



**FREEHOLD**

**£349,995**



## **TRESCILLIAN HOUSE, HART LANE, RUARDEAN, GLOUCESTERSHIRE, GL17 9UT**

- THREE DOUBLE BEDROOMS
- OPEN PLAN LIVING ROOM/KITCHEN/DINING ROOM
- SEPERATE SHOWER ROOM
- VIEWS FROM BEDROOM
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- PRETTY WELL STOCKED COTTAGE GARDENS
- OIL CENTRAL HEATING

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# TRESCILLIAN HOUSE, HART LANE, RUARDEAN, GLOUCESTERSHIRE, GL17 9UT

A BEAUTIFULLY RESTORED MID-TERRACE VICTORIAN TOWN HOUSE IN THE CENTRE OF THE HISTORIC VILLAGE OF RUARDEAN. TRESCILLIAN HOUSE HAS BEEN RENOVATED TO A VERY HIGH STANDARD BY THE CURRENT OWNER AND BOASTS A WEALTH OF ORIGINAL AND CHARACTER FEATURES WHILST PROVIDING ALL MODERN CONVENIENCES. THE COMFORTABLE LIVING ACCOMMODATION IS SET OVER THREE FLOORS AND THERE IS A PRETTY, ENCLOSED SOUTH-FACING GARDEN TO THE REAR. OIL-FIRED HEATING AND HOT WATER. DOUBLE GLAZED THROUGHOUT. ALL WINDOWS EXCEPT THE KITCHEN, WHICH ARE WOOD FRAMED CASEMENT WINDOWS TO TAKE FULL ADVANTAGE OF THE GARDEN VIEWS, ARE UPVC VICTORIAN-STYLE SASH WINDOWS WITH A CLEVER INWARD-TILT FEATURE THAT MAKES EASY CLEANING OF THE OUTSIDE GLASS.

Ruardean is a hillside village with outstanding views of the South Wales mountains. The Village is famous for not only 'The Bear' but also being the home of Horlicks Malted Drink famed throughout the World, it's Church with Saint George and the Dragon motif above the door. There is a primary school and the village is within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

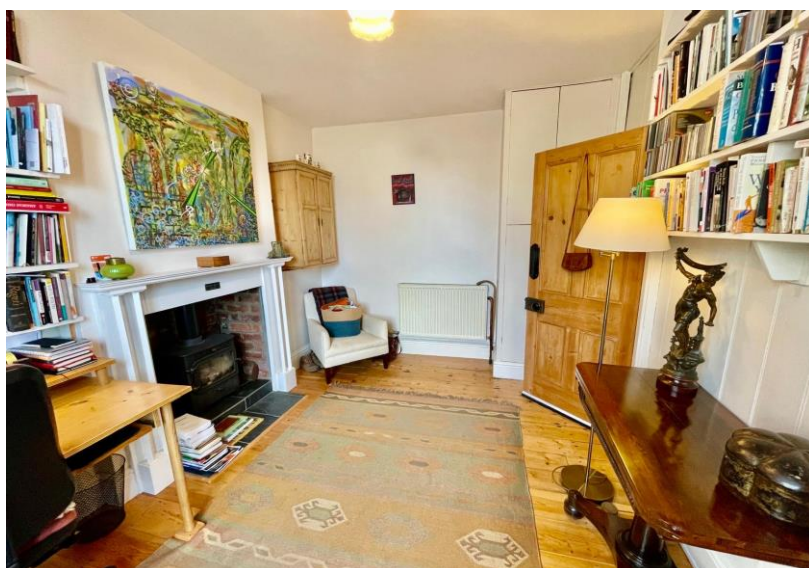
A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and

Front door with original fanlight to -

**Hall:** Pine floorboards and original Victorian tongue and groove wall panelling. Leading to -

**Study:** 14' 1" x 9' 1" (4.28m x 2.76m), Victorian double-column fire surround, red brick-backed fireplace with log burner. Stripped pine floorboards, original Victorian tongue and groove wall panelling, and stripped pine panelled door with original fittings. Radiator. Front aspect bay window.

