



40 Littledean Hill Road
Cinderford GL14 2BJ



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£450,000

Steve Gooch Estate Agents are delighted to offer for sale this FORMER CONVERTED CHAPEL DATING BACK TO 1824. With panoramic views and in a sought after location the property benefits from double glazing, central heating and enclosed gardens with an Annexe attached to the main house.

Steve Gooch Estate Agents are delighted to offer for sale this former converted chapel dating back to 1824. With panoramic views and in a sought after location the property benefits from double glazing, central heating and enclosed gardens with an Annex attached to the main house.

The property comprises of ENTRANCE PORCH, INNER HALLWAY, UTILITY, KITCHEN, REAR HALLWAY, CLOAKROOM, OPEN PLAN LOUNGE, DINING ROOM and REAR LOBBY to the ground floor with THREE BEDROOMS and FAMILY BATHROOM with staircase leading to the LOFT ROOM.

The Annex comprises LOUNGE/DINING ROOM, KITCHEN, SHOWER ROOM, CONSERVATORY with TWO BEDROOMS & SHOWER ROOM to the first floor.

Cinderford is a town located in the Forest of Dean district of Gloucestershire. It lies in the eastern part of the Forest of Dean, approximately 10 miles (16 kilometres) east of the city of Gloucester.

Historically, Cinderford was a prominent mining and industrial town, with coal mining being a significant part of its heritage. The town played a vital role in the production and transportation of coal during the height of the mining industry in the area.

Today, Cinderford has transformed into a vibrant town with a diverse range of amenities and attractions. The town centre offers a variety of shops, supermarkets, cafes, and restaurants, providing residents with convenient access to everyday necessities and leisure activities. The town also has community facilities and services, including schools, a library, a leisure centre, and a local market.

Cinderford is surrounded by beautiful woodland areas, making it an excellent base for outdoor enthusiasts. The nearby Forest of Dean offers numerous trails and recreational opportunities, such as walking, cycling, and wildlife spotting. Popular attractions in the area include the Sculpture Trail, Puzzlewood, and the Dean Heritage Centre.





The property is accessed via a upvc glazed door leading into the:

ENTRANCE PORCH

Small dwarf wall, upvc double glazed windows to front and side aspect, ceiling spots, wood effect laminate flooring, power points, wall light point, original front door of glazed panel construction leading into the:

INNER HALLWAY

Lighting, access to roof space, single radiator, tiled flooring, exposed timber skirting boards, wooden plank thumb latch door leading into Utility and Lounge, archway opening into Kitchen.

UTILITY

5'00 x 4'00 (1.52m x 1.22m)

Gas fired central heating and domestic hot water boiler, space and plumbing for the automatic washing machine, freestanding fridge/freezer, power points, continuation of the tiled flooring, front aspect Georgian bar window.

KITCHEN

15'04 x 8'01 (4.67m x 2.46m)

One and a half bowl single drainer stainless steel sink with monobloc mixer tap over with shower rinse head, square edge worktops with matching upstands, range of base and wall mounted units, power points, space for freestanding range cooker, brushed stainless steel hood over, glass splashback, small breakfast bar, space for freestanding fridge/freezer, ceiling spotlights, wood laminate flooring, dimmer switch, side aspect upvc Georgian bar double glazed window overlooking the side garden, two front aspect upvc Georgian bar double glazed windows with views over the front garden with far reaching views over the valley, glazed panel door giving access to:

SIDE HALL

4'01 x 3'01 (1.24m x 0.94m)

Inset ceiling spot, fully tiled walls, tiled flooring, side aspect upvc Georgian bar double glazed window overlooking the side garden, door into:

CLOAKROOM

4'04 x 3'09 (1.32m x 1.14m)

Inset ceiling spots, white suite with close coupled w.c, wall mounted wash hand basin with monobloc mixer tap, fully tiled walls, single radiator, rear aspect upvc double glazed window, tiled flooring.

LOUNGE

19'11 x 14'02 (6.07m x 4.32m)

Brick construction double sided fireplace with wood burner inset, imitation ceiling beam, directional ceiling spots, ceiling light, power points, double radiator, single radiator, stairs to the first floor, dimmer switch, two front aspect upvc Georgian bar double glazed windows overlooking the garden with far reaching views, rear aspect upvc double glazed Georgian bar window overlooking the rear garden, access and opening either side of the fireplace into:

DINING ROOM

12'02 x 11'05 opening to 13'09 (3.71m x 3.48m opening to 4.19m)

Brick construction fireplace backing, directional ceiling spots, former feature arched doorway opening, two double radiator, tiled flooring, power points, door into Rear Hallway, front aspect Georgian bar double glazed window overlooking the front garden with views towards fields and countryside.

