



Mutlers Row
Plump Hill, Mitcheldean GL17 0EY



STEVE GOOCH
ESTATE AGENTS | EST 1985

Mutlers Row

Guide Price £350,000

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Believed to date back to the 1830s and originally comprising three miners' cottages, this EXTENDED THREE-BEDROOM DETACHED COTTAGE is brimming with CHARACTER AND CHARM. Set within BEAUTIFULLY MAINTAINED GARDENS and GROUNDS of APPROXIMATELY 0.54 ACRES, it enjoys TRULY BREATHTAKING VIEWS. Mutlers Row offers EXCEPTIONAL POTENTIAL for FURTHER EXTENSION AND RENOVATION (subject to the necessary permissions), providing a UNIQUE OPPORTUNITY to CREATE YOUR DREAM HOME. Offered with NO ONWARD CHAIN.

The property is located on Plump Hill on the edge of Mitcheldean town in the Forest of Dean and is SITUATED ALONG A QUIET FORESTRY COMMISSION TRACK having WOODLAND WALKS ON THE DOORSTEP. The MATURE GARDENS are ideal for relaxing and entertaining as well as for those seeking a self sufficient lifestyle. SOLAR PANELS are fitted to the property, there is a DETACHED SINGLE GARAGE and PARKING.

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 12 miles west of the city of Gloucester.

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 is a notable landmark in Mitcheldean.

With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, 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.



Front aspect double glazed upvc door leads into:

UTILITY

8'5" x 4'6" (2.57m x 1.37m)

Plumbing for a washing machine and space for a fridge/freezer, thermostat heating controls, front aspect window, doors lead to the bathroom and kitchen.

BATHROOM

8'4" x 5'10" (2.54m x 1.78m)

Comprising a bath with electric shower over, low level w.c and pedestal washbasin, airing cupboard housing the hot water immersion tank, radiator, tiled walls, obscured side aspect window.

KITCHEN

10'6" x 9'9" (3.20m x 2.97m)

Comprising a range of wall and base level units with wooden worktops, inset 1.5 bowl stainless steel sink unit, space for a cooker, oil-fired boiler, radiator, front aspect window, doors lead to the conservatory and hall/study.

HALL/STUDY

Built in storage cupboard with shelving, radiator, stairs lead to the first floor, front aspect window, door leads through to:

LOUNGE

16'10" x 9'9" (5.13m x 2.97m)

Radiators, two front aspect windows, door leads through to

BEDROOM ONE

13'10" x 11'9" (4.22m x 3.58m)

Shower cubicle with electric shower and wet board surround, built in cupboard, radiator, front aspect window and door leading out to the garden.

CONSERVATORY

28'2" x 8'10" (8.59m x 2.69m)

A large space with stunning views over the gardens, two radiators, laminate wood flooring, power and lighting, doors to both side aspects leading to the garden.





LANDING

Access to loft space, small storage cupboard, doors lead to two bedrooms and a separate w.c.

BEDROOM TWO

17'0" x 9'10" (5.18m x 3.00m)

Radiator, two front aspect windows.

BEDROOM THREE

12'0" x 10'1" (3.66m x 3.07m)

Radiator, front aspect window.

W.C

Low level w.c, wall mounted washbasin, front aspect window.

PARKING

The property is accessed via a short Forestry Commission track, with parking for one to two vehicles and a detached single garage situated at the rear.

OUTSIDE

The mature gardens extend to approximately 0.54 acres and feature a meadow along with a decked seating area that takes full advantage of the far-reaching views. Mostly a blank canvas, the outdoor space offers an excellent opportunity for the next owners to create their ideal garden retreat.

SERVICES

Mains water, electricity, septic tank drainage, oil fired heating.

WATER RATES

Severn Trent Water Authority - Rate TBC

LOCAL AUTHORITY

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



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.

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)

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.

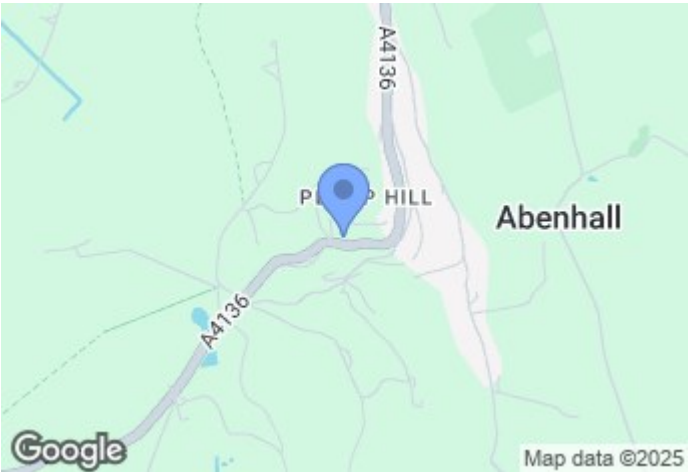
DIRECTIONS

What3Words/// domestic.photos.proudest

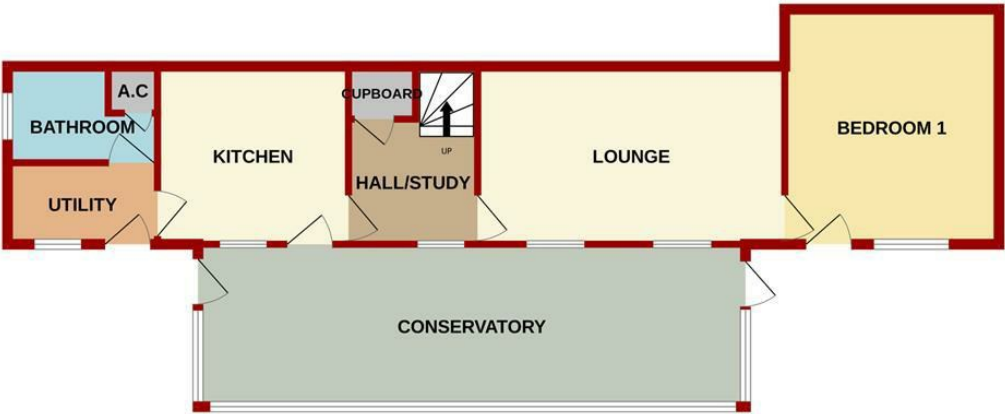
AGENTS NOTE

Access to the property is obtained via a short Forestry Commission owned track.





GROUND FLOOR



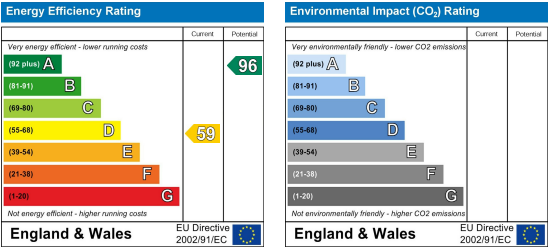
1ST FLOOR



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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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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