



16 Newtown Road  
Cinderford GL14 3JE



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# 16 Newtown Road

## Cinderford GL14 3JE

£375,000

**We Are Delighted To Offer For Sale A Rare Opportunity To Acquire This Two Bedroom Semi-Detached Cottage With Full Planning Permission Passed For A Two-Storey Extension Set In Gardens And Grounds Of 0.57 Acres. The Property Benefits From Various Useful Outbuildings Including Two Barns, Stables, Pig Shed And Open Fronted Double Garage Located On The Edge Of Cinderford.**

This Much Loved Cottage Is Ideal For Buyers Wanting A Bit Of A Project And To Be Able To Keep Animals Whilst Enjoying Many Amenities Within Cinderford Town Close By. Full Planning Passed With Scope To Create A Four Bedroom Family Home.

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.



A rear aspect upvc door leads into;

### **KITCHEN**

**16'02 x 7'11 (4.93m x 2.41m)**

Fully fitted wall and base level units with laminate worktops and a stainless steel one and half bowl sink unit. Space for a gas cooker and an undercounter fridge/freezer, radiator, door leads through to;

### **LOUNGE**

**13'01 x 11'11 (3.99m x 3.63m)**

Feature fireplace with tiled hearth, radiator, window and door to rear aspect leading out to the garden, open tread staircase to first floor, door leads into;

### **DINING ROOM**

**11'09 x 9'03 (3.58m x 2.82m)**

Feature open fireplace with tiled hearth, radiator, side aspect window.

### **BEDROOM ONE**

**11'11 x 9'09 (3.63m x 2.97m)**

Built in storage cupboard, radiator, rear aspect window overlooking the garden, door leads into;

### **BATHROOM**

**11'11 x 7'09 (3.63m x 2.36m)**

Large airing/linen cupboard housing the gas-fired combi boiler and radiator, three piece coloured suite comprising bath with tiled splashbacks, pedestal washbasin and low level w.c. Radiator, rear aspect obscured window.

### **BEDROOM TWO**

**11'07 x 9'06 (3.53m x 2.90m)**

Radiator, side aspect window.

### **DIRECTIONS**

From the Mitcheldean office take the A4136 up and over Plump Hill in the direction of Coleford and Cinderford. Upon reaching the traffic lights at Nailbridge turn left signposted to Cinderford. Take the second turning right into Newtown Road, then approximately halfway along this road take another right turn. Follow this road to the end where the property can be found on the left.





## OUTSIDE

Adjoining the kitchen there is a utility room only accessed from outside with power and plumbing for a washing machine. Next to this room is an outside w.c.

The properties gardens, paddock and outbuildings total 0.57 acres. There is a large open fronted double garage to the side of the property with abundant space for parking in front and to the side. The garage joins onto a pig shed, and this joins onto a store room each with their own accesses. Situated to the rear of this building is the small stables with two stalls having direct access to the paddock.

The level L shaped paddock is securely enclosed and is currently used for keeping goats. At the end of the paddock is a large hay barn and there is a stone barn that both require some work.

## AGENTS NOTE

Full Planning passed in April 2023 for the erection of a two storey side and rear extension.

Reference: P1696/22/FUL

## SERVICES

Mains water, drainage, electricity and gas.

Openreach in area

## LOCAL AUTHORITY

Council Tax Band: A

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

## 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.

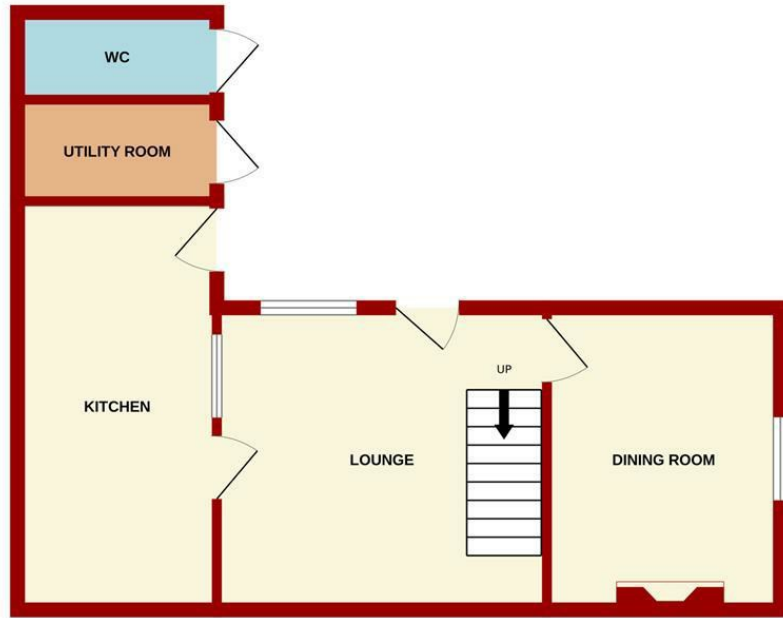
## MONEY LAUNDERING REGULATIONS

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)

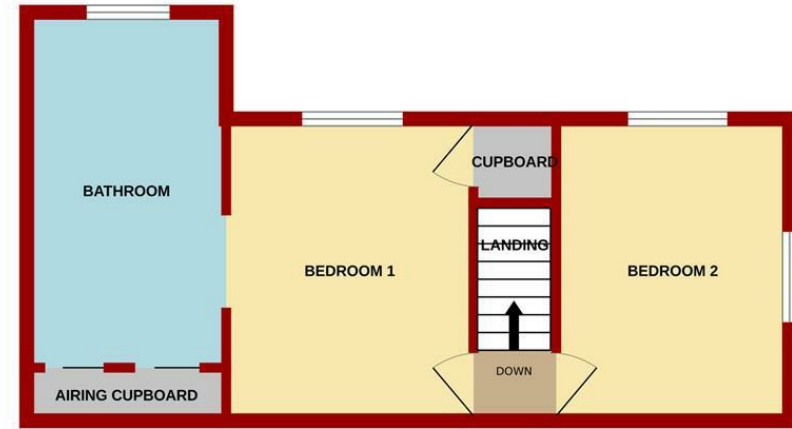




GROUND FLOOR



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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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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-64) <b>D</b>			(55-64) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Energy Efficiency Rating: Current 43, Potential 75

Environmental Impact (CO<sub>2</sub>) Rating: Current A, Potential A





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