



FREEHOLD

£635,000



BILSON HOUSE, VALLEY ROAD, CINDERFORD, GLOUCESTERSHIRE, GL14 2NY

- GORGEOUS HISTORIC HOUSE
- KITCHEN WITH WOOD BURNER
- GREAT SIZED LIVING ROOM - AGAIN WITH WOOD BURNER
- THREE BEDROOMS - ONE EN-SUITE
- HOST OF CHARACTER FEATURES
- LARGE WAREHOUSE/WORKSHOP
- SNUG ROOM WITH WOOD BURNER
- NEWLY FITTED UTILITY WITH SHOWER ROOM
- FAMILY SHOWER ROOM
- UNBELIEVABLE AMOUNT OF PARKING AND PRIVATE GARDEN AREA TO REAR

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KJT RESIDENTIAL ARE VERY EXCITED TO SHOWCASE THIS IMPRESSIVE LOOKING DETACHED HOUSE ON THE EDGE OF THE TOWN. THE PROPERTY WAS THE ORIGINAL MINING HEADQUARTERS FOR CINDERFORD COAL BOARD AND IN THE EARLY 1900'S THE MINERS CAME HERE FOR THEIR WAGES. THE CURRENT OWNERS HAVE MAINTAINED MANY ORIGINAL FEATURES WHICH ARE TRULY INTERESTING TO SEE, SUCH AS THE WALK-IN SAFE (NOW UTILISED AS A LARDER) AND EVIDENCE OF THE HATCH WHERE THE MINERS USED TO QUEUE TO GET PAID! THE PROPERTY AFFORDS TWO RECEPTION ROOMS AND THREE BEDROOMS ONE OF WHICH IS 24' X 15' GIVING THE SPACE TO CONVERT IF NEEDED, INTO AN EXTRA BEDROOM OR TEENAGE ANNEXE!! A HUGE ATTRACTION OF BILSON HOUSE IS THE LARGE WAREHOUSE/WORKSHOP ADDING AN OPPORTUNITY TO RUN A BUSINESS (SUBJECT TO PLANNING) IN ADDITION, A GREAT SIZE PARKING AREA AND GARDEN TO REAR.

The market town of Cinderford offers a range of amenities to include shops, post office, supermarkets, library, health centre, community hospital, dentist, sports and leisure centre, primary and secondary education and a bus service to Gloucester which is approximately 14 miles away and surrounding areas.

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.

Colour coded front door with glass panelling to side and above and two windows letting light in, to -

Hall: Wood effect flooring, radiator, under-stairs store cupboard, seating area.

Kitchen: 15' 8" x 15' 1" (4.78m x 4.61m), Windows to three aspects, range of matching wall and base units provide ample storage space, oak worktops, Belfast sink, integral double oven, gas hob with extractor, space for dishwasher, integral wine rack, radiator, tiled floor, feature fireplace housing a wood burner, the original safe is now a huge walk-in pantry with shelving.

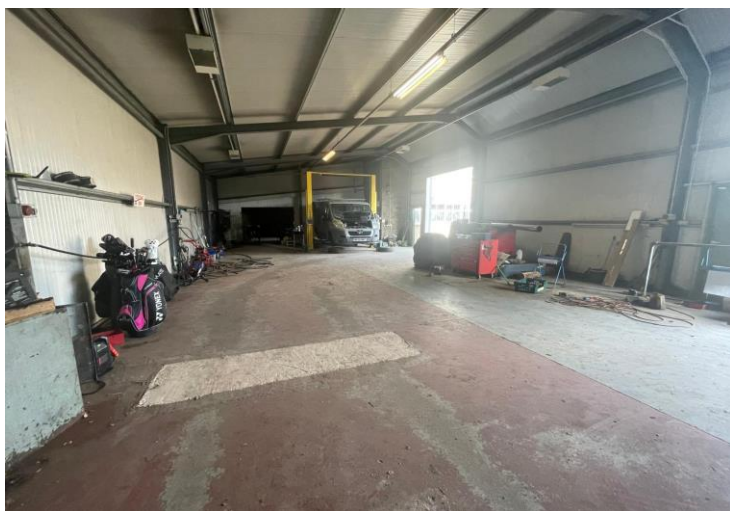
Off the hall is a completely refurbished and newly fitted -



Utility Room: Fitted base units, sink unit, plumbing for washing machine and space for tumble dryer, new wall mounted gas boiler provides central heating and domestic hot water, radiator. This room continues into a downstairs shower room, again, newly fitted with shower cubicle, low level W.C. and wash basin, heated towel rail.

