

Corner Cottage  
The Scowles, Coleford



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## Corner Cottage The Scowles, Coleford

Located a short distance from the market town with direct access to beautiful surrounding woodland is this charming 19th-century stone-built cottage. It offers a wealth of character and original features throughout, with four double bedrooms and three reception rooms. The property boasts beautifully landscaped gardens, a detached garage/workshop, and ample off-road parking.

### Asking price of £600,000 Freehold

Traditionally constructed in stone with a textured-rendered exterior and inset double-glazed Georgian pane uPVC windows and doors set under pitched tiled roofs. Internal features include a feature fireplace, ledged and braced doors with Suffolk latches, exposed beams and stonework, and a combination of ceramic tiled, carpeted, and wooden boarded flooring. An oil-fired central heating system supplies domestic hot water and heating to radiators throughout.

**The property is approached from the front garden under a deep recessed entrance through a part-glazed door into:**

#### **ENTRANCE HALLWAY:**

Turning staircase with turned newel posts and wooden balustrading up to the first-floor galleried landing. Under the stairs, there is a storage cupboard. Doors lead to the following:

#### **LIVING ROOM: 5.15m (max) x 2.59m (16'11" x 8'6") opening up to 4.10m (13'5")**

An "L-shaped" room with triple aspect windows to the front, back, and side. Feature inglenook fireplace with oak lintel and stone hearth housing wood burner.

#### **STUDY: 2.47m x 2.87m (8'1" x 9'5")**

Windows to the back and side with pretty garden views.

#### **INNER HALLWAY:**

Integrated cloaks cupboard with hanging rail and shelving. Doors lead to:

#### **DINING ROOM: 3.42m x 3.67m (11'3" x 12'0")**

French doors to the side open up to the inner sun terrace.

### **SHOWER ROOM:**

Frosted window to the side. A contemporary white suite comprising a low-level W.C., vanity unit with inset wash basin, and fully tiled shower enclosure with a head on an adjustable chrome rail.

### **KITCHEN: 3.72m x 3.54m (12'2" x 11'7") average**

Window to the front and secondary door to the side. Laminate worktops along three walls with decorative tiled splashback surround, inset sink and side drainer. A range of wooden panelled cupboards and drawers set under with ornate metal handles. Space for electric cooking range with four-ring gas hob, double oven, grill, and concealed extraction hood over. Integrated dishwasher and space and plumbing for washing machine/tumble dryer. Complimentary coffee bar with matching wall-mounted cabinets and tall unit housing fridge/freezer. From the entrance hallway upstairs to:

### **FIRST FLOOR LANDING:**

A spacious central landing with window to the front. Decorative open grate fireplace with wooden mantel. Airing cupboard with full-height wooden slatted shelving. Doors lead to the following:

### **BEDROOM ONE: 3.55m x 2.99m (11'8" x 9'10")**

Dual aspect windows to the front and back with elevated garden views. Bespoke fitted wardrobes along one wall with hanging rails, shelving, and storage.

### **BEDROOM TWO: 3.97m x 3.21m (13'0" x 10'6")**

Windows to the front and side.

### **BEDROOM FOUR: 2.89m x 2.46m (9'6" x 8'1")**

Vaulted ceiling. Window to the side.

### **FAMILY BATHROOM:**

Frosted window to the side. A white suite comprising a high cistern W.C., pedestal wash basin, and panelled bath with central mixer tap and separate handheld shower attachment. Ladder-style radiator. Roof access hatch and extraction fan at high level.

### **BEDROOM THREE: 3.39m x 3.65m (11'1" x 11'12")**

Window to the back and side.

### **OUTSIDE:**

The property is approached from the country lane through a five-bar wooden gated entrance leading to an extensive gravelled parking area with space for multiple vehicles and accessing:

### **SINGLE DETACHED GARAGE/WORKSHOP: 5.23m x 5.08m (17'2" x 16'8")**

Matching construction with a concrete base, windows to the side and front, and an up-and-over garage door to the front all under a pitched tiled roof. Fitted shelving along one wall. Power and light.

The front garden has two shaped lawned areas with raised flower beds and well-stocked herbaceous borders. Set behind a tall, hedged boundary is the extensive gravelled seating area, which adjoins the kitchen and is perfect for alfresco dining and entertaining. Steps lead up to a further spacious lawned area with a wooden shed ideal for storing garden tools and vegetable growing area. The garden is enclosed on all sides with excellent levels of privacy. Boundaries are a combination of stone walls and hedgerow.

### **SERVICES:**

Mains electric and water. Oil-fired central heating and private drainage. FIT Solar panels provide approximately £800-£2000 worth of electricity per year. Council Tax Band C. EPC Rating C.

### **DIRECTIONS:**

What Three Words ///tastings.blotting.prospered From Monmouth take the A466 Wye Valley Road towards Chepstow. Continue to the village of Redbrook and turn immediately left by the Osteopaths. Follow this road for approximately 2.2 miles then bear left as the road bends to the right. Continue up the "S" bends for a further half a mile and Corner Cottage can be found on the right at the entrance to the Scowles.

