



**Myrtle Cottage**  
Ellwood, Coleford GL16 7LY

**SG** | STEVE GOOCH  
ESTATE AGENTS | EST 1985

# Myrtle Cottage

## Ellwood, Coleford GL16 7LY

Offers Over £425,000

A WELL PRESENTED THREE-BEDROOM ATTACHED COTTAGE, complete with a CHARMING ONE-BEDROOM ANNEXE, on a GENEROUS PLOT of nearly 1/5 of an ACRE. This DELIGHTFUL PROPERTY boasts CHARACTER FEATURES giving it the TRUE COTTAGE FEEL.

The main residence offers versatile accommodation, including three spacious double bedrooms, a large lounge/dining area, a well-appointed kitchen, a functional rear hall/utility space, a convenient cloakroom with a shower, and a separate bathroom.

A well presented three-bedroom attached cottage, complete with a charming one-bedroom annexe, on a generous plot of nearly 1/5 of an acre. This delightful property boasts character features giving it the true cottage feel.

The main residence offers versatile accommodation, including three spacious double bedrooms, a large lounge/dining area, a well-appointed kitchen, a functional rear hall/utility space, a convenient cloakroom with a shower, and a separate bathroom.

The self-contained annexe features an open-plan layout with a separate bedroom and bathroom.

Outside, you'll find expansive gardens adorned with a large summerhouse, ideal for entertaining on warm summer evenings. The property also offers woodland views and ample off-road parking, making it a perfect retreat for families and nature enthusiasts alike.



Property is accessed via upvc double glazed door into:

## **PORCH**

**3'08 x 2'05 (1.12m x 0.74m)**

Wooden door leading into:

## **LOUNGE/ DINER**

**12'09 x 24'08 (3.89m x 7.52m)**

## **DINING ROOM**

**12'09 x 11'00 (3.89m x 3.35m)**

Front aspect double glazed upvc window, feature exposed stone wall, bookcase, radiator, power points, inset ceiling spotlights.

Opening leading into:

## **LOUNGE**

**11'11 x 12'02 (3.63m x 3.71m)**

Front aspect double glazed upvc window, radiator, power points, TV point, wood burner, inset ceiling spotlights.

Door giving access into:

## **KITCHEN**

**10'00 x 10'08 (3.05m x 3.25m)**

Side aspect tilt and turn double glazed upvc window, a range of wall, drawer and base mounted units, space for dishwasher, built in oven, hob and extractor fan, plastic single drainer unit with mixer tap over, inset ceiling spotlights, power points.

Opening leading into:

## **UTILITY/ ENTRANCE HALLWAY**

**16'01 x 7'05 (4.90m x 2.26m)**

Side aspect door which leads out to the annex, rear aspect velux window, side aspect double glazed upvc window, stairs to first floor landing, under stairs storage space, radiator, space for fridge, space for freezer, space for washing machine, inset ceiling spotlights, power points.

Door giving access into:

## **SHOWER ROOM**

**7'09 x 2'09 (2.36m x 0.84m)**

Side aspect double glazed upvc frosted window, close coupled w.c, sink with tap over, radiator, walk in shower with electric shower overhead.





From the Utility, stairs to first floor landing.

## FIRST FLOOR LANDING

L shaped landing. Rear aspect wooden double glazed Velux window, rear aspect double glazed upvc window, radiator, power points, large cupboard space, door giving access into:

### BEDROOM ONE

**13'04 x 11'01 (4.06m x 3.38m)**

Front aspect double glazed upvc window, rear aspect wooden double glazed window, power points, radiator.

From the landing, door giving access into:

### BEDROOM TWO

**12'00 x 11'08 (3.66m x 3.56m)**

Front aspect double glazed upvc window, radiator, power points.

From the landing, door giving access into:

### BEDROOM THREE

**12'09 x 11'00 (3.89m x 3.35m)**

Front aspect double glazed upvc window, exposed stone wall, radiator, power points, original feature fireplace.

From the landing, door giving access into:

### OFFICE/ BEDROOM FOUR

**4'11 x 6'07 (1.50m x 2.01m)**

Side aspect double glazed Velux window, radiator, power points.

From the landing, door giving access into:

### BATHROOM

**5'06 x 6'07 (1.68m x 2.01m)**

Side aspect double glazed Velux window, panelled bath with taps over, close coupled w.c, sink with tap over, radiator.

### ANNEXE

Accessed via a front aspect double glazed upvc double doors into:

### KITCHEN/ LOUNGE

**11'07 x 17'01 (3.53m x 5.21m)**

Rear aspect double glazed upvc windows, rear aspect frosted door which gives access out to pathway.

### LOUNGE

Power points, TV point, radiator.



## KITCHEN

Range of wall, drawer and base mounted units, stainless steel drainer unit with tap over, space for under counter fridge and freezer, space for oven, extractor fan, power points.

## BEDROOM

### 7'07 x 8'10 (2.31m x 2.69m)

Front aspect double glazed upvc frosted window, radiator, large wooden double glazed Velux window, power points, walk in wardrobe space, door giving access into:

## EN-SUITE

### 4'10 x 4'05 (1.47m x 1.35m)

Rear aspect double glazed upvc frosted window, close coupled w.c, sink with tap over, heated towel rail, walk in shower with electric shower, shaver point, extractor fan.

## OUTSIDE

To the front of the property there is off-road parking for two vehicles. There is a further off-road parking area to the side of the property. Accessed via a gate into a small front garden which is patio slabbed and has a shrubbery area.

Outside oil boiler.

The garden can be accessed by stepping onto the neighbours drive. Gated access. Workshop/garage area. Outside power. Pathway leading down to a laid to lawn area with several boarders, pond, small chicken coop, large summer house which has power and lighting & water.

## AGENTS NOTE

Neighbours have right of access to the rear between the house and the garden. The garden is separate to the house.

## SERVICES

Mains Water, Drainage, Electricity, Oil.

## 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.





## **WATER RATES**

To be advised.

## **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 office, turn right at the traffic lights signposted Lydney/Chepstow and proceed along for a short distance bearing left onto Lords Hill. Continue up the hill until reaching the crossroads. Turn right here onto Edenwall Road and continue along for approximately half a mile turning left onto Ellwood Road. Proceed along until reaching the crossroads and continue straight over into Bromley 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)



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			





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