Off the hallway -

Snug: 14' 11" x 15' 1" (4.55m x 4.6m), A lovely cosy room, ready for the chilly nights to come, there is a wood burner, original wood floor, radiator and taking centre stage is a wall sized fitted cupboard with pigeon holes - this room is believed to be the original post room, two windows, porch leading to the outside. Off this room is a -



Lounge: 26' 0" x 14' 10" (7.92m x 4.53m), A huge room, perfect for family get togethers! There is a wood burner, original wood flooring, two radiators and two picture windows letting the light flood in.

From the Hall, stairs lead to -

First Floor Landing: Access to loft, window to rear, cupboard.

From the Landing, a door gives access into a suite - this part of the house has recently been completely refurbished. There is a hallway with a window leading to the -

Master Bedroom: 15' 8" x 14' 11" (4.78m x 4.55m), This room has four windows, again letting the light flood in, two radiators.

En-suite: 10' 7" x 7' 0" (3.22m x 2.14m), (Not off the bedroom but off the hallway), again, completely refurbished, the bathroom has been stylishly designed to include a roll top bath with Victorian style taps and shower head, low level W.C., double sink inset in a vanity unit with drawers and storage, heated towel rail, fitted mirrors, part tiled walls and tiled floor, window.

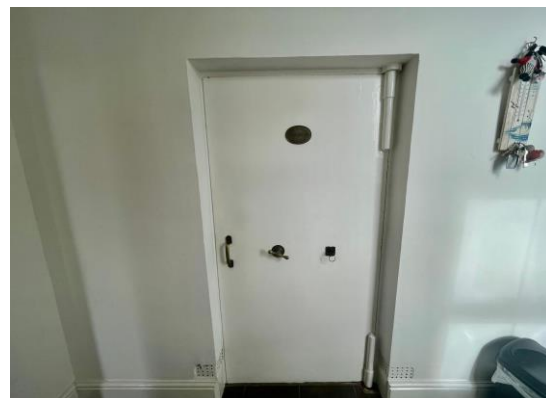
Bedroom One: 25' 0" x 15' 0" (7.61m x 4.57m), Another great sized room, huge potential to divide this room to create a further room or equally would make an ideal teenager's room, four windows and two radiators.

Bedroom Two: 14' 5" x 11' 7" (4.4m x 3.54m), Window, radiator.

Family Shower Room: Walk-in shower, low level W.C., wash hand basin, radiator, window.

Outside: Gates lead onto the property where there is a huge amount of parking, there is a warehouse/workshop (3,710 sq. ft.) with roller doors, power and lighting, also there is a W.C. with sink and kitchen area. To the rear there is a patio and private garden area with a large store shed.

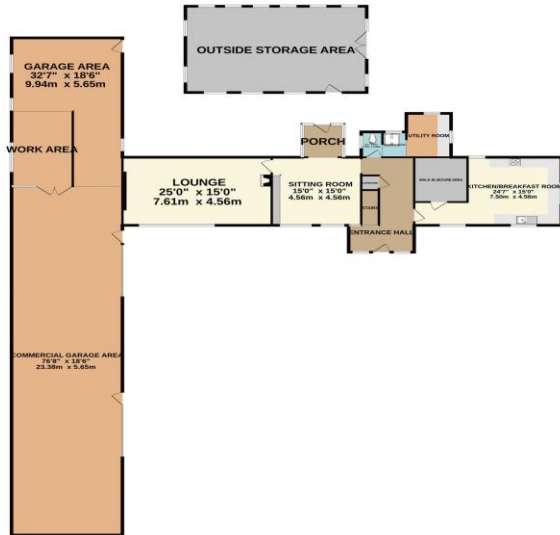
Services: All main services connected to the property. The heating system and services where applicable have not been tested.



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.

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GROUND FLOOR
3920 sq.ft. (364.1 sq.m.) approx.



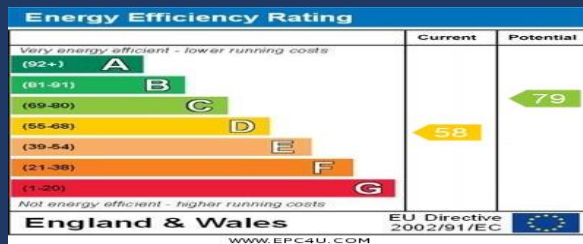
1ST FLOOR
1117 sq.ft. (103.7 sq.m.) approx.



TOTAL FLOOR AREA: 5036 sq.ft. (467.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PASSIONATE
ABOUT
Property
SINCE 1982