Atara Cottage, 15 Cinderhill Way
Ruardean GL17 9TQ

STEVE GOOCH
ESTATE AGENTS | EST 1985



GROUND FLOOR

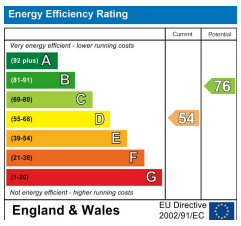


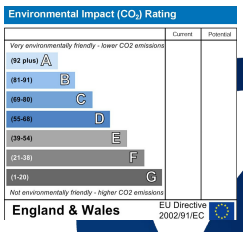
1ST FLOOR





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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Offers In Excess Of £250,000



Steve Gooch Estate Agents are delighted to offer for sale this PERIOD COTTAGE LOCATED IN THE CONSERVATION AREA OF RUARDEAN, BELIEVED TO DATE BACK AROUND 300 YEARS, OFFERED WITH NO ONWARD CHAIN. The property enjoys ENCLOSED GARDENS, a VILLAGE LOCATION and PARKING FOR ONE/TWO VEHICLES, together with CHARACTER FEATURES TO INCLUDE EXPOSED CEILING AND WALL TIMBERS, WATTLE & DAUB WALLS and an INGLENOOK FIREPLACE WITH ORIGINAL BREAD OVEN, as well as OIL-FIRED CENTRAL HEATING and DOUBLE GLAZING.

The accommodation comprises LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM, REAR HALL and UTILITY to the ground floor, with THREE BEDROOMS and FAMILY BATHROOM to the first floor.

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 village amenities including a shop, 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.













The property is accessed via a small canopy porch over the upvc front door with obscure glazed leadlight panels inset. This gives access into:

LOUNGE
15'09 x 13'03 (4.80m x 4.04m)
Beautiful stone inglenook style fireplace with large timber lintel, stone hearth, inset woodburning stove, original bread oven, alcoves to either side, exposed wall and ceiling timbers, power points, double radiator, wall light points, electrical consumer unit, front aspect upvc leadlight double glazed window overlooking the front garden and parking area, openings into:

DINING ROOM
12'02 x 8'05 (3.71m x 2.57m)
Chimney breast with alcoves to either side, small cupboards to bottom with louvre doors, ceiling light, double radiator, power points, rear aspect upvc leadlight double glazed window.

KITCHEN
15'00 x 12'01 (4.57m x 3.68m)
Single bowl, single drainer porcelain unit with mixer tap over, rolled edge wood block worktops, matching upstands, range of base and wall mounted units, tiled window ledges, four-ring induction hob, double oven, pull-out larder storage area, power points, double radiator, exposed ceiling timbers, exposed wall timbers, tiled flooring, large integrated fridge, wooden thumb latch door giving access into the understairs storage cupboard, front and side aspect upvc leadlight double glazed windows overlooking the gardens, wooden thumb latch door gives access into:

UTILITY/REAR HALL
12'01 x 8'00 (3.68m x 2.44m)
Plumbing for washing machine, ceiling light, ceiling timbers, double radiator, stairs leading to the first floor, rear aspect upvc leadlight double glazed window overlooking the rear garden, rear aspect timber stable door with glazed panel to top giving access to rear porch, doors giving access into:

STORE CUPBOARD
Inset ceiling spots, central heating timer controls, shelving space.

REAR PORCH
Stone and upvc construction with polycarbonate roof, wall light, door giving access to the rear garden, side and rear aspect windows.

From the utility, stairs lead up to the first floor:

LANDING
Ceiling light, access to roof space, double radiator, central heating thermostat controls, exposed wall timbers, wooden thumb latch doors giving access into:

BEDROOM ONE
16'05 x 13'03 (5.00m x 4.04m)
Ceiling light, exposed ceiling and wall timbers, double radiator, power points, front aspect upvc leadlight double glazed window overlooking the front garden and parking area with views towards the church.

BEDROOM TWO
15'04 x 7'11 (4.67m x 2.41m)
Ceiling light, double radiator, power point, rear aspect upvc leadlight double glazed window overlooking the rear garden and towards fields and mountains in the distance.

BEDROOM THREE
12'04 x 6'06 (3.76m x 1.98m)
Ceiling light, dado rail, double radiator, power point, front aspect upvc leadlight double glazed window overlooking the front garden and parking area with views towards the church.

FAMILY BATHROOM
8'09 x 6'00 (2.67m x 1.83m)
White suite with close coupled w.c, pedestal wash hand basin with taps over, double shower cubicle with wet board surround, conventional and drencher head, fully tiled walls, exposed timber floorboards, side aspect upvc obscure leadlight double glazed window.

OUTSIDE
The front of the property provides parking for one to two vehicles, with a concrete path to the front door, a good-sized lawn, and outside lighting.

The side garden has a further lawn, a pathway leading to the rear, an oil storage tank, outside power points, and a garden shed.

To the rear is an external Worcester oil-fired boiler for central heating and hot water, a courtyard garden with a coal bunker, and access to the rear porch.

DIRECTIONS
From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn right signposted to Ruardean. Continue up into the village and along to the High Street, turning left at the signpost to Joys Green and Lydbrook. Take the first right turn into Cinderhill Way where the property can be found directly ahead.

SERVICES
Mains water, drainage, electricity. 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

LOCAL AUTHORITY
Council Tax Band: C
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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).