



Upper Eastbach English Bicknor, Coleford, Gloucestershire, GL16
7ET



Sunderlands
Residential Rural Commercial



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Summary of Features

- SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION
- An attractive detached 3 - bedroom property
- Recently refurbished to a high standard
- Located in the popular village of English Bicknor
- Benefiting from far reaching countryside views over the Wye Valley National Landscape
- Additional land and building available by separate negotiation

Guide Price - £525,000
Ref: Kathy Gunter

Situation

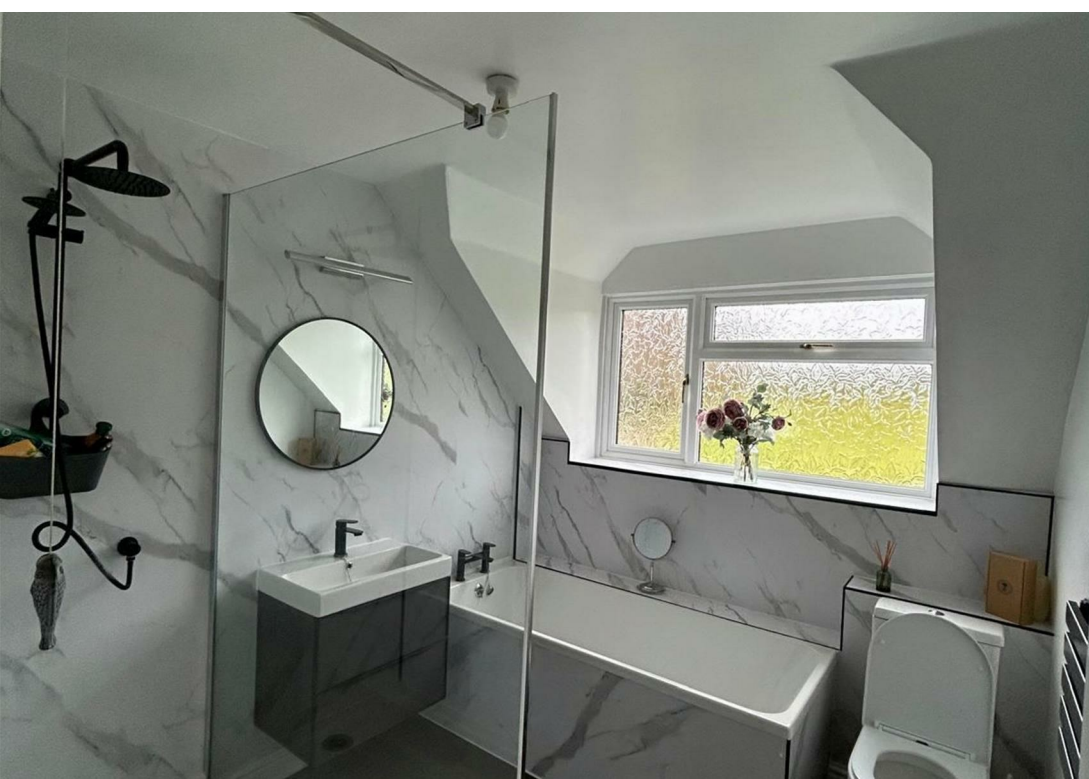
Upper Eastbach is located on the edge of the picturesque village of English Bicknor, commanding elevated views over surrounding farmland and the wider Wye Valley National Landscape. The property is located on the edge of the village which benefits from a Primary School and Village Hall. The villages of Lydbrook and Berry Hill are only a stone's throw away, providing a range of local shops and pubs. The nearby A4136 offers easy access to the A40, connecting the property to the wider road network and commuter locations such as Gloucester and Cheltenham.

Agricultural Occupancy Condition

The property is subject to an Agricultural Occupancy Condition limiting the occupant of the dwelling to a person solely or mainly employed or last employed in the locality in agriculture as defined in section 290 (1) of the Town and Country Planning Act 1971 or in forestry (including any dependents of such a person residing with him) or a widower of such person.

