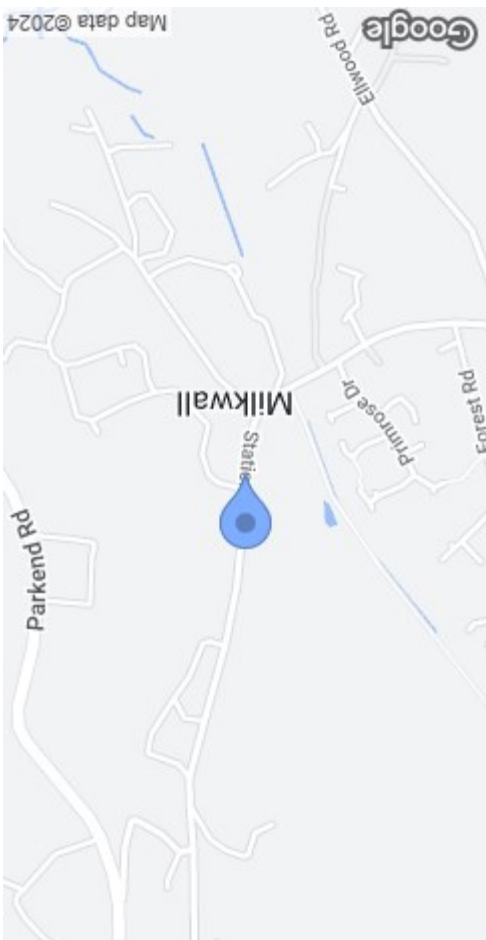


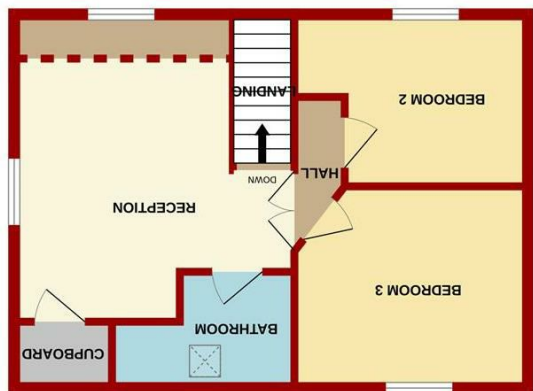


MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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																												
<table border="1"> <tr><td>A</td><td>39-44 kWh/m² (low energy 2024)</td></tr> <tr><td>B</td><td>45-49 kWh/m²</td></tr> <tr><td>C</td><td>50-55 kWh/m²</td></tr> <tr><td>D</td><td>56-62 kWh/m²</td></tr> <tr><td>E</td><td>63-69 kWh/m²</td></tr> <tr><td>F</td><td>70-77 kWh/m²</td></tr> <tr><td>G</td><td>78-100 kWh/m² (high energy 2024)</td></tr> </table>	A	39-44 kWh/m ² (low energy 2024)	B	45-49 kWh/m ²	C	50-55 kWh/m ²	D	56-62 kWh/m ²	E	63-69 kWh/m ²	F	70-77 kWh/m ²	G	78-100 kWh/m ² (high energy 2024)	<table border="1"> <tr><td>A</td><td>10-15 g/kWh</td></tr> <tr><td>B</td><td>16-20 g/kWh</td></tr> <tr><td>C</td><td>21-25 g/kWh</td></tr> <tr><td>D</td><td>26-30 g/kWh</td></tr> <tr><td>E</td><td>31-35 g/kWh</td></tr> <tr><td>F</td><td>36-40 g/kWh</td></tr> <tr><td>G</td><td>41-45 g/kWh</td></tr> </table>	A	10-15 g/kWh	B	16-20 g/kWh	C	21-25 g/kWh	D	26-30 g/kWh	E	31-35 g/kWh	F	36-40 g/kWh	G	41-45 g/kWh
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Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



1ST FLOOR



GROUND FLOOR



£475,000

Welcome to this unique detached cottage located in the picturesque area of Gorsty Knoll, Coleford. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms and two bathrooms, there is ample space for everyone to enjoy.

