



The Old Cottage Barn Lane
Ruardean Woodside, Ruardean GL17 9YF



STEVE GOOCH
ESTATE AGENTS | EST 1985

Guide Price £395,000

Exciting Countryside Renovation Project We Are Excited To Offer For Sale This Charming Three Bedroom Detached Cottage Positioned At The End Of A Quiet Country Lane Surrounded By Fields In The Sought After Village Of Ruardean Woodside On The Edge Of The Forest Of Dean Set In Mature Grounds Of Approx. 0.6 Of An Acre Requiring Complete Renovation And Being Offered With No Onward Chain.

This Delightful Cottage Benefits From Original Inglenook Fireplaces, Large Living Room, Kitchen, Downstairs Bathroom, Three First Floor Bedrooms, Conservatory, Useful Outbuilding Ideal As An Office/Studio, Off-Road Parking And Large Gardens As Well As A Small Orchard Adjacent. There Is Fantastic Potential To Extend The Existing Property Subject To The Relevant Permissions And Create A Wonderful Family Home With Countryside Walks On The Doorstep.

Situated On Ruardean Woodside, Which Is The Highest Point Of The Forest Of Dean Having A Pleasant Village Atmosphere With Amenities To Include Primary/Junior School, Recreational Ground And Bridle Paths And Walks Through The Surrounding Woodland.

Nearby Ruardean Is A Village Located In The Forest Of Dean District Of Gloucestershire. It Is Situated In The Western Part Of The Forest Of Dean, Approximately 5 Miles (8 Kilometres) West Of The Town Of Cinderford.

The Village Offers A Range Of Amenities To Cater To The Needs Of Its Residents. These Include A Primary School, A Village Hall, And A Church. Ruardean Features A Mix Of Traditional Stone Cottages, Newer Residential Properties, And A Few Local Businesses. The Village Has A Strong Sense Of Community, And Various Community Events And Activities Are Organized Throughout The Year.

Ruardean's Location Within The Forest Of Dean Allows Residents To Enjoy The Natural Beauty And Tranquillity Of The Area. The Forest Provides Opportunities For Wildlife Spotting, Nature Walks, And Exploring The Scenic Landscapes.





Front aspect door leading into;

LIVING ROOM

22'11 x 11'01 (6.99m x 3.38m)

Original large inglenook fireplace with inset wood burning stove resting on a stone hearth, radiators, phone points, stairs to the first floor landing, front and rear aspect double glazed windows, doors lead to the kitchen and conservatory.

KITCHEN

13'05 x 11'01 (4.09m x 3.38m)

Fitted wall and base level units with wood worktops, stainless steel sink unit, space for a cooker, space and plumbing for washing machine, oil-fired combi boiler, radiator, front and rear aspect double glazed windows, door into;

BATHROOM

12'04 max x 6'09 (3.76m max x 2.06m)

Three piece white suite comprising bath with shower over and tiled splashbacks, low level w.c, pedestal washbasin, radiator, side and rear aspect double glazed windows.

CONSERVATORY

Accessed via French doors and of upvc and double glazing construction, quarry tile floor.

LANDING

Loft access, radiator, doors leading to the three bedrooms.

BEDROOM ONE

14'04 x 11'01 (4.37m x 3.38m)

Feature fireplace with cast iron grate, cupboard, radiator, exposed floorboards, rear aspect double glazed window with views.

BEDROOM TWO

12'04 x 11'01 (3.76m x 3.38m)

Built in wardrobes, radiator, exposed wooden floorboards, front and rear aspect double glazed windows with views.

BEDROOM THREE

7'11 x 7'03 (2.41m x 2.21m)

Radiator, exposed wooden floorboards, rear aspect double glazed window with views.

OUTSIDE

To the front of the property is a driveway accessed via a wooden five bar gate and garden. There are additional gated accesses to the side of the property as well as the studio/office outbuilding. To the rear of the property is further garden and a grove of mature trees. Opposite on the other side of the lane is a small orchard with gated access. The gardens and grounds measure circa 0.6 acres in total.

DIRECTIONS

What3Words- dumplings.wardrobe.bridges- From the Nailbridge traffic lights on the A4136, take the turning signposted Ruardean and Drybrook. Continue along the Morse Road and enter the village of Ruardean, follow the High Street and take the left turn in to School Road just before the garage. Follow the road to Turners Tump and on to Meend Lane, then turn right at the crossroads in to Barn Lane where the property can be found after a short distance on the right.

SERVICES

Mains water, electricity. Septic tank. Oil.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to

assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: D

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

WATER RATES

Severn Trent Water Authority - Rate to be confirmed.

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

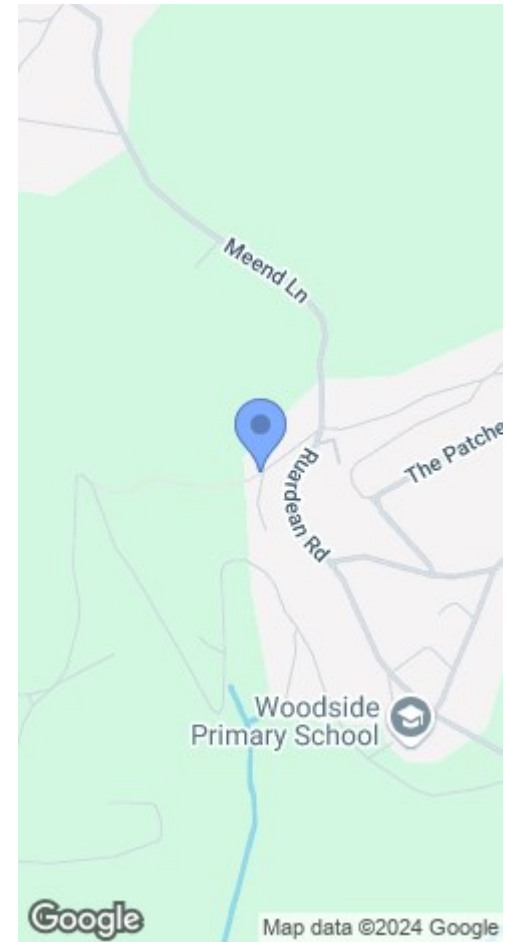
Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81 plus) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
		75					
		36					

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.