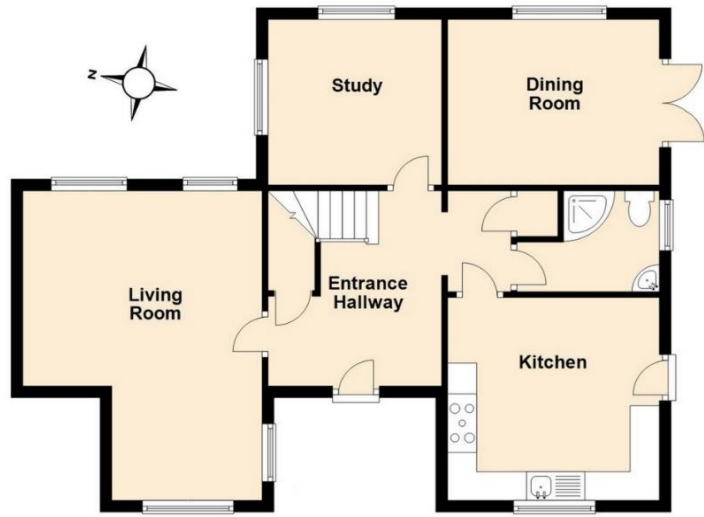
### **Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

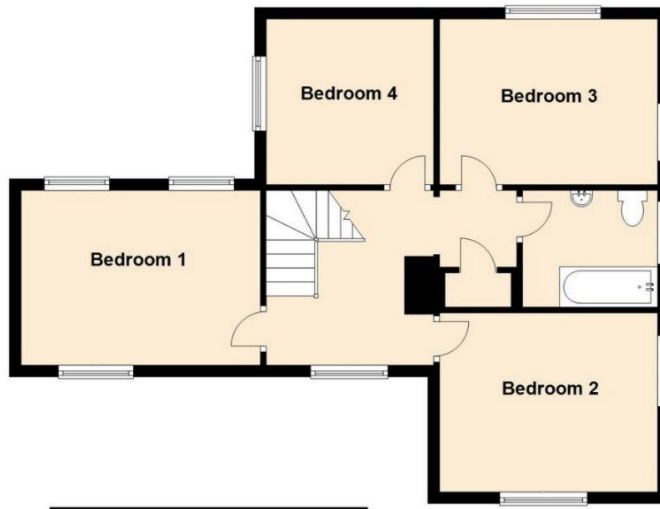




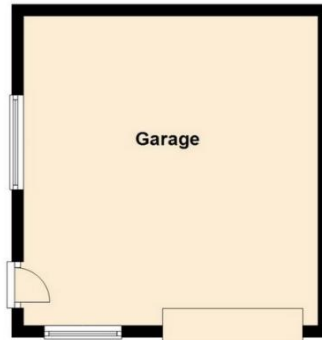




Ground Floor



First Floor

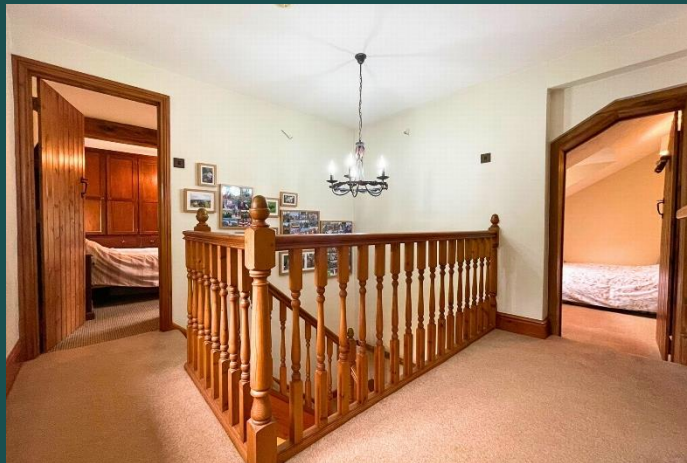
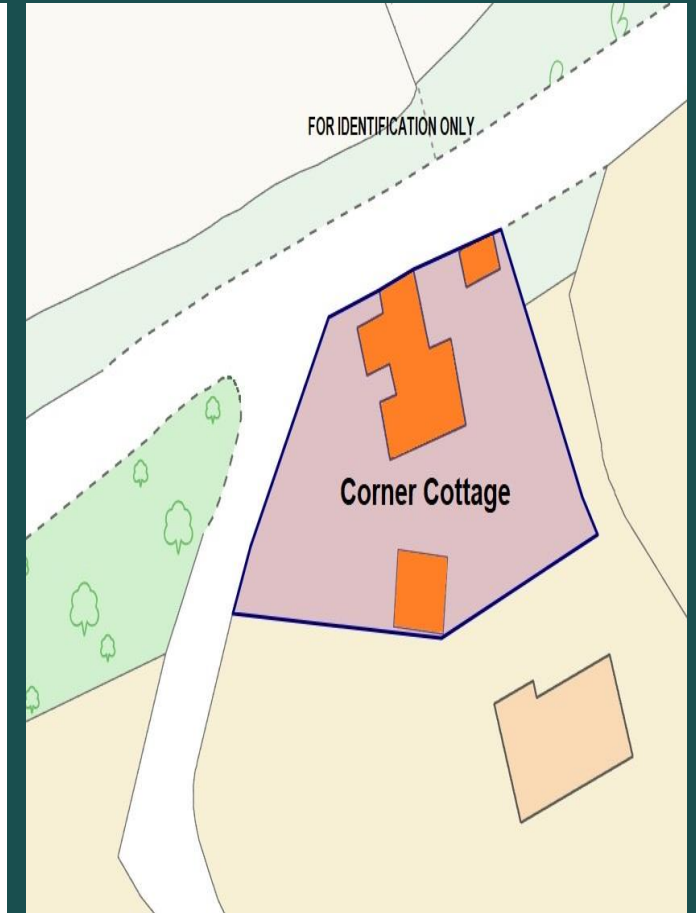


Garage

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	84
	68

England, Scotland & Wales

EU Directive 2002/91/EC



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