From the Lounge, stairs leading up to the first floor:

LANDING

Directional ceiling spot rail, inset ceiling spot, power points, dimmer switch, feature front aspect arch shaped upvc Georgian bar double glazed window with far reaching views, door to storage cupboard with shelving space, wooden thumb latch door giving access into:

BEDROOM ONE

12'04 x 11'05 (3.76m x 3.48m)

Directional ceiling spot lights, chimney breast with built in wardrobe to side, power points, single radiator, front aspect upvc Georgian bar double glazed window overlooking the front garden with far reaching views.



BEDROOM TWO

9'08 x 7'09 (2.95m x 2.36m)

Inset ceiling spots, directional spotlight rail, double radiator, power points, built-in double wardrobe, alcove shelving space, front aspect upvc Georgina bar double glazed window overlooking the front garden with far reaching views.

BEDROOM THREE

8'08 x 6'10 (2.64m x 2.08m)

Inset ceiling spots, vertical radiator, power points, dimmer switch, rear aspect upvc Georgian bar double glazed window, pair of louvre doors leading to a staircase taking you to the Loft Rooms.

BATHROOM

9'03 x 5'02 (2.82m x 1.57m)

White suite with close coupled w.c, modern side panel P shaped bath with curved shower screen, mains fed shower fitted over with conventional and drencher head, mixer tap, wet board surround, extractor fan, ceiling light, vanity wash hand basin with cupboard beneath, monobloc mixer tap over, mirror with lighting, chrome heated towel radiator, wood laminate effect flooring, front aspect obscure upvc double glazed window.

From Bedroom Three, louvre doors lead up the stairs to the:

LOFT ROOM

14'08 x 14'05 (4.47m x 4.39m)

Timber A frames and purlins, Exposed beams, directional ceiling spots, exposed stone wall, radiators, wood laminate flooring, power points, two front aspect roof lights providing far reaching views over fields and countryside in the distance, opening giving access into:

KITCHENETTE

6'10 x 6'00 (2.08m x 1.83m)

Vaulted ceiling, inset ceiling spots, exposed beams, exposed brickwork, small worktop area, power points, integrated drinks fridge, door to eaves storage space with hanging rail and lighting, continuation of the laminate flooring, vertical radiator, power points, opening into:

WET ROOM

7'05 x 5'11 narrowing to 3'11 (2.26m x 1.80m narrowing to 1.19m)

White suite with close coupled w.c, mains fed shower with conventional head, vanity wash hand basin with monobloc mixer tap over and cupboard beneath, fully tiled, floor drain, feature exposed stone wall, vaulted ceiling, inset ceiling spots, timber clad sauna, glazed window to front aspect.

From the Dining Room, door leads into the:

REAR HALL

12'11 x 7'00 (3.94m x 2.13m)

Stairs leading to the first floor, rear aspect upvc Georgian bar double glazed window, double radiator, power points, wooden thumb latch door giving access to understairs storage area, wooden plank thumb latch door giving access into the:

ANNEXE LOUNGE/DINING ROOM

20'11 x 7'10 (6.38m x 2.39m)

Directional ceiling spots, chimney breast with alcoves to either side, tiled flooring, two double radiator, power points, dimmer switch, rear aspect Georgian bar upvc double glazed window, single glazed sash style window opening into the Kitchen, obscure glazed panel door opening into the Kitchen, rear aspect upvc double glazed door opening out onto the rear garden.

KITCHEN

9'01 x 8'01 (2.77m x 2.46m)

Vaulted ceiling with ceiling timbers, ceiling light, wall mounted gas fired central heating and domestic hot water boiler, range of base units, single bowl single drainer stainless steel sink unit with mixer tap over, rolled edge worktops, space and plumbing for automatic washing machine, power points, tiled flooring, extractor hood, space for freestanding cooker, side aspect upvc Georgian bar window opening into the Conservatory, door and small step opening into the Bathroom, obscure panel door opening into:

CONSERVATORY

16'04 x 6'01 (4.98m x 1.85m)

Insulated roof, dwarf wall construction with upvc double glazed window to front and side aspect overlooking the garden, tiled flooring, power points, feature stone wall, wall light point.

BATHROOM

9'03 max x 5'02 max (2.82m max x 1.57m max)

White suite with close couple w.c, vanity wash hand basin with monobloc mixer tap over, cupboard beneath, quadrant shower cubicle with mains fed shower with wet board surround, inset ceiling spots, extractor fan, shaver light, shaver point, wall mounted chrome heated towel radiator, access to roof space, tiled flooring, front aspect obscure double glazed window.

From the Rear Hallway, stairs lead up to the first floor:







LANDING

Ceiling spot lights, access to roof space, power points, rear aspect upvc Georgian bar double glazed window, wooden thumb latch doors giving access into:

ANNEXE BEDROOM ONE

11'07 x 9'00 (3.53m x 2.74m)

Ceiling light, single radiator, power points, rear aspect upvc Georgian bar double glazed window overlooking the rear garden.

