



**Fuchsia Cottage**  
Mitcheldean GL17 0ES



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Fuchsia Cottage

£300,000

## Mitcheldean GL17 0ES

**Steve Gooch Estate Agents are delighted to offer for sale this TWO/THREE BEDROOM DETACHED FOREST STONE COTTAGE benefiting from GROUNDS OF A QUARTER OF AN ACRE, OFF ROAD PARKING FOR TWO/THREE VEHICLES, PATIO, LAWNED & WILDFLOWER GARDENS BACKING ONTO THE WILDERNESS, OIL CENTRAL HEATING and DOUBLE GLAZING.**

The property comprises of ENTRANCE PORCH, DINING ROOM, KITCHEN, LOUNGE, BEDROOM THREE/STUDY and DOWNSTAIRS SHOWER ROOM to the ground floor with TWO BEDROOMS, LOFT/CRAFTROOM, LOFT STORAGE ROOM and CLOAKROOM to the first floor.

Mitcheldean is a small town located in the Forest of Dean district of Gloucestershire, England. It is situated in the northern part of the Forest of Dean, approximately 8 miles (13 kilometres) west of the city of Gloucester.

Mitcheldean is known for its historic charm and its location within the beautiful countryside of the Forest of Dean. The town has a rich history, and evidence of its past can be seen in the architecture of its buildings. The 13th-century church of St. Michael and All Angels, for example, is a notable landmark in Mitcheldean.

The town features a range of amenities to serve its residents. These include local shops, pubs, a primary school, the Ofsted Outstanding secondary school Dene Magna, a library, and a community centre. The town hosts various events throughout the year, including festivals and markets.

Mitcheldean is also a gateway to the natural wonders of the Forest of Dean. The area offers opportunities for outdoor activities such as walking, cycling, and exploring the woodland trails. Nearby attractions like the Clearwell Caves and Puzzlewood add to the charm of the region.



The property offers a practical gravelled parking space suitable for two to three vehicles. Access to the rear patio and the pathway leading to the front door is provided by a pair of wrought iron gates.

The front door is made of wood and features wooden glazed panels. Outdoor lighting adds a functional touch. This leads into the:

### **ENTRANCE HALL**

Stairs leading to the first floor, access to roof space, oil fired central heating and domestic hot water boiler, single radiator, quarry tiled flooring, power points, rear aspect sealed unit double glazed window overlooking the rear garden with views towards fields and countryside. Wooden obscure glazed panel door gives access into the:

### **DINING ROOM**

**15'00 x 9'08 (4.57m x 2.95m)**

Feature open fireplace with brick surround and mantle over, stone hearth, exposed ceiling timbers, wall light points, single radiator, wooden flooring, exposed wooden skirting boards, rear aspect sealed unit double glazed window overlooking the rear garden with views towards fields and forest, two woodgrain upvc Georgian bar double glazed window with views towards fields and countryside in the distance. Wooden door gives access into the:

### **KITCHEN**

**9'08 x 7'02 (2.95m x 2.18m)**

Single bowl single drainer stainless steel sink unit with taps over, rolled edge worktops with upstands, range of base and wall mounted units, built-in four ring LPG fired gas hob, electric oven and filter hood over, tiled flooring, space for undercounter fridge, exposed timber skirting boards, access to small roof space, front aspect woodgrain upvc double glazed Georgian bar window with views towards fields and countryside, wooden glazed panel door giving access into the:

### **SUNROOM**

**8'03 x 5'08 (2.51m x 1.73m)**

Dwarf wall construction with upvc double glazed window to side and rear aspect, pair of upvc French doors opening out onto the rear patio with views over the garden and overlooking fields and countryside, polycarbonate roof, wall light point, power points.

From the dining room, wooden glazed panel door gives access into:





### **INNER HALLWAY**

Exposed ceiling timbers, ceiling lights, wooden effect tiled flooring, exposed timber skirting boards, front aspect woodgrain upvc Georgian bar double glazed window with far reaching views over fields and countryside. Wooden door giving access into storage cupboard with shelving space. Wooden doors giving access into:

### **BATHROOM**

**7'11 x 6'09 (2.41m x 2.06m)**

White suite with close coupled w.c, vanity wash hand basin with tiled surround and cupboard beneath, shower cubicle with electric shower fitted, electric chrome heated towel radiator, single radiator, pair of wooden door giving access to a storage cupboard with shelving space, ceiling timbers, ceiling light, rear aspect sealed unit obscure double glazed window.

### **LOUNGE**

**15'00 x 13'07 (4.57m x 4.14m)**

Exposed ceiling timbers, ceiling light, stone open fireplace with wooden mantle, feature stone chimney breast, stone and timber plinth to side, exposed wooden flooring, exposed timber skirting boards, two single radiators, wall light point, power points, two rear aspect sealed unit double glazed windows overlooking the rear garden with views towards fields and countryside. Timber door with coloured glass obscure panels inset giving access into:

### **BEDROOM/STUDY**

**13'03 x 6'10 (4.04m x 2.08m)**

Ceiling light, single radiator, exposed timber skirting boards, power points, rear aspect upvc double glazed Georgian bar window.