Before viewing the property, prospective purchasers must demonstrate to the selling agent that they fulfil the Agricultural Occupancy Condition.





Description

Upper Eastbach is a substantial 3-bedroom detached property which has been recently refurbished to a high standard. The living area is spacious with a large kitchen diner, living room and conservatory, all benefitting from outstanding views over the surrounding farmland. The property benefits from a large driveway able to accommodate four vehicles and a well maintained lawned garden with patio.

Accommodation

The accommodation comprises:

Entrance Hallway

An attractive oak frame porch surrounding the front door leads through to a spacious tiled entrance hall with stairs to first floor off.

Living Room

The living room boasts a feature fireplace with open fire and stone hearth. A south-facing window overlooking the driveway provides an abundance of light and countryside views with French doors out to the garden.

Downstairs WC

Recently refurbished downstairs WC off entrance hall with tiled floor, wall hung wash hand basin and toilet.

Conservatory

Part brick conservatory with stone floor and double sliding doors out to the garden and patio area.

Utility Room

Newly fitted units and tiled floor with washing machine and tumble dryer points and sink. French door providing access to the garden and door into the garage.

Kitchen-Diner

The kitchen diner is the perfect social focal point of the property with newly fitted duck egg units with granite countertop and integrated NEFF induction hob with double oven and under-counter fridge and separate freezer. A picturesque south-facing window overlooks the driveway and farmland beyond, with a single door leading out to the driveway

Landing

Access to loft space, airing cupboard with hot water tank and internal shelving. New carpet fitted throughout the upstairs.

Master Bedroom

Large double with south facing window and views over the surrounding farmland. Door through to

En-Suite

Newly fitted en-suite bathroom with toilet, wash hand basin and bath. There is lino flooring throughout and a window overlooking the land behind. There is sufficient space for a dressing room area also.

Bedroom 2

Good sized double bedroom with window overlooking the rear gardens of the property. New carpet fitted throughout

Bedroom 3

Good sized double bedroom with beautiful views overlooking the fields in front of the property. The window is south facing making the room exceptionally light.





Family Bathroom

Recently re-furbished bathroom with large walk in shower with black chrome mixer shower head, large bath, wash hand basin, toilet and heated towel rail. The bathroom has a large glazed window creating an abundance of natural light.

Internal Garage

Single garage with concrete floor and water and electricity connection. Loft storage above

Outside

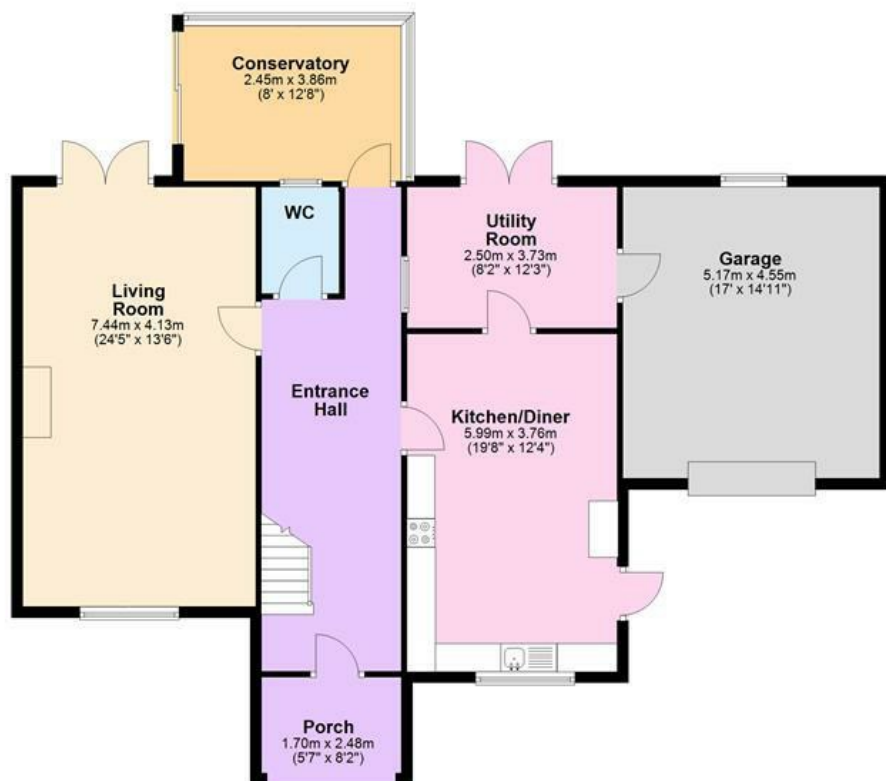
The property benefits from attractive lawned gardens, with a small greenhouse and a timber summerhouse. The property benefits from a large driveway suitable for four vehicles with attractive timber gates.