One of the standout features of this property is the garden, measuring 1/5th acre and providing plenty of outdoor space for gardening enthusiasts or for children to play in. The garden's wonderful position backing onto woodland offers a peaceful and private setting, ideal for enjoying the beauty of nature right at your doorstep.

The historic market town of Coleford is in the delightful Forest of Dean, close to the Wye valley. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling and two separate Golf Courses. Coleford became the first, of hopefully many more towns in the Forest of Dean District to have gained accreditation to the Walkers are Welcome UK network. Walkers are Welcome has a membership of over 100 towns and villages in the UK, whose main aim is to assist with our respective communities' economic growth, physical health and mental well-being through walking.



Property is accessed via a double glazed UPVC door into:

ENTRANCE HALLWAY

Wood effect vinyl flooring, power points, stairs leading up to the first floor, access into a store room suitable for shoes and coats, side aspect double glazed UPVC window, access to attic storage space, a partly glazed wooden door gives access into:

LOUNGE/DINING ROOM

16'0 x 10'4 (4.88m x 3.15m)

Power points, television points, log burning stove, night storage heater, understairs storage cupboard, front aspect double glazed UPVC window, side aspect double glazed UPVC double doors leading onto decking and gardens, interior window and part glazed wooden door into the kitchen.

KITCHEN/DINER

13'11 x 11'5 (4.24m x 3.48m)

A range of base and draw mounted units, rolled edge worktops, single bowl single drainer stainless steel sink unit with taps above, space for oven, space and plumbing for washing machine, space for fridge freezer, night storage heater, two rear aspect double glazed UPVC windows with views onto woodland, a part glazed wooden door into:

SITTING ROOM

12'0 x 11'11 (3.66m x 3.63m)

Night storage heater, power points, double aspect double glazed UPVC windows onto gardens and surrounding woodland.

INNER HALLWAY

Accessed via kitchen, doorway into storage cupboard, a further door gives access into:

BEDROOM 1/RECEPTION ROOM

11'09 x 11'07 (3.58m x 3.53m)

Power points, television points, fireplace with inset log burner, double doors to built in wardrobe, front aspect double glazed UPVC window.

SHOWER ROOM

8'2 x 6'10 (2.49m x 2.08m)

Corner shower unit enclosed by tiling with electric shower, pedestal wash hand basin with tiled splashback, W.C, night storage heater, side aspect double glazed UPVC frosted window.

FROM THE ENTRANCE HALLWAY STAIRS LEAD UP TO:

FIRST FLOOR LANDING

Access to loft storage space, an opening into:

MEZZANINE RECEPTION

13'10 x 13'6 (4.22m x 4.11m)

Power points, television point, door into storage cupboard, front and side aspect double glazed UPVC windows showcasing beautiful views.

BATHROOM

Coloured suite comprising of panelled corner bath with shower over, W.C, pedestal wash hand basin, night storage heater, built in cabinetry, Velux roof light.

INNER HALLWAY

Doorways leading into Bedrooms 2 and 3.

BEDROOM 2

11'8 x 10'11 (3.56m x 3.33m)

Power points, front aspect double glazed UPVC window.

BEDROOM 3

11'5 x 10'0 (3.48m x 3.05m)

Power points, rear aspect double glazed UPVC window.

OUTSIDE

From the track double gates lead onto an area of hardstanding and gravel offering off road parking for multiple cars, this is also the ideal area to build a garage (subject to planning permission). A decked area leads to the front door of the property and then steps lead down into the property's garden.

The garden is arranged over three tiers comprising an array of lawns, seating areas and mature shrubs and trees.

On the second tier there is a large detached workshop and on the bottom tier their is an attractive summer house.

WORKSHOP

25'8 x 12'2 (7.82m x 3.71m)

Power and lighting.

SERVICES

Mains water, electricity and drainage. Night storage heating, solar panels which are owned by the property and have battery storage.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
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/// shelter.clockwork.topped

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.

