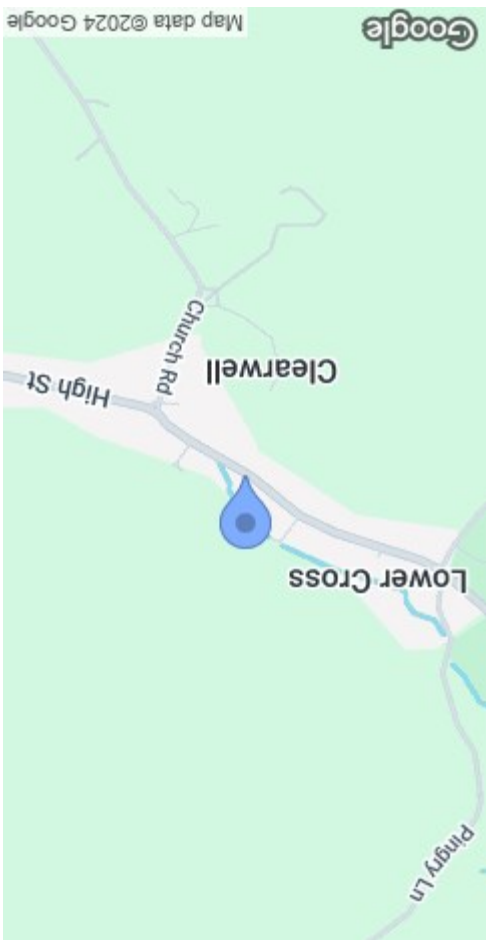




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased 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
 A (92-100) Green B (81-91) Yellow C (69-80) Orange D (55-68) Red-Orange E (39-54) Red F (21-38) Dark Red G (1-20) Black	 A (102 g/kWh) Green B (110-129) Yellow C (120-139) Orange D (140-159) Red-Orange E (160-179) Red F (180-200) Dark Red G (210+) Black



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



1ST FLOOR

GROUND FLOOR



The Old Post Office The Cross
 Clearwell, Coleford GL16 8JT

STEVE GOOCH
 ESTATE AGENTS | EST 1985

Guide Price £360,000

THREE DOUBLE BEDROOM COTTAGE STEEPED IN HISTORY AND BELIEVED TO DATE BACK TO 1670. THIS DELIGHTFUL HOME BOASTS AN ARRAY OF PERIOD FEATURES, INCLUDING EXPOSED STONEMWORK AND ORIGINAL BEAMS, OFFERING A UNIQUE BLEND OF RUSTIC CHARM AND MODERN COMFORT. ORIGINALLY TWO SEPARATE COTTAGES, NOW SEAMLESSLY COMBINED, THIS RESIDENCE OFFERS DECEPTIVELY SPACIOUS ACCOMMODATION, IN THE HEART OF THE PICTURESQUE VILLAGE OF CLEARWELL WHERE RESIDENTS WILL ENJOY THE VIBRANT COMMUNITY, EXCELLENT LOCAL PUBS AND RESTAURANTS, AND THE STUNNING CLEARWELL CASTLE RIGHT ON THEIR DOORSTEP.

The delightful village of Clearwell is located three miles south of the market town of Coleford, adjacent to the Wye Valley area of outstanding natural beauty. The Village has historical associations with many fine buildings to include Clearwell Castle, Clearwell Caves and the Church of St. Peter. It also has numerous Public houses, hotels, Primary School, Village Hall and Green.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Bank, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



Property is accessed via a partly double glazed wooden door into:

ENTRANCE HALL

5'07 x 15'00 (1.70m x 4.57m)

Radiator, power points, stairs leading up to the first floor landing with under stairs storage cupboard, dado rail, exposed beam and inset ceiling spot lights. Door leading into:

LOUNGE

16'04 x 15'06 (4.98m x 4.72m)

Feature fireplace with slate hearth and stone surround with inset log burning stove, radiators, power points, television point, telephone point, two front aspect UPVC double glazed windows, exposed character beams and a storage cupboard.

From the hallway, door leading into:

DINING ROOM

10'9 x 15'07 (3.28m x 4.75m)

Feature fireplace with slate hearth and stone surround with inset log burning stove, wooden mantel, exposed beams, old original secret stair case which leads into bedroom two, radiator, power points, opening internal window looking into the garden room and a front aspect UPVC double glazed window.

From the rear hallway, there is an opening into:

KITCHEN

14'02 x 8'01 (4.32m x 2.46m)

Range of base, drawer and wall mounted units, rolled edge wooden worktops, integrated oven, 4 ring electric hob with a stainless steel splash back, stainless steel extractor fan above, integrated brand new dishwasher, feature oil fired AGA, inset ceiling spotlights, part tiled walls, power points, appliance points, rear aspect UPVC double glazed windows. Opening into:

UTILITY ROOM

8'09 x 8'03 (2.67m x 2.51m)

Range of wall, drawer and base mounted units, rolled edge worktops, single bowl single drainer stainless steel sink unit, Worcester oil fired boiler, space for washing machine and tumble drier, inset ceiling spotlights, power points, radiator, rear aspect UPVC double glazed window.

CLOAKROOM

3'02 x 3'06 (0.97m x 1.07m)

Low level W.C., wall mounted wash hand basin with a tiled splashback, rear aspect UPVC double glazed frosted window.

From the rear hallway, there is an opening into:

GARDEN ROOM

13'0 x 8'10 (3.96m x 2.69m)

Power points, radiator, internal window from the dining room, inset ceiling spotlights, rooflight and rear aspect double glazed windows.

REAR PORCH

3'08 x 2'11 (1.12m x 0.89m)

Shoe and coat storage, rear aspect part double glazed wooden door which leads to the garden.

LANDING

Radiator, dado rail, storage cupboard, access to loft space, rear aspect UPVC double glazed window.

From the landing, door leading into:

BEDROOM ONE

14'06 x 9'01 (4.42m x 2.77m)

Radiator, power points, fitted wardrobes, rear aspect UPVC double glazed window.

From the landing, door leading into:

BEDROOM TWO

14'01 x 9'05 (4.29m x 2.87m)

Radiator, power points, front aspect UPVC double glazed window. Thumb latch door which goes to the secondary staircase which comes from the dining room. Thumb latch door through into:

EN-SUITE SHOWER ROOM

3'08 x 6'06 (1.12m x 1.98m)

Fitted with low level W.C., wall mounted wash hand basin with vanity unit below, shower off the mains enclosed by tiling, inset ceiling spotlights, tiled walls and floor and a heated towel rail.

From the landing, door leading into:

BEDROOM THREE

13'00 x 7'06 (3.96m x 2.29m)

Radiator, power points, front aspect UPVC double glazed window.

From the landing, door leading into:

BATHROOM

7'00 x 6'11 (2.13m x 2.11m)

Suite comprising of panelled bath with shower off the mains over, W.C., wall mounted wash hand basin, tiled walls, radiator, inset ceiling spotlights, rear aspect UPVC double glazed window.

OUTSIDE

Gated access to a path leading to the front door. The front garden is laid to stone chippings.

Generous sized rear garden which is mostly laid to lawn, interspersed with seating areas and having mature shrubs and trees, all enclosed by fencing, and backing on to open hillside behind.

SERVICES

Mains water, electricity, gas and drainage.

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.

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 until reaching the crossroads and continue straight over. Proceed along this road for approximately one mile bearing right towards Clearwell. Continue on into Clearwell and the property can be found to the right of the cross statue.

PROPERTY SURVEYS

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