**Sitting Room:** 13' 10" x 12' 1" (4.22m x 3.68m), Large Victorian pillared mantelpiece surrounds a large fireplace with log-burner set on solid, antique slate plinth with solid slate hearth in front. Stripped pine floorboards and part-glazed panelled door with Victorian ceramic doorknobs and finger plates. Carpeted staircase to first floor with French-polished newel-post and handrail. 2 radiators. Open-plan design into -



**Kitchen/Dining Room:** 17' 9" x 12' 1" (5.4m x 3.68m), Big, bright space with huge casement windows that come down to unit level allowing an uninterrupted view of the garden, and a large Velux roof window. Bespoke, fitted base-level units with local ash worktops and a real Victorian butlers sink. Stripped pine floorboards with antique slate slab insets in front of the units. Stoves Newhome cooker comprising double hob, 2 ovens, large grill and storage drawer (there is provision for hood and extractor fan if desired). Radiator. Hidden space under draining board with plumbing for an automatic washing machine.

**First Floor Landing:** Radiator.

**Bedroom Two:** 12' 2" x 12' 1" (3.71m x 3.68m), A lovely large bright double room enjoying views to the front over open countryside. Original, stripped pine panelled door with antique cut-glass doorknobs and finger plates. Radiator. Fitted carpet.





**Family Bathroom:** Comprising wash basin on original cast-iron basin wall supports, bath and WC with hidden cistern and wooden, reproduction flush handle. Painted tongue & groove panelling and bath surround. Stained and varnished wood floor. Original pine door with coloured glass panels and its original Victorian thumb-lock. Window gives views to the rear.

**Laundry Room:** Bespoke wall mounted laundry shelving and long row of hooks for hanging. Original pine panelled door with coloured glass panels and its original handle and rim-lock. Radiator.

Carpeted staircase with traditional French polished newel posts and handrail leading to -

**Carpeted second floor landing/Study.:** Built-in storage cupboard with stripped pine door. Exposed roof beams. Leading to -

**Bedroom One: 15' 11" x 12' 2" (4.86m x 3.72m),** A very large bright room with front-facing aspect. Double windows give unique close-up views of Ruardean church steeple, and over open the fields to Wales in the distance. Radiator. Fully carpeted. Original, stripped tongue and groove door. A large ceiling hatch gives access to the dry, spacious loft.

**Shower Room:** Comprising pedestal basin, close-couple WC (utilises a 'Wasteflo' macerator) and white-tiled cubicle with 'Triton' electric shower. Radiator. Exposed roof beams. Stained and varnished wood floor.

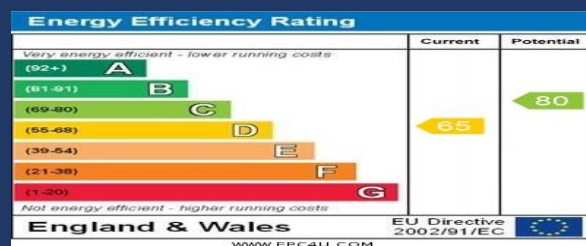
**Outside:** A slate step from the kitchen leads to a brick-paved seating area housing 2 x 47 kg LPG bottles (for cooking) with automatic change over regulator. Also, the boiler house with Worcester-Bosch boiler and exterior tap. A stone step leads to the lawn with a cottage-garden style flower bed bordering one side. There are three mature and prolific blackcurrant bushes, and a rhubarb plant. There is a large log store that doubles as shaded seating in summer plus a garden shed with a small wild-life pond in front. Another stone step leads to a sunny brick-paved patio surrounded by flower beds and summer jasmine. The garden is south-facing, quiet and secluded and enclosed by stone walls on 3 sides and a wooden fence on the other. There is a double-bund 1000-litre oil storage tank at the bottom. Please note, heating oil is delivered to the tank via an off-set pipe by the front door.

**Services:** The property is connected to mains electric and water. There is no natural gas service to Ruardean. 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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