



FREEHOLD

**Offers in the Region Of
£318,500**



**TRESCILLIAN HOUSE, HART LANE, RUARDEAN,
GLOUCESTERSHIRE, GL17 9UT**

- THREE DOUBLE BEDROOMS
- OPEN PLAN LIVING ROOM/KITCHEN/DINING ROOM
- SEPERATE SHOWER ROOM
- VIEWS FROM BEDROOM
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- PRETTY WELL STOCKED COTTAGE GARDENS
- OIL CENTRAL HEATING

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TRESCILLIAN HOUSE, HART LANE, RUARDEAN, GLOUCESTERSHIRE, GL17 9UT

A BEAUTIFULLY RESTORED MID-TERRACE VICTORIAN TOWN HOUSE IN A QUIET LANE IN THE CENTRE OF THE HISTORIC VILLAGE OF RUARDEAN. TRESCILLIAN HOUSE HAS BEEN RENOVATED TO A VERY HIGH STANDARD BY THE CURRENT OWNER AND BOASTS A WEALTH OF ORIGINAL AND CHARACTER FEATURES WHILST PROVIDING ALL MODERN CONVENIENCES. THE COMFORTABLE LIVING ACCOMMODATION IS SET OVER THREE FLOORS AND THERE IS A PRETTY, ENCLOSED SOUTH-FACING GARDEN TO THE REAR. OIL-FIRED HEATING AND HOT WATER. DOUBLE GLAZED THROUGHOUT. ALL WINDOWS, EXCEPT THE KITCHEN WINDOWS WHICH ARE WOOD-FRAMED CASEMENTS, ARE UPVC VICTORIAN-STYLE SASH WINDOWS FEATURING A CLEVER TILT MECHANISM THAT MAKES EASY CLEANING OF THE OUTSIDE GLASS.

Ruardean is a hillside village with outstanding views of the South Wales mountains. The Village is famous for not only 'The Bears' but also being the home of Horlicks Malted Drink famed throughout the World, it's Church with Saint George and the Dragon motif above the door. 'Ruardean has a garage, shop, doctors' surgery and primary school, and is in the catchment area for the renowned Dene Magna secondary school and Gloucester College's Forest of Dean campus. Regular bus service to the Market Towns of Ross-on-Wye, Cinderford and the City of Gloucester which is approximately 14 miles away.

A wider range of facilities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Front door with original fanlight to -

Hall: Pine floorboards and original Victorian tongue and groove wall panelling. Leading to -

Study: 14' 1" x 9' 1" (4.28m x 2.76m), Front aspect bay window. Victorian double-column fire surround with red brick-backed fireplace and log burner. Stripped pine floorboards. Victorian tongue and groove wall panelling. Original panelled door and fittings. Radiator.

Sitting Room: 13' 10" x 12' 1" (4.22m x 3.68m), Large fireplace with Victorian pillared mantelpiece. Log-burner set on solid slate plinth with solid slate hearth in front. Carpeted staircase to first floor with French-polished newel-post and handrail. 2 radiators. Open-plan to -



Kitchen/Dining Room: 17' 9" x 12' 1" (5.4m x 3.68m), A lovely big, bright space with large Velux roof window, and huge casement windows down to unit level that give uninterrupted views of the garden. Bespoke, fitted base-level units with local ash worktops and real Victorian butlers sink. Antique slate slab insets in front of units. Cupboard under draining board hides washing machine. LPG 'Stoves Newhome' cooker with double hob, 2 ovens, large grill and storage drawer (there is provision for cooker hood and extractor fan if wanted). Radiator.

First Floor Landing: Radiator, leading to -



Bedroom One: 15' 11" x 12' 2" (4.86m x 3.72m), A lovely large bright double room enjoying views to the front over open countryside. Original, stripped pine panelled door with antique cut-glass doorknobs and finger plates. Radiator. Fitted carpet.

