



Mount Pleasant Stowe Green
St Briavels GL15 6QW



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£925,000

Set within approximately 1.5 acres of beautiful grounds, this charming four-bedroom detached cottage has been meticulously renovated to an exceptional standard, while still retaining its rustic country charm. The interior boasts modern elegance, with the show stopping kitchen-dining area taking centre stage. This stylish space combines a country feel with all the mod cons, complete with two stunning reception rooms equipped with wood-burning stoves that exude warmth and cosiness.

The four spacious bedrooms offer a light and airy ambiance, while the newly fitted bathroom is a tranquil oasis with stunning rear views towards countryside. Outside, the property boasts an impressive array of features, including a large driveway, two separate workshop areas, an

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The four spacious bedrooms offer a light and airy ambiance, while the newly fitted bathroom is a tranquil oasis with stunning rear views towards countryside. Outside, the property boasts an impressive array of features, including a large driveway, two separate workshop areas, an undercover barn, and ample parking for a camper van. The 'pièce de résistance' is the all-season horse turnout, complete with three barns and a washing area, set amidst stunning flat grounds perfect for equine enthusiasts.

This truly unique and special home offers the perfect blend of rural charm and modern luxury.



ENTRANCE HALL

Accessed via an oak door, radiator, power points, stairs to the first floor landing, large understairs storage space, door to:

LOUNGE

13'9 x 11'9 (4.19m x 3.58m)

Radiator, power points, feature wood burner, television point, picture rails, front aspect double glazed wooden sash windows.

FROM THE ENTRANCE HALL, A DOOR GIVES ACCESS TO:

INNER HALLWAY

9'10 x 7'7 (3.00m x 2.31m)

Radiator, power points, single glazed wooden window overlooking the kitchen, two side aspect single glazed wooden windows with feature window above, side aspect single glazed wooden door giving access to the garden, door to kitchen, door to:

SITTING ROOM

14'9 x 12'5 (4.50m x 3.78m)

Radiators, power points, television point, feature wood burner, side aspect single glazed wooden sash window.

KITCHEN/DINER

21'9 x 14'10 (6.63m x 4.52m)

A range of base, drawer and wall mounted units, Rangemaster cooker, double Belfast sink with mixer tap over and large draining board, power points, radiator, inset ceiling spotlights, side aspect double glazed wooden window.

DINING SPACE

Radiator, power points, feature wood burner, cupboard space, front aspect double glazed wooden sash window, door to:

UTILITY ROOM

9'4 x 7'10 (2.84m x 2.39m)

Cupboard housing the Worcester oil fired boiler, space for washing machine, space for tumble dryer, space for large American style fridge/freezer, radiator, cupboard housing the fuse box, side aspect double glazed wooden window, wooden door to:

CLOAKROOM

7'6 x 2'10 (2.29m x 0.86m)

Close coupled WC, vanity wash hand basin with tap over, radiator, side aspect double glazed wooden window.





FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR:

LANDING

Radiator, power points, access to loft space, front aspect double glazed wooden sash window, door to:

MASTER BEDROOM

14'8 x 12'2 (4.47m x 3.71m)

Radiator, power points, side aspect double glazed wooden sash window.

BEDROOM 2

13'8 x 11'8 (4.17m x 3.56m)

Radiator, power points, front aspect double glazed wooden sash window.

BEDROOM 3

13'9 x 11'8 (4.19m x 3.56m)

Radiator, power points, front aspect double glazed wooden sash window.

BEDROOM 4

7'11 x 6'8 (2.41m x 2.03m)

Radiator, power points, side aspect double glazed wooden sash window.

BATHROOM

10'10 x 7'9 (3.30m x 2.36m)

Panelled bath with shower head over, double shower enclosure with rainfall shower and attachment, close coupled WC, vanity wash hand basin with mixer tap over, extractor fan, upright radiator, rear aspect double glazed wooden sash window with stunning views over surrounding countryside.

OUTSIDE

To the front of the property double gates lead to a horseshoe in and out driveway, large lawn area with centre piece water feature, mature trees and shrubs, off road parking for several vehicles.

To the one side of the property double gates lead to a further parking area suitable for a motorhome. From here there is access to the inner hallway and the workshop. To the other side of the property is a fenced off gravelled area suitable for further off road parking, from here there is access to the utility room.

The rear garden is laid to lawn with mature trees and shrubs, gravelled areas, raised vegetable beds, chicken coop, under cover parking area and various outbuildings: The garden has various flower borders, patio area, lawn area, greenhouse, summer house, all surrounded by fencing. A five bar gate gives access to an all year round horse all weather turnout, which is fully enclosed by fencing. A further five bar gate gives access to the paddock measuring approximately one acre which is surrounded by hedging and fencing.

STABLES

FEED ROOM

13'6 x 12'1 (4.11m x 3.68m)

Water, power, lighting.

STABLE 1

12'1 x 9'11 (3.68m x 3.02m)

HAY BALE STORE

12'1 x 9'3 (3.68m x 2.82m)

STABLE 2

12'1 x 11'7 (3.68m x 3.53m)

STABLE 3

12'1 x 11'5 (3.68m x 3.48m)

STORE ROOM

6'3 x 3'11 (1.91m x 1.19m)

Front aspect single glazed wooden window.

