

ROSEDENE
HARROW HILL





Rosedene, Harrow Hill GL17

- A wonderful semi-detached cottage in picturesque Harrow Hill
- Large kitchen & dining area
- Spacious lounge
- New bathroom
- 3 bedrooms
- External garden room (ideal office space or playroom)
- Private rear garden
- Stunning countryside views
- Private driveway for 3/4 cars
- Front terrace and lawn

A wonderful semi-detached cottage in the village of Harrow Hill

In summary, a wonderful semi-detached cottage with 3 bedrooms, a spacious lounge, large kitchen, utility space, new bathroom, separate external garden room, private rear garden and patio, front lawn & terrace area and private parking for 3/4 cars. This cottage is newly renovated and ready for new owners to put their stamp on this wonderful property. The cottage is situated in the picturesque village of Harrow Hill in the Forest of Dean.

Vendors' comments *"It is a lovely, characterful cottage from the 1850's in a rural location. We are sure that others will enjoy the peaceful views across the valley as much as us."*

The **entrance porch** is a useful space for hanging coats and kicking off shoes, with a large window and glass panelled front door to create a bright space. The flooring is tiled and guides you to the utility space to the right, staircase opposite bathroom further ahead and kitchen & lounge to the left.

The **Utility** space is very useful. With a space for a washing machine, kitchen units and worktops with a sink. There is a large window and the dark grey tiles continue through to the bathroom.

The **bathroom** is off the utility space. This fabulous room has been renovated to a very good standard with a modern bathroom suite and integrated shower above the bath with a shower screen. The floor has the continued grey tiles and a window to allow natural light. The ceilings are high, there are spot lights and a large towel radiator.

The **kitchen & dining space** is a spacious open room with

a large windows looking out to the rear garden and also a window looking out to the front of the property. There are plenty of kitchen units and worktop space, along with room for a fridge freezer. This large space is big enough for a dining table and chairs and flows lovely from the utility with the grey tiled flooring. You can access the lounge directly from the kitchen.

The **lounge** is a fabulous room with two windows to the front and back of the property allowing plenty of natural light into the room. There is a lovely stone feature fire surround which is already set up with a flue for a wood burner wood burner to be reinstalled, carpeted flooring and high ceilings. This room is a great place to relax and unwind.

Bedroom 3 is positioned at top of the stairs on the first floor and is a good size bedroom with a window looking out to over the rear garden. This room benefits from large built in cupboards and high ceilings. The floor is boarded and ready for carpeting.

Bedroom 2 is a lovely double bedroom with a window looking out to over the rear garden. This bright room is also ready for carpeting and the walls are waiting for that splash of colour to create a terrific space.

The **primary bedroom** is a large double bedroom at the end of the hallway with a window looking out to the rear garden. There is a wonderful stone feature chimney breast. The high ceilings and light decor helps create a great bedroom space with plenty of room for any bedroom furniture. The floor is ready to be carpeted. A lovely space to unwind and relax.

The **rear garden** is a lovely private space laid to lawn. This garden has a large tiled patio area and the main door to the cottage is through the rear garden. There is also the added benefit of an additional garden room when is positioned off the patio. You can also access the rear footpath from the rear gate, along with the side pathway along the property to the front terrace and to the driveway.

The **garden room** is situated off the patio in the rear garden. This great space is perfect for a home office or play room and a door to access the garden. The walls and floor is ready for decorating to suit your needs. A terrific opportunity for adding that extra room.

The **front driveway & terraced space** is a large area for up to 4 cars. There is direct access to the lawned front garden and large private terrace. This space has wonderful views of the countryside and fields in the distance. The oil tank is housed here.

OPPORTUNITY: The garden room is ready for decorating into a very useful space - the ideal home office or play room.

Broadband connectivity: Super fast.

Mobile coverage: 4G voice & data.

Council Tax: C.

Tenure: Freehold.

