



Tomar Cottage Woodside
Woolaston, Lydney GL15 6PS



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Woolaston, Lydney GL15 6PS

£400,000

BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM COTTAGE with SUPERB ELEVATED LOCATION offering HIGH DEGREE OF PRIVACY and FAR REACHING BREATHTAKING VIEWS. Benefits include access to WALKING AND CYCLE ROUTES from the door step, CONVENIENTLY LOCATED CLOSE TO LYDNEY FOR AMENITIES, offering EASY ACCESS TO MOTORWAY NETWORK FOR COMMUTING INTO BRISTOL OR CARDIFF.

The rural village of Woolaston is allocated along the A48 and offers a Primary School, local pubs and restaurants. Motorway links to include A48 allowing access to Gloucester approximately 30 miles and is close to the Severn Bridge giving access to the M4 & M5 motorway links.



Property is accessed via a part glazed wooden door into:

ENTRANCE HALL

11'0 x 4'5 (3.35m x 1.35m)

Wood flooring, stairs leading to the first floor, door to understairs storage cupboard, an opening leads into:

KITCHEN

12'9 x 11'0 (3.89m x 3.35m)

Farmhouse style kitchen, a range of base, wall and draw mounted units, solid oak worktops, Belfast sink with mixer tap over, larder cupboard, space for range cooker, integrated fridge, space for freezer, space for dining table and chairs, wood flooring, radiator, front aspect double glazed UPVC window, side aspect double glazed UPVC doors leading out onto decked seating/outdoor dining area.

From the entrance hall steps lead up to:

LOUNGE

15'0 x 10'2 (4.57m x 3.10m)

Radiator, power points, feature fireplace with oak mantle and inset log burning stove, original staircase feature with storage beneath, opening through into:

SUN ROOM

10'3 x 8'1 (3.12m x 2.46m)

Radiator, power points, double glazed bi-fold doors and window wrapping around with views over the surrounding countryside down to the Severn Estuary.

REAR HALLWAY

Front aspect double glazed UPVC window, door into:

CLOAKROOM

4'7 x 3'6 (1.40m x 1.07m)

Low level W.C, pedestal wash hand basin, radiator, part tiled walls, built in storage, front aspect double glazed UPVC window.

FROM THE ENTRANCE HALL STAIRS LEAD UP TO





FIRST FLOOR LANDING

Rear aspect double glazed UPVC window, door into airing cupboard housing a hot water tank.

BEDROOM 1

11'10 x 11'1 (3.61m x 3.38m)

Lovely bright room with two front and one side aspect double glazed UPVC windows, Velux roof light, radiator, power points, built in wardrobe.

LANDING

Front aspect double glazed UPVC window, radiator, a doorway leads into:

BATHROOM

9'5 x 7'1 (2.87m x 2.16m)

White suite comprising of a panelled bath, low level W.C, separate shower unit with mains shower above, feature sink unit, electric radiator and towel rail, rear aspect double glazed UPVC window, Velux roof light.

BEDROOM 2

10'10 x 10'0 (3.30m x 3.05m)

Radiator, power points, front aspect double glazed UPVC window, Velux roof light.

OUTSIDE

From the lane there is off road parking for one vehicle, steps lead up to tiered cottage style gardens with mature flower and shrub borders, numerous seating areas throughout, two large decked seating areas suitable for outside dining are situated at the top of the gardens with views across the Severn Estuary.

SERVICES

Mains water and electric, septic tank, oil.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: C
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.

DIRECTIONS

What3words - arrives.actual.conducted

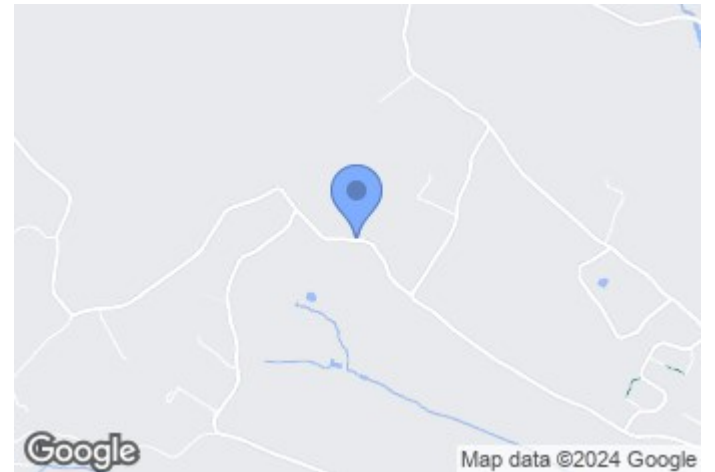
PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

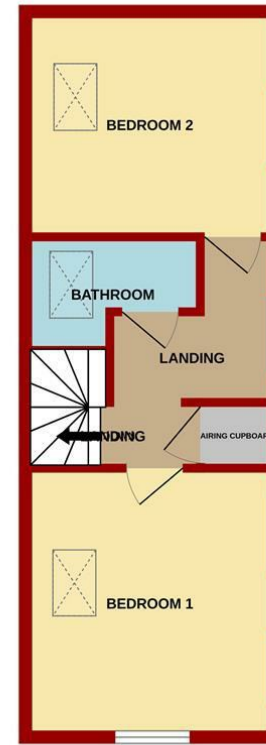




GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



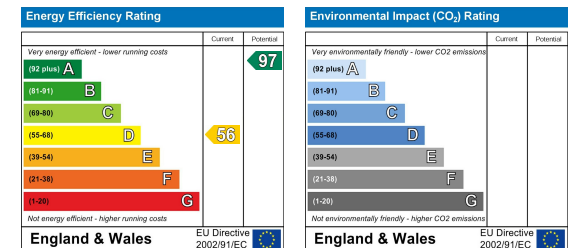
1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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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