



Sunnyside Lower Ridge Walk
Drybrook GL17 9AY

SG | STEVE GOOCH
ESTATE AGENTS | EST 1985

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£325,000

Steve Gooch Estate Agents are delighted to offer for sale this THREE BEDROOM DETACHED CHARACTER FOREST COTTAGE, IDEAL FOR UPDATING AND MODERNISATION, and offered with NO ONWARD CHAIN. Having remained in the SAME FAMILY FOR OVER 100 YEARS, the property enjoys STUNNING FAR-REACHING VIEWS, OFF-ROAD PARKING, and an ENCLOSED GARDEN, along with VARIOUS GARDEN STORAGE AREAS.

The accommodation comprises: LOUNGE, DINING ROOM, REAR HALL, KITCHEN, and BATHROOM to the ground floor, together with VARIOUS LEAN-TO AND CONSERVATORY SPACES. To the first floor are THREE BEDROOMS. Additional benefits include DOUBLE GLAZING and OIL AND SOLID FUEL CENTRAL HEATING.

Ruardean is a village located in the Forest of Dean district of Gloucestershire. It is situated in the northern part of the Forest of Dean, approximately 14 miles (22.5 kms) west of the cathedral city of Gloucester.

The village offers a range of village amenities including a shop, primary school, a village hall, and a church. Ruardean features a mix of traditional stone cottages, newer residential properties, and a few local businesses. The village has a strong sense of community, and various community events and activities are organized throughout the year.

The village has a rich mining heritage, with coal mining being a significant part of its history. While the mining industry has declined, Ruardean still retains remnants of its industrial past, including old mine workings and mining-related structures.



A small wrought iron gate with paved pathway leading to the upvc front door with large glazed panel to top. This leads into the:

SUNROOM/CONSERVATORY

18'02 x 5'06 (5.54m x 1.68m)

Dwarf wall construction with upvc double glazed panels to all sides with far reaching views over the valley and towards Harrow Hill, ceiling lights, radiator, power points, pair of glazed panel French doors giving access into the:

LOUNGE

11'09 x 11'05 (3.58m x 3.48m)

Ceiling light, directional ceiling spots, ceiling rose, coving, feature fireplace with alcoves to either side, multi fuel stove, plinth to side suitable for tv, two double radiator, power points, front aspect upvc double glazed window opening onto the conservatory/sunroom, central heating thermostat controls, pair of double doors giving access to understairs storage cupboard with shelving space, radiator, power and lighting, door giving access into:

INNER HALLWAY

Stairs leading to the first floor, ceiling light, doors giving access into:

DINING ROOM

11'04 x 9'05 (3.45m x 2.87m)

Ceiling light, coving, chimney breast with alcoves to either side, parkray solid fuel fireplace, small stone plinths and storage areas, single radiator, BT Openreach point, power points, front aspect upvc double glazed window opening into the sunroom/conservatory.

From the lounge, door into:

REAR HALL

7'09 x 6'03 (2.36m x 1.91m)

Single radiator, ceiling light, part tiled floor, power points, rear aspect obscure single glazed window opening onto the rear conservatory, opening into:





KITCHEN

12'08 x 8'05 (3.86m x 2.57m)

Single bowl single drainer stainless steel sink unit with mixer taps over, rolled edge worktops, range of base and wall mounted units, space for freestanding fridge/freezer, space for cooker, space for washing machine, space for undercounter fridge/freezer, power points, ceiling lights, part tiled walls, single radiator, rear aspect upvc double glazed window opening onto the rear conservatory, side aspect double glazed window with lovely far reaching views over the surrounding countryside, valley and toward Harrow Hill.

SHOWER ROOM/BATHROOM

White suite with close coupled w.c, vanity wash hand basin with cupboard beneath, mixer tap over, quadrant shower cubicle with conventional and drencher head, door giving access to storage cupboard, ceiling lights, tiled flooring, double radiator, wet board to walls, extractor fan, side aspect obscure double glazed window, small rear aspect obscure double glazed window.

