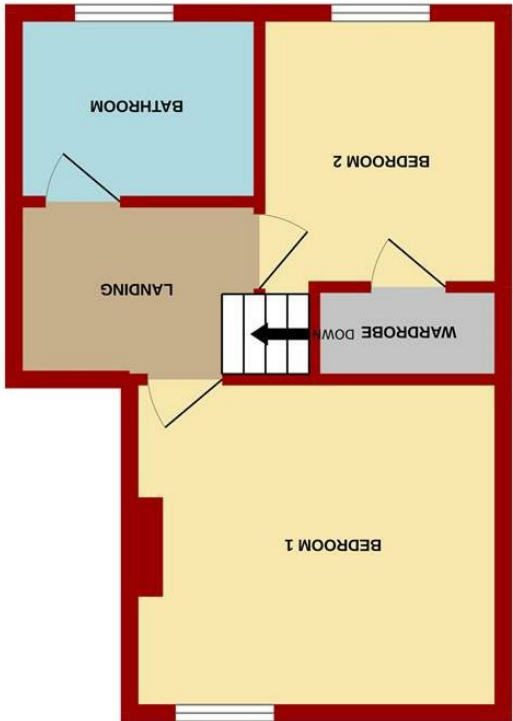
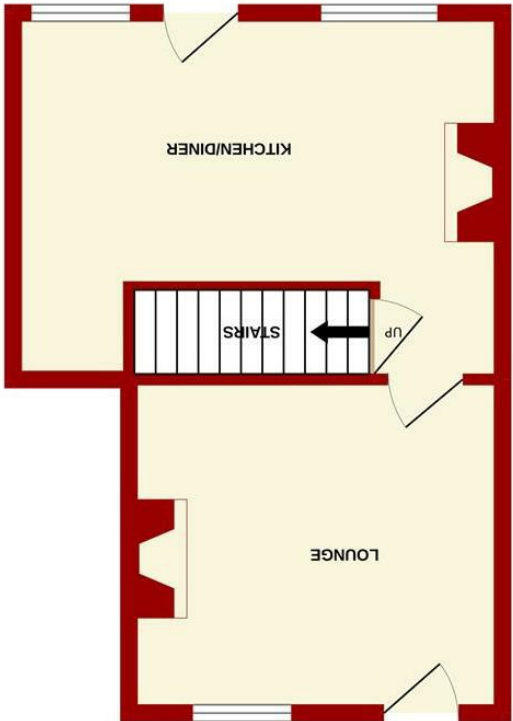


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very energy efficient - low running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Very energy inefficient - high running costs		Not environmentally friendly - higher CO ₂ emissions	
92		100	



1ST FLOOR



GROUND FLOOR



Bayhead Cottage Hyde Park Corner
Cinderford GL14 2UD

Price Guide £240,000

Steve Gooch Estate agents are delighted to offer for sale this TWO DOUBLE BEDROOM TERRACED PERIOD COTTAGE DATING BACK TO CIRCA 1850. The property comprises of KITCHEN/DINING ROOM, LOUNGE, TWO DOUBLE BEDROOMS and FAMILY BATHROOM.

The property benefits from FAR REACHING VIEWS IN A BEAUTIFUL LOCATION, REGISTERED AS A SMALL HOLDING, GOOD SIZED GARDENS & GROUNDS, RANGE OF OUTBUILDING, GAS CENTRAL HEATING and PART DOUBLE GLAZING.

The property is close to village amenities including Soudley Primary School, village hall and recreation ground, public house and the 'Dean Heritage Centre' with its popular cafe. There are many woodland walks on the doorstep including the very scenic Soudley Ponds. A regular bus services links Soudley to the surrounding towns, including Cinderford, Lydney, Chepstow and Gloucester. Further amenities can be found in the market town of Cinderford approximately 2/3 miles away.



