



Ceterach  
Mitcheldean GL17 0JW



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# Ceterach

£550,000

## Mitcheldean GL17 0JW

**\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* \*\*NO ONWARD CHAIN\*\* Steve Gooch Estate Agents are delighted to offer for sale this LOVELY STONE COTTAGE, tucked away in a SECLUDED RURAL POSITION within the sought-after hamlet of Wigpool. The property enjoys DIRECT ACCESS INTO WOODLAND and is complemented by a SEPARATE STUDIO / ANNEXE, a RANGE OF OUTBUILDINGS INCLUDING GARAGE AND GYM, VARIOUS STONE OUTBUILDINGS, and a JAPANESE-STYLE WATER GARDEN, creating a truly unique lifestyle opportunity. Further benefits include PLANNING PERMISSION GRANTED FOR THE ERECTION OF A SINGLE STOREY EXTENSION (REF: P0754/24/FUL).**

Character features include VAULTED CEILINGS, EXPOSED BEAMS AND LINTELS, and WOODBURNING STOVES, with the added benefit of SOLAR PANELS GENERATING AN INCOME OF CIRCA £600 PER ANNUM. Further benefits include ELECTRIC HEATING. The accommodation comprises: ENTRANCE PORCH, KITCHEN, DINING ROOM, LIVING ROOM, and BATHROOM to the ground floor, with TWO DOUBLE BEDROOMS and a CLOAKROOM to the first floor.

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 12 miles west of the city of Gloucester.

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 is a notable landmark in Mitcheldean.

With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, 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.



The property is accessed via a upvc double glazed door leading into the:

### **ENTRANCE PORCH**

**11'9 x 3'6 (3.58m x 1.07m)**

Upvc construction, inset LED spotlights, feature exposed stone walling, tiled flooring, obscure glazed panel Georgian bar door giving access into:

### **KITCHEN**

**8'5 x 10'7 (2.57m x 3.23m)**

Belfast style sink unit with mixer taps over, solid wood worktops with built-in drainer, range of base and wall mounted Fired Earth units, natural wood upstands and window ledges, inset ceiling spots, access to roof space, exposed stone wall, tiled flooring, space for range style cooker, built-in Neff dishwasher, integrated fridge, electric wall mounted heater, front aspect upvc double glazed window overlooking forest and woodland, side and rear aspect upvc double glazed windows overlooking the garden, forest and woodland, wooden thumb latch door with wooden lintel over leading into the:

### **DINING ROOM**

Exposed ceiling timbers, inset ceiling spots, feature exposed stone walls, timber lintels, inglenook style fireplace with large wooden timber lintel over, stone hearth, inset multifuel stove, timber flooring, stairs leading to the first floor, wall mounted electric heater, power points, rear aspect upvc double glazed window opening into the porch, front aspect upvc double glazed window overlooking forest and woodland, rear aspect glazed panel door opening onto the rear garden with views over forest and woodland, opening into:

### **LOUNGE**

Inset ceiling spots, exposed ceiling timbers, exposed stone walls, exposed timber lintels, continuation of the wooden flooring, further stone fireplace with woodburning stove inset, two electric wall mounted heaters, power point, two front aspect windows overlooking the front garden with views towards forest and woodland, two rear aspect upvc windows overlooking the rear garden with views towards forest and woodland, small opening with timber lintel over leading into:

### **BATHROOM**

White suite with modern side panel bath, mixer tap fitting over, tiled surrounds, close coupled w.c, vanity wash hand basin, cupboard beneath, mixer tap over, tiled splashback, range of cupboards including the airing cupboard housing the hot water cylinder and pressure vessels, separate shower cubicle with mains fed shower fitted, inset ceiling spots, extractor fan, front aspect upvc obscure glazed window, rear aspect window overlooking the garden.





## LANDING

From the dining room, stairs lead up to the first floor with exposed stone walls and timber lintels, Velux roof light, continuation of the wood flooring, electric heater, power points, electrical consumer unit, wooden thumb latch doors giving access into:

## BEDROOM ONE

**16'7 x 12'5 (5.05m x 3.78m)**

Vaulted ceiling with exposed ceiling timbers, ceiling spot lights, wall light points, continuation of the wood flooring, power points, tv point, front aspect upvc double glazed window overlooking the woodland, two rear aspect upvc double glazed windows overlooking the garden and towards woodland.

## BEDROOM TWO

**11'8 x 9'5 (3.56m x 2.87m)**

Vaulted ceiling with exposed ceiling timbers, inset ceiling spots, continuation of the wooden flooring, power points, wall mounted electric heater, rear aspect upvc double glazed window.

## CLOAKROOM

White suite with close coupled w.c, vanity wash hand basin, monobloc mixer tap over, tiled splashback, cupboard beneath, ceiling spot, shaver light and point, continuation of the wooden flooring, front aspect upvc double glazed window overlooking forest and woodland.

## OUTSIDE

The front of the property has a pathway with a lawned area to the side planted with flowers, shrubs and bushes, enclosed by picket fencing. Gravelled areas extend to the side and rear of the property, where there is a further seating area, raised flower borders and bushes, with steps leading to a terraced garden with additional seating areas, gravelled spaces and planters. There is also a small putting green, a stone-built garden store for garden essentials, and a wood store.

The rear garden is accessed via fencing and leads to a further lawned area backing onto forest and woodland, with storage and compost areas.

There is also a Japanese-inspired water garden laid to gravel with a variety of acer trees, plants and shrubs, together with a pergola and water feature, enclosed by fencing and hedging.

## STUDIO/ANNEXE

Ideal for visiting guests or as a home office, with shower room, central heating and lighting, raised decking area, enclosed by wooden and glass balustrades, canopy porch area.

## GARAGE & PARKING

Off road parking for several vehicles.

Garage with power and lighting, double doors to front. Workshop behind currently used as a home gym.

## AGENTS NOTE

Full planning permission has been passed for the demolition of the utility and the erection of a single storey rear extension.

Planning reference number: P0754/24/FUL

## DIRECTIONS

Proceed up The Stenders road, taking the turning right into Wigpool. Continue along until the tarmac road ends, progressing onto a gravel track. Follow this along to the right, passing the chicken farm on the left hand side, turning immediately left after. Continue along, taking the first turning left, then the first turning right where the property can be found after a short distance on the right hand side.

## SERVICES

Mains water, electricity. Septic Tank. Underfloor heating to the bathroom. Electric heating. Solar Panels owned outright.

## 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: E

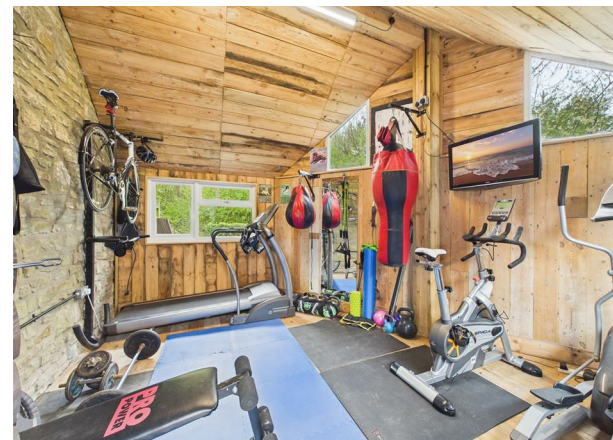
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## 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)





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

1262 ft<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

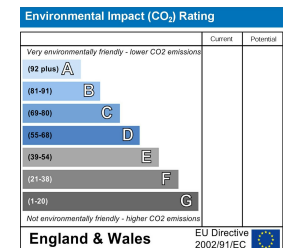
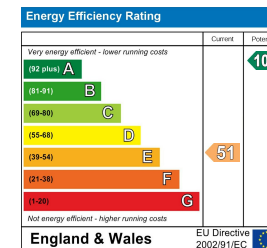
..... Below 5 ft

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

GIRAFFE360

**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.





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