



FREEHOLD

£450,000



CHERRY TREE COTTAGE , SYMONDS YAT ROCK, COLEFORD, GLOUCESTERSHIRE, GL16 7NZ

- DETACHED COTTAGE
- TWO RECEPTION ROOMS
- OIL FIRED CENTRAL HEATING
- GARDENS WITH LOVELY VIEWS
- PICTURESQUE SOUGHT AFTER LOCATION
- THREE SPACIOUS BEDROOMS
- FAMILY BATHROOM
- OUTBUILDING (CURRENTLY USED AS A POTTERY STUDIO)
- GARAGE AND OFF ROAD PARKING

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NESTLED IN THE HIGHLY SOUGHT AFTER SYMONDS YAT ROCK AREA, THIS DETACHED THREE BEDROOM COTTAGE OFFERS A RARE OPPORTUNITY TO OWN A RURAL RETREAT WITH BREATHTAKING VIEWS AND ACCESS TO SOME OF THE REGION'S MOST PICTURESQUE WALKING ROUTES. THE PROPERTY BENEFITS FROM A SPACIOUS, LIGHT FILLED LIVING AREA, PRETTY GARDENS WITH SCENIC OUTLOOKS AND A DETACHED OUTHOUSE CURRENTLY USED AS A POTTERY STUDIO OFFERING EXCELLENT POTENTIAL AS A CREATIVE SPACE OR HOME OFFICE.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye Valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: cinema, post office, banks, library, shops, 2 supermarkets, pubs and restaurants. Primary and secondary schooling with further education, and two separate golf courses.

A wider range of facilities are 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.

Entrance door to -

Conservatory: 15' 1" x 8' 2" (4.6m x 2.5m),

Three quarter glazed construction with views to rear and door to -

Dining Room: 11' 10" x 10' 2" (3.6m x 3.1m),

Windows to front and side with woodland outlook, radiator.

Kitchen: 10' 6" x 8' 10" (3.2m x 2.7m), Fitted at wall and base level providing ample worktop and storage space. The units have a fresh, modern look and house a double oven with hob over and extractor hood. Fitted dishwasher, washing machine, fridge and freezer, there are modern styled splash-backs kick space heater, window to side with views.



Lounge: 17' 1" x 9' 10" (5.2m x 3m),

Stone fireplace with oil fired stove, window and door to front with woodland outlook, picture window to rear with pastoral views, stairs to -

Landing: Window to front with woodland outlook, radiator.

Bedroom One: 11' 10" x 10' 2" (3.6m x 3.1m), Dual aspect with pastoral views, airing cupboard, radiator.

Bedroom Two: 10' 2" x 9' 10" (3.1m x 3m), Window to front, woodland views, radiator.

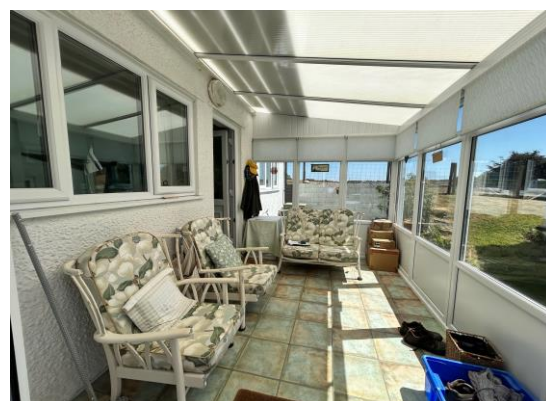


Bedroom Three: 9' 6" x 7' 7" (2.9m x 2.3m),
Window to front, woodland views, radiator.

Bathroom: Panelled bath, W.C., wash hand basin, tiled splash-backs, radiator, window to rear with pastoral views.

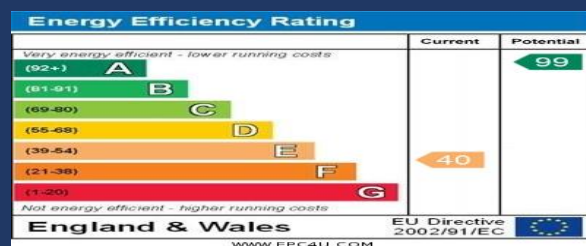
Outside: The gardens are mainly to the front and sides with with lawned area and herbaceous borders. To the rear there is a private patio area. A block paved driveway leads to timber garage (16' 0" x 9' 0" (4.87m x 2.74m)) with power and light. There is a large outbuilding (14' 9" x 12' 2" (4.5m x 3.7m)) which is currently used as a ceramic/pottery studio with water, power and light, sink, wood burning stove. Further outhouse (12' 0" x 7' 0" (3.65m x 2.13m)) with oil tank serving external oil boiler for central heating and domestic hot water. W.C.: Sink unit, W.C. The location is an ideal spot to carry out a craft orientated business as it is so close to Symonds Yat beauty spot and tourist destination.

Services: Electricity, mains water and drainage are 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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