From the Entrance Hall, stairs lead to the first floor:

### **LANDING**

Exposed ceiling timbers, front aspect Velux style roof light with far reaching views over fields and countryside, exposed timber skirting boards. Wooden thumb latch doors into:

### **BEDROOM ONE**

**9'07 x 10'06 (2.92m x 3.20m)**

Ceiling light, exposed ceiling timbers, range of built-in wardrobe storage with hanging and shelving options, door to the airing cupboard housing the hot water cylinder and central heating timer controls, power points, telephone point, tv point, double radiator, exposed timber skirting boards, rear aspect dormer style window with sealed unit double glazed window inset with views overlooking the rear garden, fields and The Wilderness in the distance, small front aspect Georgian bar double glazed window with views towards fields and countryside.



## BEDROOM TWO

9'10 x 8'00 (3.00m x 2.44m)

Ceiling light, exposed ceiling timbers, door to over stairs storage cupboard, single radiator, power points, exposed timber skirting board, telephone point, rear aspect dormer style window with sealed unit double glazed window with views overlooking the rear garden, fields and The Wilderness in the distance.

## LOFT/CRAFTROOM

14'07 x 8'11 (4.45m x 2.72m)

Maximum ceiling height of 5'3, ceiling light, power points, rear aspect velux style roof light, door to built-in storage cupboard space, opening into:

## LOFT STORAGE AREA

7'02 x 8'01 (2.18m x 2.46m)

Maximum ceiling height of 5'3, lighting.

## CLOAKROOM

White suite with close coupled w.c, pedestal wash hand basin with tiled splashback, exposed timber skirting boards, ceiling timbers, lighting, shaver light.

## OUTSIDE

A patio and paved pathway, bordered by gabions, extends from the driveway to the front door, forming a comfortable seating area, perfect for hosting gatherings. Following the path, you'll reach the rear of the property, where an additional patio and seating spot await, extending from the sunroom and equipped with outdoor lighting. A small storage area is situated a short distance away.

Ascend stone steps that pass by a small pond, leading to a well-maintained lawn. This area is enclosed by surrounding fencing and mature trees, ensuring privacy. The property also includes a practical metal shed for storage needs. At the far end of the garden, a dedicated wildflower/wildlife space has been established.

From the garden, you're treated to panoramic views, stretching across fields and countryside from Mitcheldean to The Wilderness, providing a stunning backdrop to this outdoor space.

## WORKSHOP

12'00 x 6'03 (3.66m x 1.91m)

Power and lighting





## DIRECTIONS

From the Mitcheldean Office, proceed down to the mini roundabout, turning right onto the A4136. Continue along for approximately 500 yards where the property can be found on the right hand side.

## SERVICES

Mains electricity, water, drainage. Oil

## LOCAL AUTHORITY

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

## WATER RATES

Severn Trent Water Authority - Rate TBC

## TENURE

Freehold

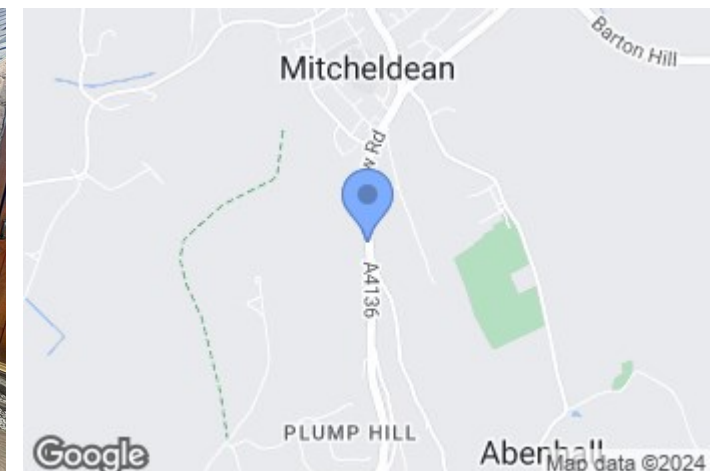
## VIEWING

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.

## PROPERTY SURVEYS

We can recommend qualified Chartered Surveyors to undertake your surveying requirements.

Note: The external wall facing the roadside was coated with a weatherproof coating in 2023 and is guaranteed for 25 years. The wall is inspected by the supplier every 5 years. No maintenance is required by the vendor.



GROUND FLOOR



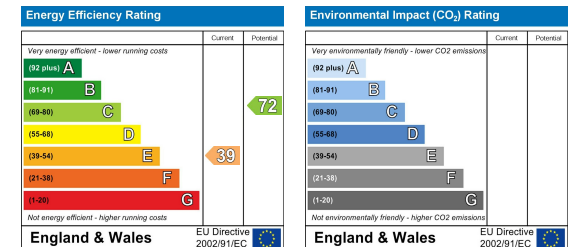
1ST FLOOR



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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