



Moonstone Cottage, 3 Tramway Road
Ruspidge, Cinderford GL14 3AY



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ESTATE AGENTS | EST 1985

Moonstone Cottage, 3 Tramway Road Ruspidge, Cinderford GL14 3AY

Guide Price £235,000

A DELIGHTFULLY CHARMING TWO BEDROOM SEMI-DETACHED FOREST STONE COTTAGE PRESENTED IN VERY GOOD ORDER THROUGHOUT, benefitting from a WEST-FACING LOW MAINTENANCE GARDEN, FOREST VIEWS, SITUATED ON A QUIET NO-THROUGH ROAD and OFFERED WITH NO ONWARD CHAIN. This quirky character home is PERFECT FOR FIRST TIME BUYERS or as a HOLIDAY LET (subject to change of use) being SITUATED CLOSE TO WOODLAND WALKS.

The accommodation comprises an ENTRANCE LOBBY and KITCHEN on the ground floor, LIVING ROOM with WOOD BURNING STOVE on the lower ground floor having access to the garden, BEDROOM TWO and the BATHROOM on the upper ground floor and BEDROOM ONE on the first floor.

Ruspidge is a small village located in the Forest of Dean district of Gloucestershire. It is situated approximately 2 miles (3 kilometres) southeast of the town of Cinderford.

Ruspidge benefits from its location within the Forest of Dean, allowing residents to enjoy the natural beauty and recreational opportunities that the area offers. The forest is home to various wildlife species and provides an ideal setting for nature walks and wildlife spotting.

The village features a mix of residential properties, including traditional stone cottages and more modern housing developments. The surrounding countryside provides opportunities for outdoor activities such as walking, cycling, and exploring the woodlands.

While Ruspidge is a small village, it provides some essential amenities for its residents. These include a local shop, a primary school, a village hall, and a few local businesses. The village is also in proximity to nearby towns and villages where additional services and facilities can be found.



The property is approached from the front aspect via a glazed wooden door leading into;

ENTRANCE HALL

A warm and welcoming space with a radiator and laminate wood effect flooring. From here half stairs lead down to the living room and up to the second bedroom and bathroom. An opening on the left leads into the kitchen.

KITCHEN

11'01 x 7'05 (3.38m x 2.26m)

Comprising a range of base mounted units with solid wood worktops and stylish white metro tile splash-backs. There is an inset ceramic sink unit, as well as space for a gas or electric cooker with extractor hood above. Additionally there is space for a fridge/freezer and plumbing for a washing machine. A cupboard houses the gas-fired Worcester combi boiler. To finish off there is a decoratively tiled floor and front aspect window.

LIVING ROOM

13'04 x 11'02 (4.06m x 3.40m)

A cosy space with feature brick built fireplace having a wood burning stove set on a stone hearth. There is a radiator, laminate wood effect flooring and rear aspect window and double glazed upvc door providing access to the rear garden.

UPPER GROUND FLOOR LANDING

With loft access to a partial roof space, half stairs continue up to the first floor principal bedroom. Doors lead off the landing to bedroom two and the bathroom.

BEDROOM TWO

11'04 x 7'03 (3.45m x 2.21m)

A small double or large single room with a radiator, laminate wood effect flooring and a rear aspect window with lovely forest views.





BATHROOM

8'01 x 6'00 (2.46m x 1.83m)

Comprising a modern suite to include a P-shaped panelled bath with mains fed shower over and glass screen, close coupled w.c and vanity washbasin unit. There is a heated towel rail, partly white metro tiled walls and an obscured rear aspect window.

BEDROOM ONE

13'08 x 11'03 (4.17m x 3.43m)

A good sized double room having a useful built in storage cupboard, fitted desk and shelving ideal for home working, laminate wood effect flooring, radiator and a front aspect window.

PARKING

There is plenty of on-road parking close to the property in Tramway Road.

OUTSIDE

To the front of the property is an attractive low stone wall with a gate, the front courtyard garden is laid to flagstones and there is a cold water tap. A path to the side of the property leads to the rear garden. There is a block of two small brick built sheds ideal for storage.

The low maintenance west-facing garden is a sun trap, predominately laid to gravel with planted raised beds, outside power point and enjoys a lovely view towards woodland.

AGENTS NOTE

The neighbouring property has a pedestrian right of access down the side and across the back of Moonstone Cottage to their rear garden.

DIRECTIONS

What3Words/// starch.flop.relief- From Mitcheldean take the A4136 over Plump Hill in the direction of Coleford. Turn left at the traffic lights at Nailbridge, signposted Cinderford. Continue along passing the Gulf garage on the right turning right just after into Valley Road. Proceed along here, continuing over the mini roundabout until reaching the T junction with St Whites Road. Turn left then take the third right on to Ruspidge Road. Continue along passing the shop on the right hand side, taking the second left into Tramway Road where the property can be found after a short distance on the right.

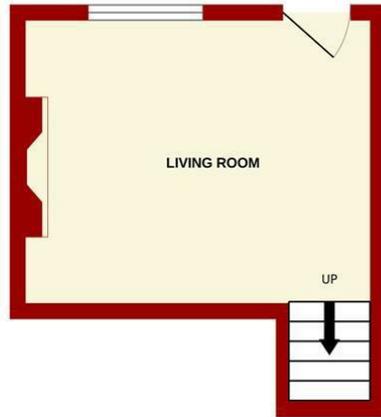
SERVICES

Mains water, drainage, electricity, gas.

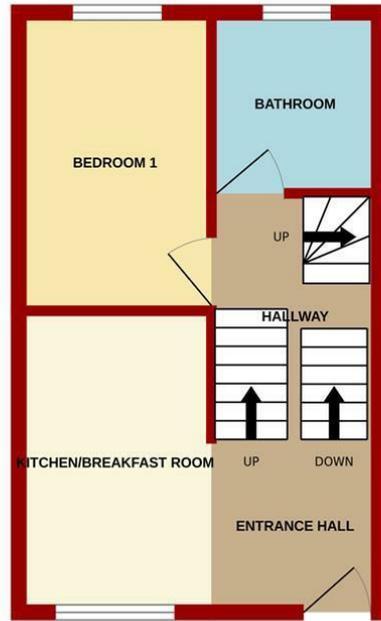




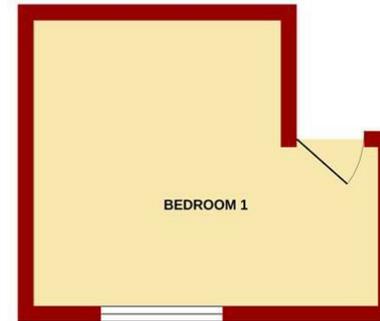
LOWER GROUND FLOOR



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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		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			
(55-64) D				(55-64) 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		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





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