Bedroom Two: 12' 2" x 12' 1" (3.71m x 3.68m), Peaceful, smaller double room with views over rear gardens to a tree-covered hill. Embossed brass door furniture. Radiator. Fitted carpet.

Bathroom One: Wash basin on original cast-iron supports. Hidden WC cistern and reproduction wooden flush handle. Stained and varnished wood floor. Beautiful original pine door with coloured glass and Victorian thumb-lock.

Laundry/Storage Room: Wall mounted laundry shelving and long row of hooks for hanging. Radiator.

Carpeted staircase with traditional French polished newel posts and handrail leading to -

Carpeted second floor landing/Study.: Built-in storage cupboard. Exposed roof beams. Leading to -

Bedroom Three: 9' 6" x 8' 9" (2.89m x 2.66m), A very large bright room with front-facing aspect. Double windows give unique close-up views of Ruardean church steeple, and over open fields to Wales in the distance. A large ceiling hatch gives access to a spacious loft. Radiator. Fully carpeted.

Bathroom Two: Pedestal basin, close-couple WC (utilises a 'Wasteflo' macerator) and white-tiled cubicle with 'Triton' electric shower. Stained and varnished wood floor. Exposed roof beams. Radiator.

Outside: A slate step from the kitchen leads to a brick-paved seating area housing 2 x 47 kg LPG bottles (for cooking) with automatic change over regulator. Also, the boiler house with Worcester-Bosch boiler and exterior tap. From here, step up to the lawn with a cottage-garden style flower bed bordering one side. There are three mature and prolific blackcurrant bushes, and a rhubarb plant. There is a large log store that doubles as shaded seating in summer plus a garden shed with a small wild-life pond in front. Another stone step leads to a sunny brick-paved patio surrounded by flower beds and summer jasmine. The garden is south-facing, quiet and secluded, enclosed by stone walls on 3 sides and a wooden fence on the other. There is a double-bund 1000-litre oil storage tank at the bottom of the garden which is filled simply and cleanly via an off-set pipe by the front door.

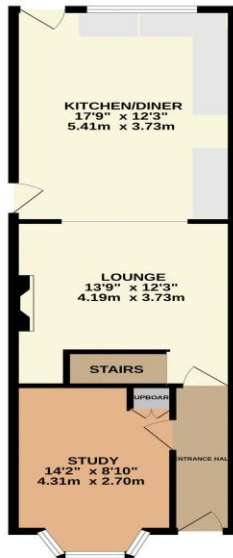
Services: The property is connected to mains electric and water. There is no natural gas service to Ruardean. The heating system and services where applicable have not been tested



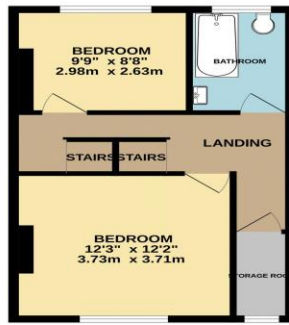
IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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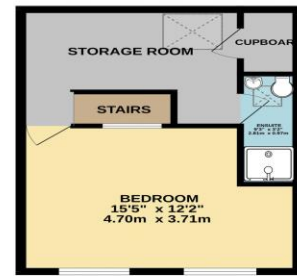
GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



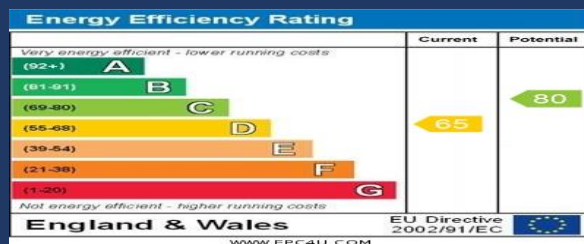
1ST FLOOR
352 sq.ft. (32.4 sq.m.) approx.



2ND FLOOR
338 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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ABOUT
Property
SINCE 1982