



FREEHOLD

£635,000



THE BELL HOUSE, CHURCH STREET, LITTLEDEAN, GL14 3NL

- **THREE DOUBLE BEDROOMS**
- **BATHROOM AND EN-SUITE**
- **LARGE WORKSHOP AND BARN**
- **INGLENOOK FIREPLACE**
- **MUCH CHARACTER AND CHARM**
- **FOUR RECEPTION ROOMS**
- **LARGE SOUTH FACING GARDENS**
- **COUNTRYSIDE AND CHURCH VIEWS**
- **GAS CENTRAL HEATING**

www.kjtresidential.co.uk

THE BELL HOUSE, CHURCH STREET, LITTLEDEAN, GL14 3NL

KJT RESIDENTIAL ARE PLEASED TO OFFER FOR SALE, THIS BEAUTIFULLY PRESENTED HISTORIC AND CHARACTERFUL FORMER 17TH CENTURY COACHING SITUATED IN THE INCREASINGLY SOUGHT AFTER VILLAGE OF LITTLEDEAN. THE PROPERTY IS A FINE EXAMPLE OF A HOUSE, SYMPATHETICALLY MODERNISED WHILST, RETAINING THE CHARM AND AMBIENCE TYPICAL OF ITS AGE.

Littledean is a Village on the outskirts of the Town of Cinderford and is surrounded by beautiful woodlands. There is local shopping, primary school and is on a bus route to the Town of Cinderford with a good range of amenities, also to the City of Gloucester which is approx. 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

(Off Church Street), entrance door to -

Reception Room: 12' 2" x 11' 7" (3.71m x 3.53m), Bay window to front, Inglenook fireplace, beamed ceiling, flagstone floor, radiator.

Dining Room: 12' 0" x 10' 6" (3.65m x 3.20m), Sliding sash window to front, wood floor, beamed ceiling, alcove.

Kitchen: 15' 10" x 12' 7" (4.82m x 3.83m), Fitted at wall and base level with bespoke range of units, granite worktops, inset sink, gas hob, integrated oven, plate rack, beams to ceiling, quarry tiled floor, windows overlooking the gardens, radiator.



Rear Hall: Radiator, 9" quarry tiled floor, glazed door to -

Rear Porch: 9" quarry tiled floor, door to gardens.

Reception Room: 14' 6" x 10' 10" (4.42m x 3.30m), Oak Wainscot, window to side, under-stairs storage cupboard, radiator, beamed ceiling, oak staircase.

Living Room: 19' 7" x 11' 4" (5.96m x 3.45m), Elm floor boards, brick fireplace with wood-burning stove, beamed ceiling, alcove, radiator, window to side, feature picture window overlooking the gardens.



First Floor Landing: 13' 4" x 11' 10" (4.06m x 3.60m),
Access to loft, Dado rail, radiator. Agent's Note: The loft has potential for conversion.

Bedroom One: 16' 6" x 11' 2" (5.03m x 3.40m),
Windows to rear with views, radiator. En-suite Shower Room: Shower cubicle, W.C., sink unit, radiator/towel rail, pine floor.

Bedroom Two: 18' 7" x 12' 3" (5.66m x 3.73m), Built-in wardrobes, cast iron fireplace, radiators, built-in cupboards, window to rear with views.

Bedroom Three: 12' 6" x 9' 6" (3.81m x 2.89m),
Radiator, elm floor boarding, built-in cupboard, beamed ceiling window to front.

Bathroom: 12' 8" x 11' 9" (3.86m x 3.58m), Period style three piece suite comprising panelled bath, pedestal wash hand basin, built-in cupboard, airing cupboard, radiator.

From the Kitchen, access to -

Utility Room: Quarry tiled floor, skylight, radiator, Belfast sink, plumbing for washing machine, built-in cupboard, leading through to W.C. with three piece suite, quarry tiled floor, radiator, also accessing -

Workshop/Store: 22' 0" x 21' 0" (6.70m x 6.40m), Sink unit, gas boiler for central heating and domestic hot water, original bread oven, doors and windows to rear, original roof timbers.

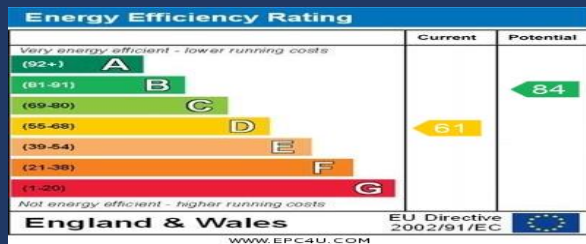
Outside: , The property is approached via an arched gateway which runs underneath a substantial barn which has a garage area 18' x 15' with flagstone floor and steps leading to first floor store 18' x 15' with skylight and exposed roof timbers. Other buildings include a potting shed and log store. The gardens are a feature of the property being generous, landscaped, private and South facing with lawned area, vegetable plot, attractive shrubs and trees. There is a gravel parking and turning area and fine views to the nearby church and surrounding countryside.

Services: All main services connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

01594 823033



PASSIONATE
 ABOUT
Property
 SINCE 1982