



## Mailscot Lodge

Hillersland, Coleford, GL16 7NY

£595,000



**\*\* VIRTUAL TOUR AVAILABLE \*\***

Are you looking to escape the hustle and bustle of city life and immerse yourself in the tranquillity of nature? Look no further than this stunning detached property nestled in the woods of the Forest of Dean/Wye Valley.

Surrounded by lush greenery, this country property offers the perfect retreat.

The cottage features an inviting entrance porch and hallway that lead into a spacious lounge, complete with a charming wood burner. The ground floor also includes a generous kitchen/dining area, a cosy snug room, and a cloakroom. On the first floor, you will find two sizable bedrooms that offer views of the vast laid to lawn garden with mature shrubs and bushes and the surrounding woodlands, along with a family bathroom.

Located in the Forest of Dean, you'll have easy access to a variety of outdoor activities such as cycling, horseback riding, and hiking, on your doorstep. The nearby town of Coleford offers amenities such as supermarkets, restaurants, and schools, making it convenient for everyday living with the nearby market towns of Ross and Monmouth being a short drive away.



Approached via a UPVC double glazed door to the rear entrance lobby with a porch also providing access to the front aspect. The current owner enters the house from the rear for ease of access from parking.

**Entrance Porch:**

6'6" x 3'9" (2.00m x 1.16m)

Front aspect, windows and door into the entrance hallway.

**Entrance Hallway:**

7'5" x 3'2" (2.27m x 0.99m)

Stairs to the first floor landing, door to lounge, a radiator.

**Cloakroom:**

4'4" x 2'11" (1.34m x 0.91m)

W.C., UPVC double glazed window.

**Snug:**

13'8" x 11'2" (4.19m x 3.41m)

UPVC double glazed windows to triple aspects, a feature wood burner, power and lighting, a TV aerial lead and views over the grounds.

**Kitchen:**

15'0" x 13'3" (4.59m x 4.06m)

Front aspect with UPVC double glazed windows to the front overlooking the lawns and woodland, Rayburn supplying hot water and radiators, exposed ceiling beams, space and plumbing for a washing machine, understairs storage cupboard, a sink with drainer unit, exposed wooden lintels.

**Lounge:**

17'0" x 13'3" (5.19m x 4.05m)

A stone chimney breast incorporating the woodburning stove, exposed ceiling beams, a radiator and stone walling, UPVC double glazed window overlooking front lawns and woodland.

**First Floor Landing:**

5'11" x 2'11" (1.81m x 0.91m)

Windows to the rear, a double panelled radiator, a cloak cupboard.

**Bedroom One:**

16'9" x 13'1" (5.11m x 4.01m)

Front aspect window, the original fireplace and wooden flooring, a radiators, cupboards.

**Bedroom Two:**

13'3" x 8'7" (4.04m x 2.64m)

Window to front aspect, airing cupboard.

**Bathroom:**

9'8" x 5'10" (2.97m x 1.78m)

W.C., a wash hand basin, bath, tiled splashbacks, window.

**Rear Entrance Lobby:**

7'0" x 5'8" (2.15m x 1.74m)

Doors to the kitchen, cloakroom and snug.

**Outside:**

The property is approached via a Forestry Commission track through woodland with iron gated access providing both pedestrian and vehicular access.

Initially, one is welcomed with a lawned path/driveway which leads to the house and grounds.

The grounds are vast with areas sectioned off for chickens/hens, vegetable gardens, numerous sheds/outbuildings, greenhouses, mature trees all surrounded by woodland. The right side of the grounds are enclosed with

gardens and outbuildings for storage, lawns and mature trees.

To the front and rear of the cottage are lawns, the left side has a gravelled garden with shed and poly tunnel, water butt and access to both front and rear aspects.

Take a look at the photographs of both the grounds and rooms, a unique opportunity to acquire a woodland setting with unusually level grounds.



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A satellite map view of Hillersdorp, South Africa. A yellow location pin is placed on a road. The map shows a mix of green fields, some buildings, and a road labeled 'Hillersdorp Rd'. The Google logo is visible in the bottom left corner.

|                                  |                                  |                                                                                                                                                                                                                                                                                 |
|----------------------------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Floor 0 Building 1</b></p> | <p><b>Floor 1 Building 1</b></p> | <p><b>Approximate total area<sup>(1)</sup></b></p> <p>1418.83 ft<sup>2</sup><br/>131.81 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>9.46 ft<sup>2</sup><br/>0.88 m<sup>2</sup></p>                                                                                      |
| <p><b>Floor 0 Building 2</b></p> |                                  | <p>(1) Excluding balconies and terraces</p> <p>☐ Reduced headroom<br/>(below 1.5m/4.92ft)</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p> |

Please contact our Coleford Office  
on 01594 835751 if you wish to arrange a viewing appointment for  
this property or require further information.

| Energy Efficiency Rating                                                                                                                                                                                                    |  | Current | Potential            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|----------------------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  |         | <p>100</p> <p>31</p> |
| Not energy efficient - higher running costs                                                                                                                                                                                 |  |         |                      |

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