Additional Land

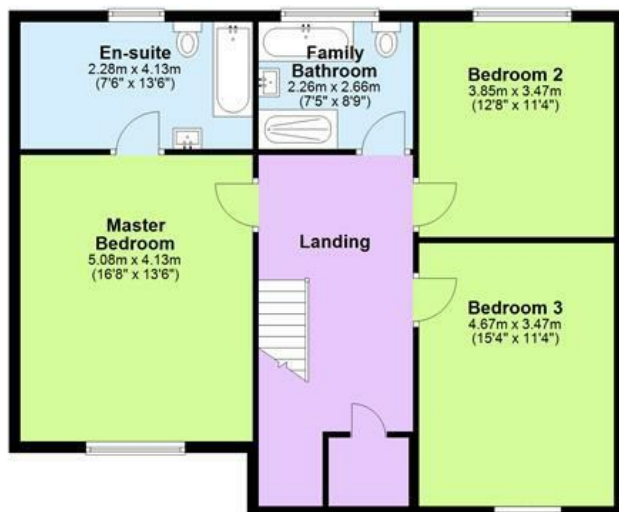
There are approximately 5 acres of land and a newly built steel portal-frame agricultural building available by separate negotiation at a guide price of £150,000. Please note, the land and building will not be sold separately to the property.



Ground Floor



First Floor



Total area: approx. 210.0 sq. metres (2260.7 sq. feet)

Services

We understand that the property benefits from mains water and mains electricity, a private drainage system and oil-fired central heating. None of these services have been tested by the selling agents.

Tenure

The property is freehold with the benefit of vacant possession.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of any easements, quasi easements, wayleaves or rights of way.

Council Tax Band

The property is in Forest of Dean Council Band 'E'.

Planning

We are not aware of any formal planning searches undertaken on the land or property. Full details of planning history can be found on the local authority website.

Health and Safety

Prospective purchasers should take all necessary care when making an inspection. Viewings are taken solely at the risk of those who view, and neither the selling agent nor the owners of the property takes responsibility for any injury, however caused.

Money Laundering

The successful purchaser will be required to provide sufficient identification to verify their identity in compliance with the Money Laundering Regulations. Please note that a small fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti-money laundering checks. This fee is payable at the time of verification and is non-refundable.

Agents Note

Any plans used in the preparation of these details are for identification purposes only and may have been reduced in scale to assist with printing. Any interested parties should check the title plan before proceeding to purchase.

Important Notice

These particulars are set out as a guide only. They are intended to give a fair description of the property but may not be relied upon as a statement or representation of facts. These particulars are produced in good faith but are inevitably subjective and do not form part of any Contract. No persons within Sunderlands has any authority to make or give any representation or warranty whatsoever in relation to this property. The photographs were taken in April 2026.

Viewings

Viewings strictly by appointment with the selling agent only.