LEAN-TO

15'11 x 9'02 (4.85m x 2.79m)

Timber construction with polycarbonate roof, tiled flooring, power points, lighting, set of sliding aluminium doors opening onto the courtyard, fantastic far reaching views, windows overlook the garden, set of sliding aluminium doors opening onto:

LEAN-TO TWO

8'04 x 9'01 (2.54m x 2.77m)

Timber construction with polycarbonate roof, concrete flooring, window overlooking the garden, door with access to side garden, opening into:

LEAN-TO THREE

23'01 x 6'00 (7.04m x 1.83m)

Oil fired central heating and domestic hot water boiler, power points, outside taps, timber & metal construction with polycarbonate roof.

From the inner hallway, stairs lead up to the first floor:

LANDING

Doors into:

BEDROOM ONE

11'10 x 11'05 (3.61m x 3.48m)

Ceiling light, coving, chimney breast with alcoves to either side, single radiator, power points, front aspect upvc double glazed window with far reaching views over the garden and towards Harrow Hill.

BEDROOM TWO

11'03 x 8'06 (3.43m x 2.59m)

Ceiling light, coving, single radiator, power points, door to over stairs storage cupboard, access to roof space, front aspect upvc double glazed window overlooking the garden and towards Harrow Hill in the distance.

BEDROOM THREE

10'08 x 8'05 (3.25m x 2.57m)

Ceiling lights, sloped ceiling, single radiator, power points, sliding door giving access to the airing cupboard housing the hot water cylinder and slatted shelving space, side aspect upvc double glazed window with views over fields and woodland.

A partition wall creates a small ensuite with coloured suite including low level w.c and wash hand basin.



PARKING

Off road parking to the rear provide space for one vehicle.

OUTSIDE

Gated access from the parking area opens to the rear garden, which includes a covered storage area, door to a useful store shed, dedicated vegetable beds, a garage-style outbuilding and an oil storage tank.

To the front, there are further vegetable beds, a fish pond, paved and gravelled seating areas and planted borders with shrubs and bushes. A pathway leads to a personal gate and the garage. The garden is enclosed by a low wall and enjoys superb, far-reaching views.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, proceed straight over. Take the first turning right into Highview Road, taking you up to Ruardean Hill. Take the turning right, signposted The Hollow. Follow along here for a short distance, where Lower Ridge Walk can be found on the left hand side, filter along here where the property can be found after a short distance on the left hand side.

SERVICES

Mains water, drainage, electricity. Oil

WATER RATES

Severn Trent Water authority





LOCAL AUTHORITY

Council Tax Band: C

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold

VIEWING

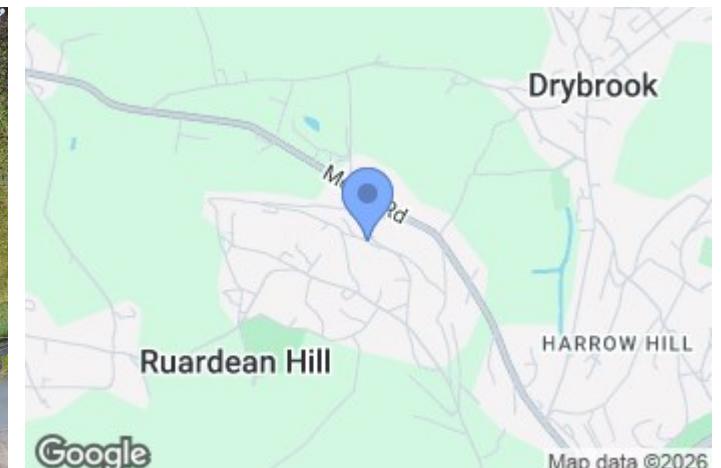
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

We have association with Qualified Property Surveyors offering a range of professional services for buyers and sellers.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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
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			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			





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