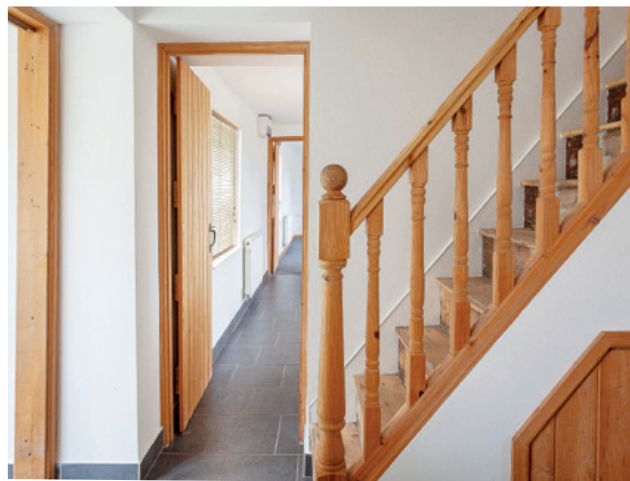
LOCATION:

Perfectly situated in the heart of the Forest of Dean

The picturesque village of Harrow Hill is situated in the heart of the Forest of Dean which is home to some of the finest countryside in England. The Forest of Dean is located between the River Wye and the River Severn and has an abundance of stunning walks and outdoor activities including Go Ape, river cruises, canoeing and white water rafting.

The Forest of Dean is perfectly situated to access many major towns and cities. A short drive from Coleford, Ross-on-Wye and Monmouth and easy accessible to Gloucester, Cheltenham, Bristol, Birmingham and Cardiff.

The Forest of Dean is perfect for those who enjoy the countryside and all that nature offers as well as being conveniently located to major towns and cities for commuters. This area affords people the best of both worlds both work and play. There are many fantastic restaurants and local pubs as well as plenty of local artisan shops.



COLEFORD - 6.3 MILES
ROSS ON WYE - 7 MILES
LYDNEY - 10.5 MILES
MONMOUTH - 11.4 MILES
GLOUCESTER - 13 MILES
CHELTENHAM - 22 MILES
BRISTOL - 37 MILES

All distances are approximate

























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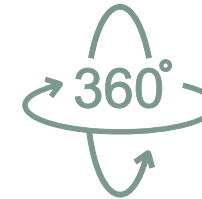
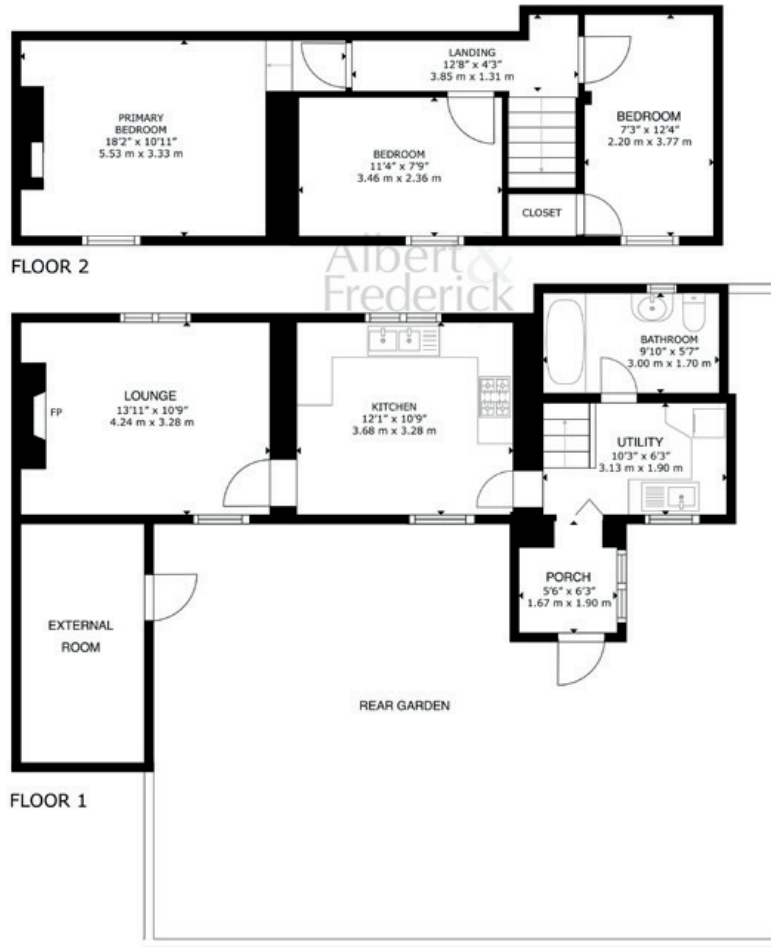




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VIRTUAL TOUR
CLICK HERE



SKY VIEW
CLICK HERE

Rosedene, Trinity Road,
 Harrow Hill GL17 9JR.
Asking price £318,000

GROSS INTERNAL AREA
 FLOOR 1: 473 sq. ft, 44 m², FLOOR 2: 437 sq. ft, 41 m²
 TOTAL: 910 sq. ft, 85 m² (NOT INCLUDING EXTERNAL ROOM)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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