

Grove View High Street
Ruardean GL17 9US

STEVE GOOCH
ESTATE AGENTS | EST 1985

Grove View High Street

Ruardean GL17 9US

Guide Price £235,000

A BEAUTIFULLY MAINTAINED TWO/THREE-BEDROOM MID-TERRACED CHARACTER COTTAGE, located within the PRETTY CONSERVATION AREA OF RUARDEAN opposite the church. This much loved home offers a SITTING ROOM, ADJOINING 14FT. DINING ROOM, FULLY FITTED KITCHEN and LARGE GROUND FLOOR BATHROOM with a MODERN FOUR PIECE SUITE. TO THE FIRST FLOOR there are TWO DOUBLE BEDROOMS and a POTENTIAL SINGLE THIRD BEDROOM/STUDY with W.C. Additionally there is a PRIVATE SERENE REAR COURTYARD GARDEN, and a FURTHER DETACHED GARDEN AREA accessed via a shared path.

Ruardean Is A Village Located In The Forest Of Dean District Of Gloucestershire. It Is Situated In The Western Part Of The Forest Of Dean, Approximately 5 Miles (8 Kilometres) West Of The Town Of Cinderford.

The Village Has A 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.



Steps and a recessed composite front door lead into;

DINING ROOM
14'0" x 11'3" (4.27m x 3.43m)
Built in storage and display units, wood effect flooring, window with fitted slatted blinds to the front aspect. An archway opening leads to the adjacent sitting room, doors lead off to the kitchen and bathroom.

SITTING ROOM
10'10" x 9'10" (3.30m x 3.00m)
Feature fireplace with hearth and surround, wood effect flooring, tv and phone points, fibre broadband point, a door gives access to the stairs ascending to the first floor, window with fitted slatted blinds to the front aspect.

INNER LOBBY
Accessed off of the dining room, leading to the bathroom. Built in storage cupboard.

BATHROOM
9'9" x 7'8" (2.97m x 2.34m)
A spacious room with a modern four piece suite including a walk-in electric shower, panelled bath, low level w.c and a vanity wash hand basin unit. Heated towel rail, tiled walls and floor, obscured window to rear aspect.

KITCHEN
12'2" x 8'6" (3.71m x 2.59m)
A range of fitted eye and base level units with wood worktops and ceramic sink unit, built in electric oven with Neff induction hob and extractor over, space for a fridge/freezer, plumbing for washing machine, Worcester oil-fired combi boiler, tiled splashbacks and flooring, window and part glazed upvc door to the rear aspect looking into and giving access to the southerly facing courtyard garden.

LANDING
Window to the rear aspect, doors lead off to the three bedrooms.













BEDROOM ONE
13'11" x 11'2" (4.24m x 3.40m)
A double room with built in wardrobes, window to front aspect with views of the church.

BEDROOM TWO
10'11" x 10'0" (3.33m x 3.05m)
A double room with a loft hatch to the loft space, window to front aspect with views of the church.

BEDROOM THREE/STUDY
8'3" x 7'0" (2.51m x 2.13m)
Formerly a double bedroom, currently used as a study and occasional single bedroom. Part of the room has been converted into a W.C, window to the side aspect.

W.C.
Recently fitted by the current owners comprising a low level w.c and vanity wash handbasin unit, wall mounted towel rail.

OUTSIDE
Directly to the rear of the property, accessed via the kitchen, is a private south-facing courtyard garden enjoying a sunny aspect and laid to patio for ease of maintenance. The garden features attractive flower borders, an outside tap, a charming capped well and beautiful stone wall surrounds, creating a wonderfully secluded outdoor space ideal for relaxing and entertaining. A gate from the courtyard provides access to a footpath leading to an additional detached garden area incorporating a small pond and the oil tank.

AGENTS NOTE
Grove View has a right of access along the rear and side of the two neighbouring properties for bin access.

SERVICES
Mains electric, water and drainage. Oil tank.
Openreach in area. Ultrafast broadband has download speeds of greater than 300Mbps. Please visit Ofcom mobile & broadband checker to verify availability.

WATER RATES
Severn Trent - rates to be confirmed.

LOCAL AUTHORITY
Council Tax Band: B
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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Mitcheldean proceed along the A4136 continue up and over Plump Hill. Upon reaching the traffic lights at Nailbridge turn right signposted to Ruardean. Continue into the village and on to the High Street where the property can be found on the left hand side opposite the church.

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

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)







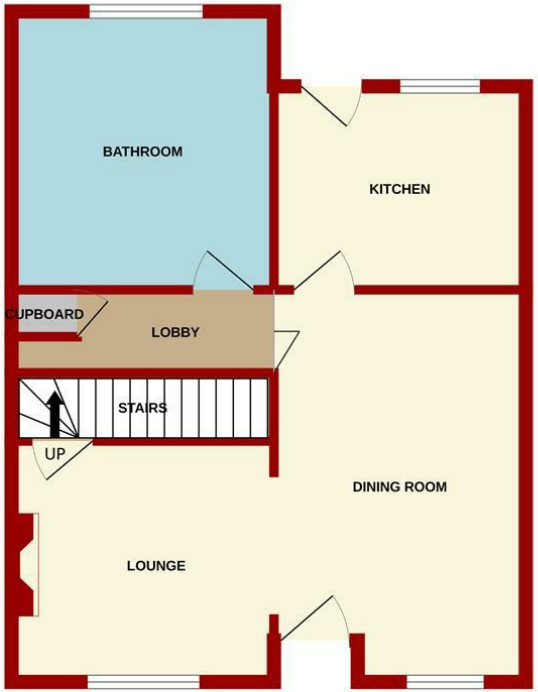



Grove View
Cottage

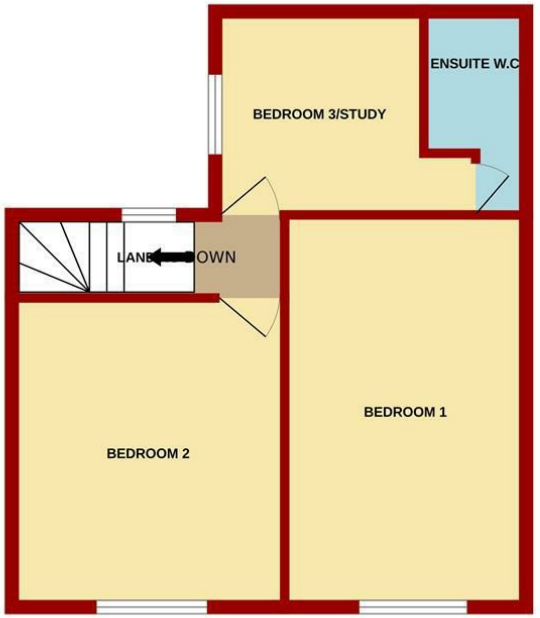



High St
Ruardean
Morse Rd
Google
Map data ©2026 Google

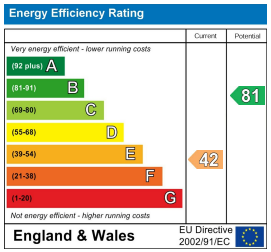
GROUND FLOOR

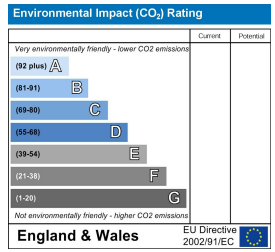


1ST FLOOR



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.
Made with Metropix ©2024





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.

