



Little Patch The Rocks
Mitcheldean GL17 0HF



STEVE GOOCH
ESTATE AGENTS | EST 1985

Little Patch The Rocks

Mitcheldean GL17 0HF

Guide Price £250,000

A CHARMING TWO BEDROOM, TWO RECEPTION SEMI-DETACHED COTTAGE believed to date back to 1850, tucked down a **QUIET COUNTRY LANE** perched above the **POPULAR TOWN OF MITCHELDEAN**. **THIS DELIGHTFUL COTTAGE ENJOYS A GREAT AMOUNT OF PEACE AND QUIET, PRETTY VIEWS, LARGE MATURE GARDENS** set out over various levels and **WOODLAND ACCESS** close by.

Mitcheldean Is A Small Town Located In The Forest Of Dean District Of Gloucestershire, England. It Is Situated In The Northern Part Of The Forest Of Dean, Approximately 8 Miles (13 Kilometres) West Of The City Of Gloucester.

Mitcheldean Is Known For Its Historic Charm And Its Location Within The Beautiful Countryside Of The Forest Of Dean. The Town Has A Rich History, And Evidence Of Its Past Can Be Seen In The Architecture Of Its Buildings. The 13th-Century Church Of St. Michael And All Angels, For Example, Is A Notable Landmark In Mitcheldean.

The Town Features A Range Of Amenities To Serve Its Residents. These Include Local Shops, Pubs, A Primary School, The Ofsted Outstanding Secondary School Dene Magna, A Library, And A Community Centre. The Town Hosts Various Events Throughout The Year, Including Festivals And Markets.

Mitcheldean Is Also A Gateway To The Natural Wonders Of The Forest Of Dean. The Area Offers Opportunities For Outdoor Activities Such As Walking, Cycling, And Exploring The Woodland Trails. Nearby Attractions Like The Clearwell Caves And Puzzlewood Add To The Charm Of The Region.



Rear aspect UPVC door leads into:

CONSERVATORY

8'5" x 5'5" (2.57m x 1.65m)

Enjoying a great degree of privacy as well as outstanding views over the gardens and surrounding countryside. Lighting, Karndean flooring, Door leading into

DINING ROOM

11'11" x 10'10" (3.63m x 3.30m)

Beautiful large original fireplace with inset multi-fuel burning stove positioned on a slate hearth. Radiator, Karndean flooring, rear aspect window overlooking the gardens. Doors lead off to the sitting room and kitchen

SITTING ROOM

11'8" x 11'5" (3.56m x 3.48m)

Feature original inglenook fireplace with wood burning stove inset on a stone hearth. Radiator, TV point, Karndean flooring, stairs lead up to the first floor, rear aspect window overlooking the gardens

KITCHEN

12'1" x 6'5" (3.68m x 1.96m)

Fitted wall and base level units with laminate worktops and inset stainless steel sink with drainer. Space for an electric cooker, space and plumbing for a washing machine and under counter fridge or freezer. Radiator, Karndean flooring, rear aspect window and door leading out to the garden. Door leads into

SHOWER ROOM

12'1" x 4'9" (3.68m x 1.45m)

Corner mains-fed shower cubicle with tiled surround, low level w.c., vanity washbasin unit, radiator, partly tiled walls, tiled floor, obscured front aspect window.

LANDING

Front aspect window, doors lead into bedrooms one and two





BEDROOM ONE

11'9" x 11'8" (3.58m x 3.56m)

Radiator, access to loft space, rear aspect window with beautiful views of the gardens and surrounding countryside

BEDROOM TWO

11'11" x 8'10" (3.63m x 2.69m)

Built in overstairs cupboard, radiator, rear aspect window with beautiful views of the gardens and surrounding countryside

OUTSIDE

Opposite the property is a parking area on Forestry Commission ground, the owners make use of two parking spaces however there are no rights or agreements in place. There is a secure gated access to the side of the property with a path leading to the rear main entrance. There are various private seating areas that make the most of the sun, well stocked borders, shrubs and bushes. Steps lead down to further tiered lawned areas with raised beds, pond and attractive borders, this leads to a large shed, wood store and vegetable garden

SERVICES

Mains water and electricity. Septic tank. Oil Heating. Standard Broadband.

WATER RATES

Severn Trent Water Authority - rate TBC

Forest of Dean District Council (Mitcheldean)

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 take the A4136 in the direction of Coleford and Monmouth, follow this road up the hill and through the twisty bends. Take the next left into The Rocks and follow the lane round to the left where the property can be found after a short distance on the left hand side.

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)

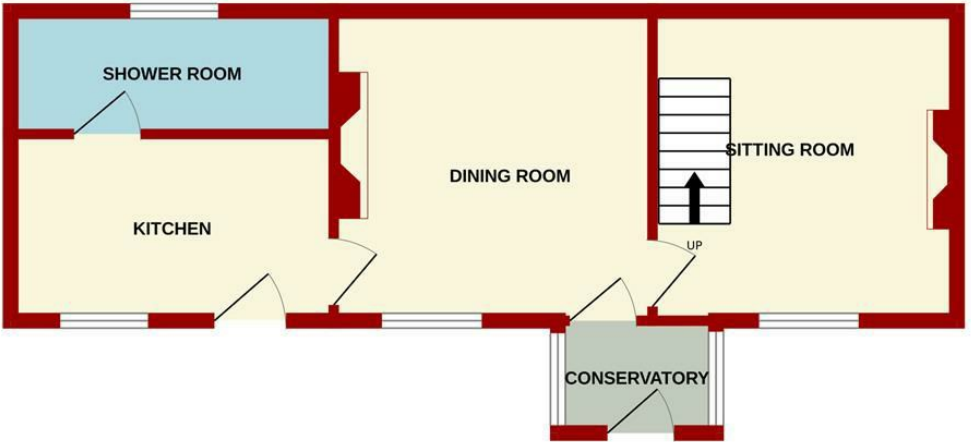
AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

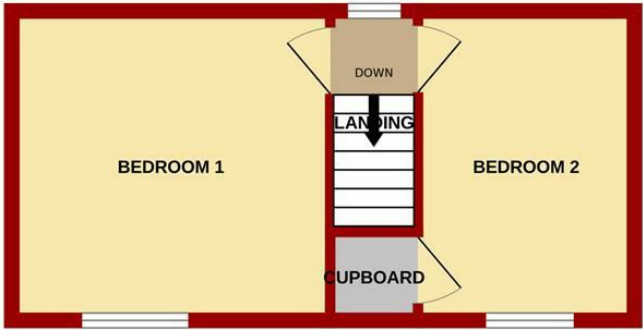




GROUND FLOOR



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys