



**Claymore House West End**  
Ruardean GL17 9TP



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Claymore House West End

## Ruardean GL17 9TP

Offers Over £400,000

\*\*\*Viewings welcome for those who are ready to proceed—please confirm your position when booking\*\*\*

AN ATTRACTIVE and SUBSTANTIAL FIVE-BEDROOM FAMILY HOME located in the heart of RUARDEAN. Offering OVER 2,400 SQ. FT. OF VERSATILE LIVING SPACE, this property is PERFECT FOR LARGE FAMILIES, with FLEXIBLE ACCOMMODATION that could EASILY SUIT MULTI-GENERATIONAL LIVING. Additionally, with its spacious layout, it PRESENTS THE POTENTIAL FOR AN INCOME STREAM AS A BED AND BREAKFAST (B&B) (subject to relevant permissions).

The accommodation comprises a 14.FT LIVING ROOM, 14.FT LOUNGE/DINER, FULLY FITTED KITCHEN with built in appliances, UTILITY ROOM, W.C and access to the CELLAR on the ground floor. FOUR BEDROOMS and a BATHROOM on the first floor. TWO FURTHER BEDROOMS on the second floor. There is PARKING FOR THREE VEHICLES to the rear of the property as well as a WORKSHOP and GARAGE. The REAR GARDEN is a GREAT SIZE and PRIVATE.



## RUARDEAN

Ruardean is a village located in the Forest of Dean district of Gloucestershire. It is situated in the western part of the Forest of Dean, approximately 5 miles (8 kilometres) west of the town of Cinderford.

The village offers a range of amenities to cater to the needs of its residents. These include a local shop, a primary school, a village hall, and a church. Ruardean features a mix of traditional stone cottages, newer residential properties, and a few local businesses. The village has a strong sense of community, and various community events and activities are organized 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 upvc door leads into;

### ENTRANCE HALL

Tiled floor, stairs lead up to the first floor with access below down to the Cellar, doors lead into the Living Room and Lounge/Diner.

### LIVING ROOM

14'00 x 13'02 (4.27m x 4.01m)

Period fireplace, radiator, front aspect window.

### LOUNGE/DINING AREA

14'02 x 13'02 (4.32m x 4.01m)

Stone fireplace with log burner, front aspect window, door to Kitchen.





## **KITCHEN**

**12'08 x 12'06 (3.86m x 3.81m)**

Range of modern fully fitted eye and base level units with laminate worktops and inset sink with drainer, built in appliances include double electric oven, ceramic hob with cooker hood over, under-counter fridge and dishwasher, breakfast bar, tiled splash-backs, tiled floor, rear aspect window, door to Rear Hall.

## **REAR HALL**

Walk-in storage cupboard, tiled floor, doors to the W.C. and rear garden. Opens into;

## **UTILITY ROOM**

**13'03 x 6'04 (4.04m x 1.93m)**

Fitted countertop with space and plumbing below for the washing machine and tumble dryer, space for a fridge/freezer, recently fitted oil-fired boiler and the pressurised hot water cylinder, rear aspect window.

## **W.C.**

Low level w.c, vanity handbasin with tiled splash-backs, tiled floor, obscured rear aspect window.

## **FIRST FLOOR LANDING**

Doors lead off into Bedrooms One, Two, Three, Four and the Bathroom. Stairs lead up to the second floor.

## **BEDROOM ONE**

**14'00 x 13'06 (4.27m x 4.11m)**

Two built-in double wardrobes, radiator, front aspect window.

## **BEDROOM TWO**

**13'07 x 13'05 (4.14m x 4.09m)**

Two built-in double wardrobes, radiator, front aspect window.

## **BEDROOM THREE**

**12'10 x 12'04 (3.91m x 3.76m)**

Radiator, rear aspect window.

## **STUDY/BEDROOM**

**9'10 x 8'04 (3.00m x 2.54m)**

Potential for use as a home office, radiator, rear aspect window.

## BATHROOM

12'10 x 6'01 (3.91m x 1.85m)

Four piece suite comprising a shower cubicle with tiled surround, panelled bath, low level w.c and vanity handbasin, radiator, tiled walls, obscured rear aspect window.

## SECOND FLOOR LANDING

A large space featuring exposed ceiling beams, doors lead into Bedrooms Five and Six.

## BEDROOM FOUR

13'03 x 10'06 (4.04m x 3.20m)

Currently used as a dressing room, exposed ceiling beams, radiator, skylight.

## BEDROOM FIVE

13'11 x 13'03 (4.24m x 4.04m)

Exposed ceiling beams, radiator, skylight.

## OUTSIDE & PARKING

The spacious south-facing rear garden is predominantly laid to lawn, offering an ideal space for family activities. Accessed via The Maltings at the rear, the garden also includes parking. Additionally, there is a workshop (17'07" x 12'08") and a garage (18'11" x 9'10") both equipped with power supply.

## DIRECTIONS

From Mitcheldean proceed along the A4136 continue up and over Plump hill upon reaching the traffic lights at Nailbridge turn right signposted to Ruardean, continue into the village and proceed through the village taking the turning left onto West End signposted to Joys Green this takes you to West End where the front door can be found on the left hand side. To access the parking proceed along further and turn left into the Maltings where the gated access to the driveway can be found on the left hand side.

## SERVICES

Mains water, drainage and electricity. Oil.  
Openreach in area. Please visit Ofcom mobile & broadband checker to verify availability.





## TENURE

Freehold

## LOCAL AUTHORITY

Council Tax Band: D

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

## 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 - 6.00pm 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)



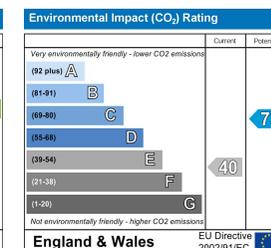
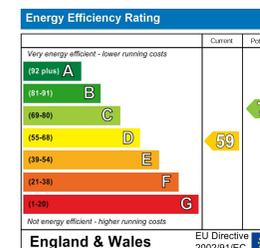
Claymore House, WestEnd, Ruardean, Gloucestershire  
 Approximate Gross Internal Area  
 Main House = 224 Sq M/2412 Sq Ft  
 Garage/Workshop = 37 Sq M/398 Sq Ft  
 Total = 261 Sq M/2810 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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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