting.

#### First Floor Landing:

Doors to both bedrooms and the family bathroom.

#### Bedroom One:

11'10" x 10'2" (3.62m x 3.12m)

Wooden double glazed window to side aspect, power & lighting, a double panelled radiator, door into ensuite.

#### En-suite:

10'2" x 2'9" (3.12m x 0.86m)

W.C., wash hand basin, a single panelled radiator, a shaver point, a shower cubicle, inset ceiling spotlights, an extractor fan.

#### Bedroom Two:

17'9" x 9'3" (5.42m x 2.83m)

Two wooden double-glazed windows to the front aspect, power and lighting, loft access, and two single-panelled radiators.

#### Bathroom:

W.C., a wash hand basin, a single panelled radiator, a modern panelled bath, lighting, a wooden double glazed window to side aspect.

#### Outside:

To the side of the property there is a generous parking space for one vehicle. Steps lead up to

the hillside gardens, a gravel area, a patio area, and a BBQ oven, all enclosed by fencing and hedging. Enjoying glorious views over the countryside to the front aspect.



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## Road Map



## Hybrid Map



## Terrain Map



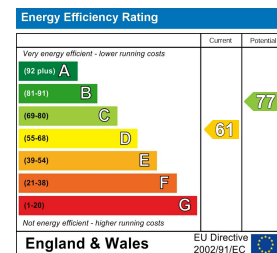
## Floor Plan



## 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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