



- A cosy and charming three storey terraced cottage
- Lounge/dining room leading into kitchen with Belfast sink
- Feature main bedroom with a far reaching view and en suite
- Two further bedrooms/office space and a ground floor shower room
- Courtyard style garden with steps to a raised deck
- Quiet village location. On street parking only



'This beautiful, quite unique cottage is set in a pretty village location enjoying lots of characterful cottage features and has a far reaching, scenic countryside view from the rear elevation!' Located in 'old Coleford' this charming mid terrace cottage has accommodation set over three floors and has a wealth of cottage features and style on offer. As you step through the front door there is a lounge/dining room with attractive log burning fire and stairs which rise to the first floor and a door through to a kitchen compete with Belfast sink, space for appliances and a pantry style store. There is a rear lobby with door to the garden and a nicely fitted ground floor shower room. On the first floor there are two comfortable bedrooms with a further staircase rising from the bedroom/office to an additional bedroom on the top floor which takes in a stunning view towards open countryside and there is also an en suite bathroom with free standing bath. The property has GCH and double glazing. Externally the property has a lovely courtyard style garden to the rear perfect for pots and shrubs or simply to sit and enjoy a morning coffee. A timber staircase rises to a pretty decked seating area which offers an alterative space to sit and enjoy the view across the valley. The property is located in a quiet position and is within reasonable walking distance of most village amenities including the popular primary school, doctors surgery & pharmacy and also a co-op convenience store to name just a few. Midsomer Norton is five miles, Frome is six miles. Bath city centre is fourteen miles and Bristol city centre is twenty miles.

**Tenure:** Freehold

**Council Tax Band:** B







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

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