The property is accessed via an obscure glazed panel door leading into:

KITCHEN/DINING ROOM

16'05 x 12'03 (5.00m x 3.73m)

Feature stone fireplace with Rayburn inset providing hot water for the property, conventional double oven with grill, electric hob with cooker hood over, single bowl single drainer stainless steel sink unit with mixer tap over and tiled surround, range of base and wall mounted units, under cupboard lighting, space for dishwasher, power points, feature ceiling timbers, directional ceiling spots, dado rail, tiled flooring, rear aspect Georgian bar double glazed window and rear aspect window overlooking the garden with views towards forest and woodland. Wooden plank thumb latch door giving access to the stairs and lounge.

LOUNGE

12'06 x 11'02 (3.81m x 3.40m)

Feature fireplace of brick construction with wooden mantle and quarry tiled hearth, two alcoves to either side with fitted timber cupboards and glazed panel doors, ceiling light, dimmer switch, coving, dado rail, power points, wood effect flooring, front aspect sealed unit double glazed window overlooking the garden, front aspect obscure double glazed door leading to the front garden.

From the kitchen/dining room, thumb latch door leads to the stairs and the first floor:

LANDING

Access to roof space, power points, single radiator, wooden thumb latch doors give access into:

BEDROOM ONE

12'07 x 11'02 (3.84m x 3.40m)

Ceiling light, lazy boy light switch, feature ceiling timber, chimney breast, dado rail, single radiator, power points, front aspect upvc double glazed window overlooking the front garden.

BEDROOM TWO

12'03 x 8'02 (3.73m x 2.49m)

Ceiling light, ceiling timber, chimney breast, dado rail, double radiator, wooden thumb latch door giving access into built in wardrobe/ storage cupboard with shelving and hanging space, rear aspect Georgian bar window overlooking the garden with far reaching views over fields, countryside, forest and woodland.

BATHROOM

8'10 x 7'06 (2.69m x 2.29m)

White suite with modern side panel bath, tiled surround, mixer tap and shower attachment fitted over, close coupled w.c, pedestal wash hand basin, separate shower cubicle, half tiling to walls, dado rail, ceiling light, ceiling beam, chrome heated towel radiator, rear aspect Georgian bar double glazed window overlooking the rear garden with views towards fields, countryside, forest and woodland.

OUTBUILDING ONE

Of stone construction, ideal as a store/utility space with power, lighting, plumbing for automatic washing machine, small Belfast style sink, tap, separate consumer unit, tiled flooring. Door to the rear leads to an outside high level cistern w.c with small personal window and lighting.

OUTBUILDING TWO

Suitable for storage, power.

OUTSIDE

The property is accessed via a shared gate leading to the flagstone courtyard area with coal and timber stores, raised planters, patio area and steps leading to the rear door.

To the rear, from the property sits a pagoda with climbing wisteria, roses and outside lighting. A flagstone paved pathway leads down the terraced garden passed a lawned area with flower borders, shrubs and bushes. The pathway continues through a beautiful feature arch with mature grapevine where a wooden thumb latch door gives access to outbuilding one. Steps continue down to further terracing, the garden shed which benefits from power and outbuilding two. Gated access leads to a wood store. Further steps lead down to a vegetable/produce and lawned area. A final gate leads to the bottom of the garden which houses the greenhouse and a range of sheds, soft fruit area, septic tank and backs onto the stream with views over fields, forest and woodland.

There is a small sloped front garden area leading to the front door.

AGENTS NOTE

Access to the property is via a footpath and bridge.

Parking on the track leading up to the bridge can be purchased from the land owner for £1 per week, per vehicle.

There is a right of access through 1 Bayhead Cottage for the surrounding properties.

SERVICES

Main electric, water, septic tank, solid fuel heating. Gigaclear broadband

WATER RATES

Severn Trent - rates to be advised.

LOCAL AUTHORITY

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

TENURE

Freehold.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning left, then immediately right onto the Abenhall Road. Continue along here, following the road to the right at the Gun Mill house. Continue along until reaching the village of Littledean. Turn left onto Broad Street, taking the first turning right down to Soudley. At the end of the village, turn left and follow the road along, passing the Dean Heritage Centre. Upon reaching a 90 degree right hand bend, taking you over a small bridge, filter left down a small single track road where the property can be found on the right hand side as per our for sale board.

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 (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

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.