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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	Target
2002/91/EC		62	
2002/91/EC		68	
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2002/91/EC		1	

£400,000

A BEAUTIFULLY PRESENTED CHARACTER COTTAGE offering THREE DOUBLE BEDROOMS, STUNNING FEATURE FIREPLACE, GENEROUS PARKING, GARAGE / WORKSHOP, and a SEPARATE SHEPHERD'S HUT PROVIDING INCOME POTENTIAL, all set within MATURE GARDENS BACKING ONTO WOODLAND WITH FAR-REACHING COUNTRYSIDE VIEWS.

The delightful village of Clearwell is located three miles south of the market town of Coleford, adjacent to the Wye Valley area of outstanding natural beauty. The Village has historical associations with many fine buildings to include Clearwell Castle, Clearwell Caves and the Church of St. Peter. It also has numerous Public houses, hotels, Primary School, Village Hall and Green.

The neighbouring market town of Coleford is approximately 1½ miles away and offers further facilities to include 2 Golf Courses, various Shops, Post Office, Supermarket, Cinema, Garage, Primary School and a Bus Service to Gloucester approximately 22 miles away.



LOUNGE
22'08 x 14'01 (6.91m x 4.29m)
Accessed via a composite front door. A stunning main reception room featuring wooden flooring, radiators, power points and television point. Impressive inglenook fireplace with stone surround, solid timber mantel and stone hearth. Exposed beams, inset ceiling spotlights, front-facing double-glazed uPVC windows and stairs rising to the first floor.

KITCHEN
14'08 x 14'10 (4.47m x 4.52m)
Step down from the lounge into a well-appointed kitchen fitted with a range of base, wall and drawer-mounted units with wooden block worktops. Ceramic single bowl sink with drainer and mixer tap, integrated oven with four-ring electric hob and extractor fan, and integrated dishwasher. Power and appliance points, part-tiled walls, inset ceiling spotlights and tiled flooring. Front and rear-facing double-glazed uPVC windows and side-facing double-glazed uPVC double doors opening onto the patio.

UTILITY ROOM
4'07 x 3'11 (1.40m x 1.19m)
With base and wall-mounted units, wooden block worktop and space and plumbing for a washing machine. Cupboard housing the combi boiler. Door leading to the WC.

CLOAKROOM
4'11 x 3'08 (1.50m x 1.12m)
Fitted with low-level WC and vanity wash hand basin with tiled splashback. Tiled flooring and rear-facing double-glazed uPVC frosted window.

FIRST FLOOR LANDING
With radiator, power points, access to loft space and two rear-facing double-glazed uPVC windows.

BEDROOM ONE
10'04 x 14'06 (3.15m x 4.42m)
A generous double bedroom with radiator, power points, inset ceiling spotlights, built-in storage cupboard/wardrobe, access to loft space and front-facing double-glazed uPVC window.

BEDROOM TWO
12'07 x 9'00 (3.84m x 2.74m)
Double bedroom featuring radiator, power points, built-in wardrobes, access to loft space and front-facing double-glazed uPVC window.

BEDROOM THREE
11'11 x 8'04 (3.63m x 2.54m)
With radiator, power points and front-facing double-glazed uPVC window.

BATHROOM
14'08 x 5'07 (4.47m x 1.70m)
Fitted with a white suite comprising panelled bath, shower enclosure with mains-fed shower and tiled surround, low-level WC and wall-mounted wash hand basin. Tiled flooring, part-tiled walls, inset ceiling spotlights, heated towel rail and rear-facing double-glazed uPVC frosted window.

OUTSIDE
A gravel driveway provides off-road parking for multiple vehicles and leads to the garage/workshop.

GARAGE/ WORKSHOP
13'03 x 9'11 (4.04m x 3.02m)
Offering excellent storage or workshop space. Steps lead up to the main garden, which is predominantly laid to lawn with mature flower beds, established planting and multiple seating areas, including a large patio ideal for entertaining. The gardens are private and back directly onto woodland, while the front enjoys attractive views across rolling countryside.

SHEPHERDS HUT
A newly built and self-contained unit offering excellent income or guest accommodation potential. Comprising:
• Bedroom (7'05 x 4'05)
• Kitchen / Living Area (9'02 x 7'06)
• Shower Room (7'05 x 3'00)
The shepherd's hut is ideal for Airbnb or additional guest use and enhances the versatility of the property.

SERVICES
Mains Water, Electricity, Septic Tank and LPG.

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
Severn Trent - 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 the Coleford office, at the main traffic lights in town take a right turning and head towards Clearwell Caves as signposted. Turn right onto Lambsquay Road and follow the signs towards Clearwell. Proceed onto Clearwell High Street and the property can be found on the left hand side. The property is signposted on the wall which then takes you onto the driveway.

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

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