



Bridewell View, Hillersland Lane

Shortstanding, Coleford, Gloucestershire, GL16 7NU

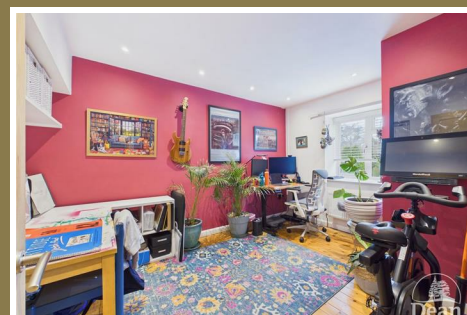
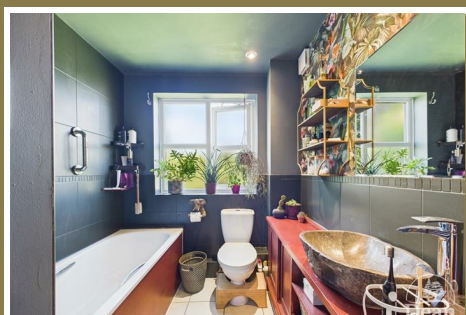
£575,000



*****VIRTUAL TOUR AVAILABLE***** Dean Estate Agents are excited to offer to the market this charming detached cottage which enjoys a generous, level garden on the edge of a village nestled between the Forest of Dean and the Wye Valley. The location gives easy access to surrounding woodland and countryside while remaining close to village amenities.

The family home retains its original character and is finished to a high standard throughout. Inside, two spacious reception rooms and a kitchen/breakfast room provide plenty of living space, complemented by a separate utility room/pantry. There are four well-proportioned bedrooms—three doubles, with the master bedroom featuring an en-suite—and a modern family bathroom. The garden is level and enjoys a sunny, open south-facing aspect. It has been thoughtfully landscaped with well-kept lawns, edged with flower beds, borders, and a selection of mature shrubs and trees including several fruit trees (apple, pear and plum) and a variety of soft fruit bushes. An allocated vegetable plot and greenhouse which provide opportunities for home growing. There is a large chicken coop and run. Outbuildings include a workshop, potting shed, with additional storage space which is complemented by a timber garden shed. To the front, the driveway provides ample off-road parking for multiple vehicles and a wood store.

The village of Shortstanding offers a public house, while the nearby village of Berry Hill won Neighbourhood of the Year in 2021 by Nextdoor. It has a community orchard, hairdresser, two convenience stores including a post office, schools, gym, and a takeaway. Nearby there are 2 golf courses and a couple of public houses. The river Wye, Symonds Yat, Symonds Yat Rock and the Forest of Dean, are easily accessed from a forest path across the road from the house..



Approached via front door into:

Entrance Hallway:

11'9" x 9'4" (3.60m x 2.86m)

Double glazed window to front aspect, under stairs storage cupboard, hardwood floor, doors to lounge/dining room and kitchen, open plan to study, stairs to first floor landing, radiator, power & lighting.

Lounge/Dining Room:

18'2" x 15'4" (5.56m x 4.68m)

Double glazed window to rear aspect, fireplace with inset wood burning stove, hardwood floor, bi-folding doors to garden, power & lighting.

Kitchen/Breakfast Room:

13'8" x 11'8" (4.19m x 3.57m)

A range of base and wall units, drawers, worktop, one and a half stainless steel sink with drainer unit, tiled splashbacks, double glazed windows to rear and side aspects, Worcester central heating boiler, integrated Gorenje oven and induction hob, extractor hood, plumbing for dishwasher, radiator, doors to utility room/pantry and rear courtyard, power & lighting.

Utility Room:

4'10" x 3'10" (1.49m x 1.19m)

Space & plumbing for washing machine, space for tumble dryer, power & lighting, worktop and shelving, door to cloakroom.

Cloakroom:

5'0" x 3'10" (1.53m x 1.19m)

Window to rear aspect, W.C., wash hand basin, tiled splashback, lighting, extractor fan, shelving & storage.

Study:

11'5" x 10'3" (3.48m x 3.14m)

Windows to front and side aspects, hardwood floor, radiator, power & lighting.

First Floor Landing:

13'6" x 2'9" (4.14m x 0.86m)

Double glazed window to side aspect, access to loft space, built in storage cupboard housing the unvented water cylinder, radiator, power & lighting, doors to bedrooms and family bathroom.

Bedroom One:

11'6" x 10'4" (3.53m x 3.16m)

Double glazed windows to front and side aspects, hardwood floor, door to en-suite, power & lighting, radiator.

En-Suite:

6'8" x 3'3" (2.05m x 1.01m)

Double glazed window to rear aspect, shower enclosure with main supply shower, W.C., wash hand basin, floor to ceiling tiles.

Bedroom Two:

12'7" x 11'5" (3.84m x 3.50m)

Double glazed windows to front aspect, hardwood floor, fitted wardrobes, radiator, power & lighting.

Bedroom Three:

11'8" x 9'4" (3.57m x 2.85m)

Double glazed window to front aspect, hardwood floor, radiator, power & lighting.

Bedroom Four:

8'4" x 6'10" (2.55m x 2.10m)

Double glazed window to rear aspect, hardwood floor, radiator, power & lighting.

Bathroom:

8'8" x 6'9" (2.66m x 2.06m)

Double glazed window to rear aspect, bath with shower attachment, W.C., wash hand basin, heated towel rail, partly tiled walls, tiled flooring, lighting.

Outside:

The garden is level and enjoys a sunny, open south-facing aspect. It has been thoughtfully landscaped with well-kept

lawns, edged with flower beds, borders, and a selection of mature shrubs and trees including several fruit trees (apple, pear and plum) and a variety of soft fruit bushes. An allocated vegetable plot and greenhouse which provide opportunities for home growing. There is a large chicken coop and run. Outbuildings include a workshop, potting shed, with additional storage space which is complemented by a timber garden shed. To the front, the driveway provides ample off-road parking for multiple vehicles and a wood store.

Workshop:

15'6" x 13'10" (4.74m x 4.23m)

Window, power & lighting.

Storage Room:

10'3" x 7'1" (3.13m x 2.17m)

Windows, door to additional storage room.

Additional Storage Room:

7'2" x 3'11" (2.20m x 1.21m)



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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



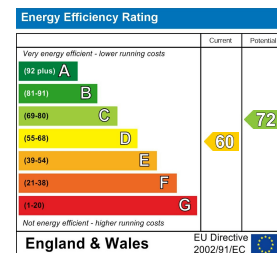
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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