WORKSHOP

13'7 x 8'7 (4.14m x 2.62m)

Power points, strip lighting, side aspect single glazed wooden window, rear aspect wooden door.

SERVICES

Mains water and electricity. Non mains drainage. Oil central heating.

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.





VIEWINGS

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

From Coleford town centre proceed to the traffic lights and turn right signposted Lydney/Chepstow. Proceed along going straight over at the next set of traffic lights and continue along for a short distance bearing right on to Shophouse Road, proceed straight along and take the first left hand turning, continue past the quarry turning right at the triangle on Margery Lane and then immediately left on Stowe Road, continue on Stowe Road where the property can be found on the left hand side via our for sale board.

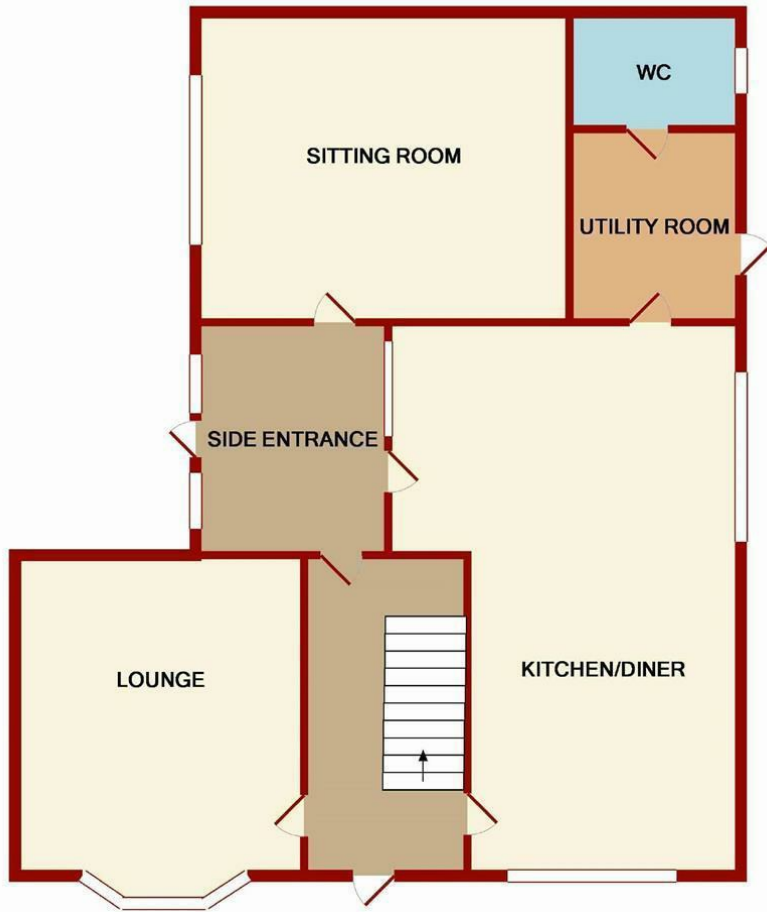
PROPERTY SURVEYS

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

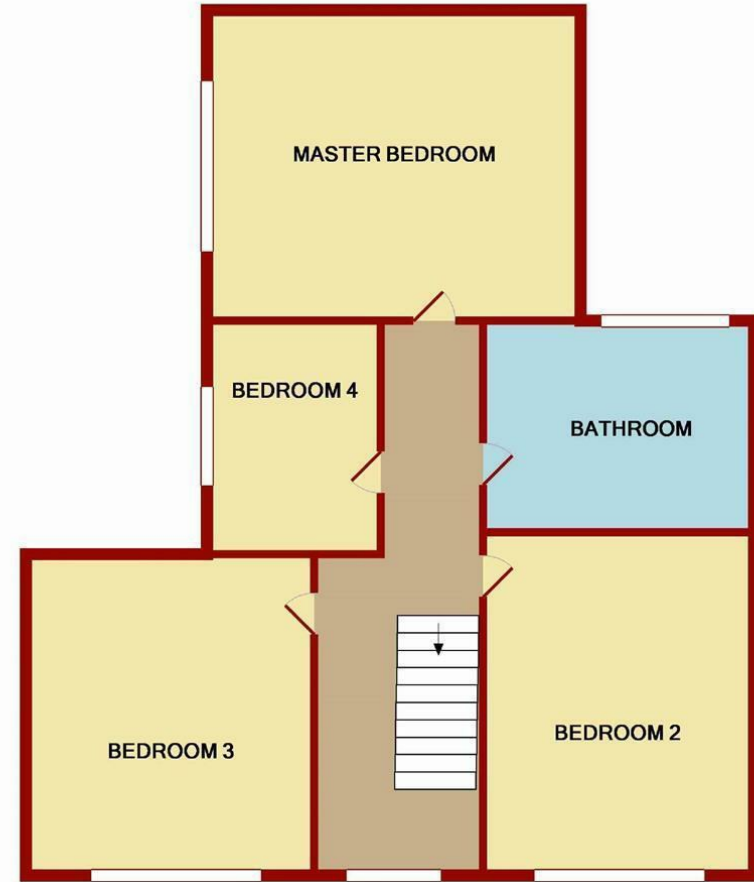
AWAITING VENDOR APPROVAL

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





GROUND FLOOR



1ST FLOOR

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		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				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-64) D				(55-64) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





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