



**Bournes Cottage, High Beech Road The Pludds**  
**GL17 9UD**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Bournes Cottage, High Beech Road The Pludds

Guide Price £475,000

GL17 9UD

**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* A BEAUTIFULLY PRESENTED AND SPACIOUS THREE BEDROOM END TERRACE PROPERTY BELIEVED TO DATE BACK TO THE LATE 1800'S and then extended in the 1960's boasting arguably the MOST IMPRESSIVE VIEWS IN THE FOREST OF DEAN having the most DRAMATIC PANORAMIC OUTLOOK OVER THE RIVER WYE AND WYE VALLEY towards the Welsh Mountains in the distance. This delightful property is situated on a QUIET LANE IN THE SOUGHT AFTER HAMLET OF THE PLUDDS, offering peace and tranquility and modern living all in one.**

Bournes Cottage offers a SEMI OPEN-PLAN LIVING SPACE with LOUNGE AREA having WOOD BURNING STOVE and DINING AREA ideal for entertaining, a FULLY FITTED MODERN KITCHEN, UTILITY ROOM with W.C and CONSERVATORY as well as THREE GOOD SIZED BEDROOMS and a FOUR PIECE SUITE BATHROOM. Outside there are WELL KEPT FRONT AND SIDE GARDENS with a SUMMER HOUSE and SHED. Additionally there is also OFF-ROAD PARKING FOR THREE VEHICLES.

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 amenities including a shop, primary school, village hall and church. Nearby The Pludds also benefits from an active village hall, which is run by volunteers and hosts a monthly Meet & Eat lunch event, as well as being well used for a variety of other local events. Ruardean features a mix of traditional stone cottages, newer residential properties and a few local businesses. The village has a strong sense of community, with various events and activities organised 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.

Ruardean's location within the Forest of Dean allows residents to enjoy the natural beauty and tranquillity of the area. The forest provides opportunities for wildlife spotting, nature walks and exploring the scenic landscapes.



A front aspect composite door leads into;

### **ENTRANCE HALL**

With durable tiled flooring, radiator and an inner door leading through to the semi-open plan living/dining area.

### **SEMI OPEN-PLAN LIVING SPACE**

#### **LIVING AREA**

**21'7 x 9'5 (6.58m x 2.87m)**

This space offers a great deal of natural light and flexibility, the lounge and dining areas are separated by two steps with the lounge area comprising a feature stone wall with fireplace housing a log burner set on a stone hearth, two radiators, and two front aspect windows providing breathtaking views.

#### **DINING AREA**

**22'7 x 8'2 (6.88m x 2.49m)**

The dining area is ideal for a large table making for the perfect entertaining space. There is a radiator, stairs ascending to the first floor and doors leading off to the kitchen, utility room and conservatory.

#### **KITCHEN**

**7'4 x 13'7 (2.24m x 4.14m)**

Comprising a range of fully fitted high quality wall and base level units with composite quartz effect worktops and an inset 1.5 bowl stainless steel sink unit with drainer. Integral appliances include an electric Rangemaster Aga range cooker with ceramic hob and glass splash-back, Bosch dishwasher and Bosch fridge/freezer. There are dual aspect windows providing simply stunning views and a modern wall mounted vertical radiator.

#### **CONSERVATORY**

**7'10 x 5'4 (2.39m x 1.63m)**

Comprising a radiator, tiled flooring and power points, a rear aspect door provides access to the garden.





## UTILITY ROOM

8'11 x 8'1 (2.72m x 2.46m)

A good size room having space and plumbing for a washing machine and tumble dryer, an oil-fired combi boiler and handy close coupled w.c with built in washbasin. There is also a radiator, extractor fan and an obscured rear aspect window.

## LANDING

A split level landing having a loft hatch and wooden thumb latch doors leading off to the three bedrooms and bathroom.

## BEDROOM ONE

12'7 x 11'7 (3.84m x 3.53m)

A spacious room with a radiator, and a front aspect window meaning you will wake up to those beautiful far reaching views.

## BEDROOM TWO

11'1 x 10'6 (3.38m x 3.20m)

A double room with a radiator and dual aspect windows having superb panoramic views.

## BEDROOM THREE

13'6 x 8'3 (4.11m x 2.51m)

Another good size room with a radiator and dual aspect windows overlooking neighbouring fields.

## BATHROOM

9'0 x 8'6 (2.74m x 2.59m)

Comprising a modern four piece white suite including a panelled bath with wetboard splash-backs, mains fed walk-in shower cubicle with wetboard surround and a vanity washbasin unit with close coupled w.c. Additionally there is a heated ladder towel rail, an extractor fan and an obscured rear aspect window.

## PARKING

There are two parking spaces on the driveway to the side of the property, and an additional space opposite.



## OUTSIDE

The attractive front garden is predominantly laid to lawn and enhanced by beautifully stocked borders featuring a variety of colourful flowers and mature shrubs, enjoying outstanding far-reaching views. A gated pathway leads to the canopied entrance porch. To the side, a gated and private garden provides a delightful retreat, complete with a summer house, garden shed and well-established planting, creating an ideal space for relaxation and outdoor enjoyment. The oil storage tank is discreetly positioned to the rear of the property.

## DIRECTIONS

What3Words/// hawks.spot.breath- From Mitcheldean, proceed along the A4136 in the direction of Cinderford and Coleford continuing straight on at the Nailbridge traffic lights. Follow the road into the village of Brierley, taking the second right signposted The Pludds. Continue up the hill and enter The Pludds, follow the High Street and turn left into High Beech Road. Follow the lane for approx. quarter of a mile where the property can be found on the right.

## SERVICES

Mains water, electricity. Septic tank. Oil

## 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 Water Authority

## LOCAL AUTHORITY

Council Tax Band: D  
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.

## PROPERTY SURVEYS

Qualified Chartered Surveyors 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)





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1165 ft<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

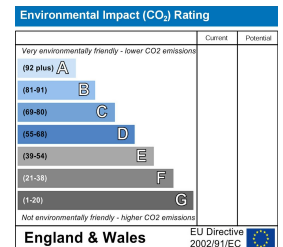
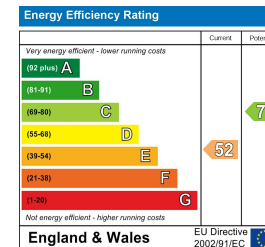
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.





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