ANNEXE BEDROOM TWO

8'02 x 8'11 (2.49m x 2.72m)

Ceiling light, access to roof space, chimney breast with alcoves to either side, single radiator, power points, front aspect upvc Georgian bar double glazed window with far reaching views.

SHOWER ROOM

6'09 max x 5'02 max (2.06m max x 1.57m max)

Close coupled w.c, wall mounted wash hand basin, wet room with mains fed shower, shower screen, tiled walls and flooring, inset ceiling spot, ceiling fan, single radiator, small window.

OUTSIDE

The property is accessed via a welcoming wrought iron gate, leading to a paved patio and pathway that guides you to the front door. Flanking the patio, on the right-hand side, is a raised flower bed adorned with shrubs and bushes, enclosed by a surrounding wall. On the left-hand side, another raised flower border, along with shrubs, bushes, and a small tree, offers a picturesque view, also enclosed by walling.

A separate garden area leads to the Annexe, featuring its own wrought iron gate and patio space for added privacy.

To the right side of the property, another wrought iron gate provides access across the front and side. Here, a paved pathway is bordered by flower beds, shrubs, and bushes, accompanied by an outdoor power point. The area is enclosed by a small wall and a rockery, boasting stunning, far-reaching views.

Continuing along the pathway to the side and rear of the property, you'll find a raised lawn area, with a set of stone steps leading up to a terraced lawn. Further flower borders, a rockery, and trees enhance the landscape, enclosed by fencing. Towards the back, there's a wooden shed, while steps lead down to the Annexe.

A Tarmac area located on the opposite side of Littledean Hill Road is suitable for parking a couple of vehicles and currently houses a derelict former garage with power. This area is enclosed by fencing and hedging.

SERVICES

Mains water, drainage, electricity and gas.

Gigaclear & Openreach in area. Ultrafast broadband has download speeds of greater than 300Mbps. Please visit Ofcom mobile & broadband checker to verify availability.

WATER RATES

Severn Trent Water Authority - Rate TBC

LOCAL AUTHORITY

Council Tax Band:
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Advised as Freehold

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

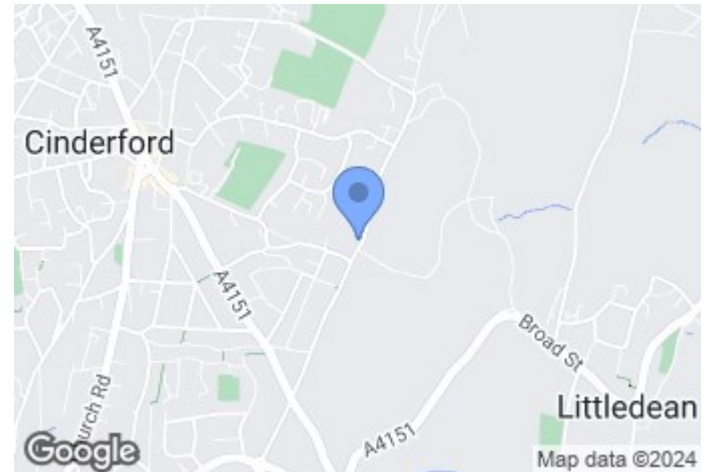
From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn right signposted to Cinderford. Continue up into the town centre, proceeding straight over the mini roundabout and to the top of Belle Vue Road. Turn left into Littledean Hill Road and continue for approximately 500 yards where the property can be found on the left hand side as per our For Sale Board.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

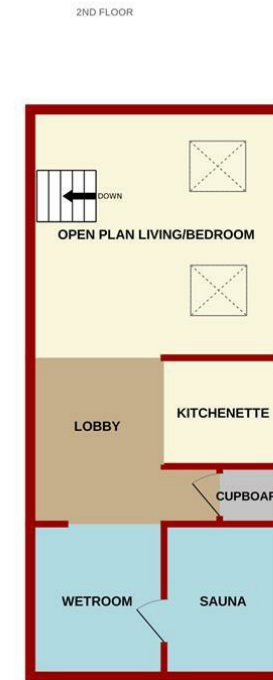
MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)





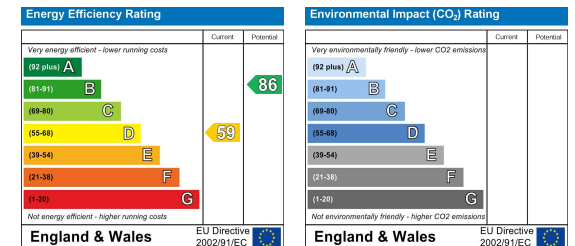




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.





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