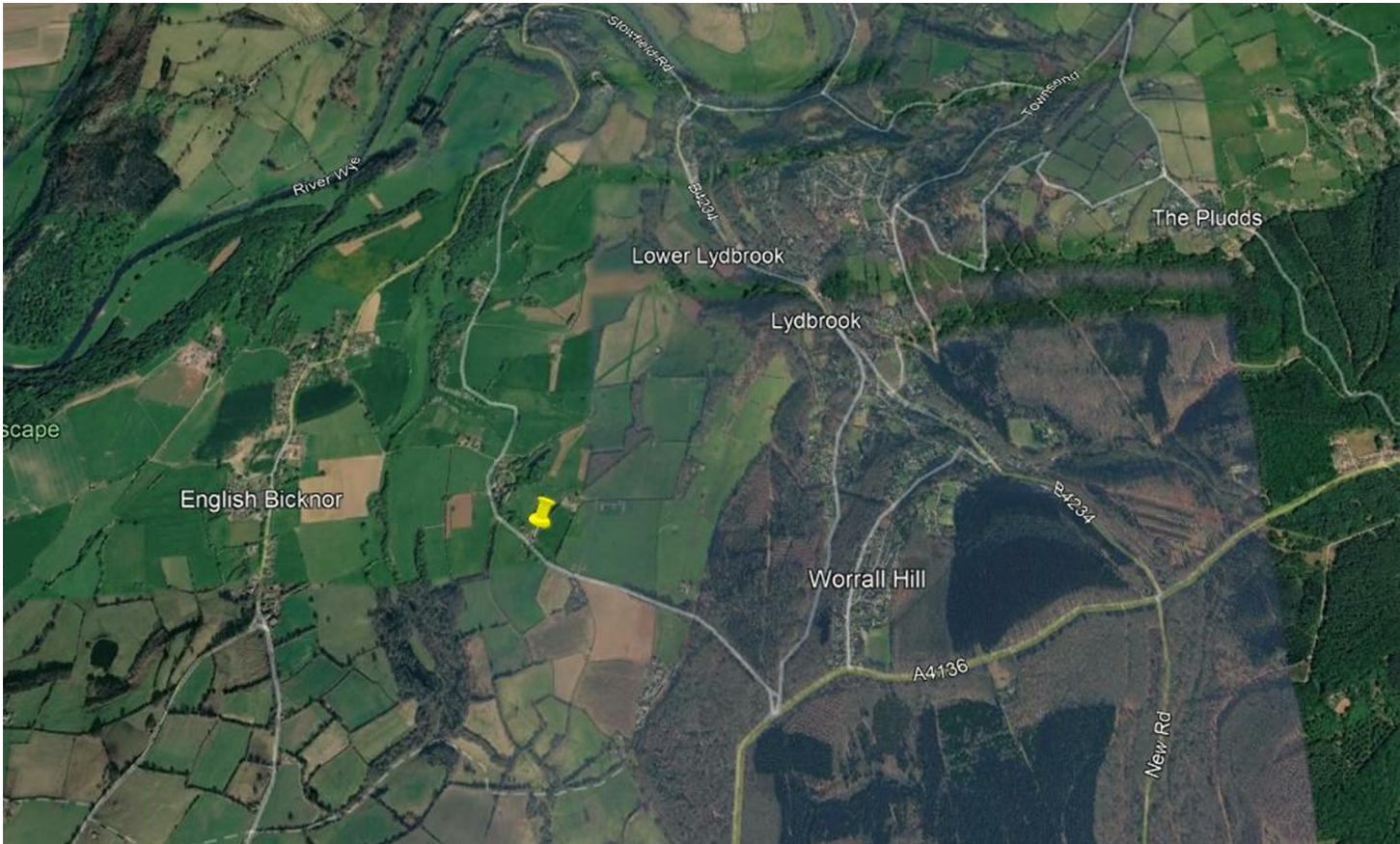
Kathy Gunter on 01432 356161 (Option 3) or 07765 413694 - k.gunter@sunderlands.co.uk

Katie Bufton on 01432 356161 (Option 3) or 07741 664053 - k.bufton@sunderlands.co.uk

Directions

From the town of Coleford head east on Gloucester Road towards Mile End. At the junction turn right onto the A4136 towards Worrall Hill. Proceed for half a mile before turning left towards Eastbach. Proceed for 0.8 miles and Upper Eastbach will be on your right.

What3Words: ///nature.behaving.consented



Sunderlands

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.