



Yew Tree Cottage Marsh Hill
Sling, Coleford GL16 8JW

SG | **STEVE GOOCH**
ESTATE AGENTS | EST 1985

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Sling, Coleford GL16 8JW

Guide Price £750,000

AN EXCEPTIONAL BLEND OF CLASSIC CHARM AND MODERN CONVENIENCE IN THIS STUNNING FOUR DOUBLE BEDROOM COTTAGE ON THE EDGE OF SLING VILLAGE. WITH TWO EN-SUITE BEDROOMS AND A SPACIOUS MODERN EXTENSION, THIS HOME OFFERS FLEXIBLE LIVING ARRANGEMENTS TO SUIT YOUR LIFESTYLE.

SET WITHIN TWO-THIRDS OF AN ACRE OF BEAUTIFULLY LANDSCAPED, MATURE GROUNDS, THE PROPERTY PROMISES EXCEPTIONAL PRIVACY AND PICTURESQUE VIEWS. ENJOY YOUR OWN TRANQUIL SANCTUARY WITH EASY ACCESS TO LOCAL AMENITIES AND THE SERENE FOREST JUST A SHORT STROLL AWAY.

THIS UNIQUE COTTAGE PROVIDES THE BEST OF BOTH WORLDS - PEACEFUL SECLUSION AND CONVENIENT VILLAGE LIVING. DON'T MISS OUT ON THIS RARE OPPORTUNITY TO OWN A VERSATILE AND ENCHANTING HOME.

Sling is located in the delightful Forest of Dean, just outside of the historic market town of Coleford. Well located for all motorway links (M50 & M48 are within a 12 mile radius) yet enjoys a full range of local facilities to include: Cinema, Post Office, Library, Shops, 2 Supermarkets, Pubs and Restaurants. Primary and secondary schooling with further education.





ENTRANCE PORCH

Accessed via a wooden door, space for boot storage, front and side aspect windows, door to:

LOUNGE

20'01 x 11'03 (6.12m x 3.43m)

Inglenook fireplace made with stone from Clearwell Quarry with feature bread oven, solid wooden mantel and inset Jotul 6 multi fuel burner burner which can also be used as an open fire, stone tiled flooring, old original staircase creating a lovely feature to the room, understairs storage cupboard, power points, two radiators, television point, stairs to the first floor landing, front aspect double glazed upvc windows, thumb latch door to:

DINING ROOM

15'01 x 9'09 (4.60m x 2.97m)

Radiator, power points, double glazed upvc double doors which lead out onto the decked seating area, there is also a thumb latch door to bedroom 3 and thumb latch door to:

KITCHEN

19'02 x 8'02 (5.84m x 2.49m)

A range of base, drawer and wall mounted units, rolled edge worktops, one and a half bowl single drainer stainless steel sink unit with mixer tap above, integrated appliances to include double ovens and warming drawer, space for microwave, space for two fridge/freezers, five ring Neff hob with extractor fan above, curved breakfast bar wrapping around the rear of the bread oven from the inglenook fireplace in the lounge with space for seating below, radiators, space and plumbing for dishwasher, double doors to a larder storage cupboard, power points, partly tiled walls, side aspect double glazed upvc window, front aspect double glazed upvc sliding doors to:

CONSERVATORY

10'0 x 7'06 (3.05m x 2.29m)

Front and side aspect double glazed upvc windows, front aspect double glazed upvc sliding doors out onto the front patio.

UTILITY ROOM

11'01 x 7'06 (3.38m x 2.29m)

A range of base, drawer and wall mounted units, rolled edge worktops, one and a half bowl single drainer stainless steel sink unit with mixer tap above, space and plumbing for washing machine, space for tumble dryer, gas fired Worcester boiler, power points, partly tiled walls, front and side aspect double glazed upvc windows, thumb latch door to:



REAR HALL

6'04 x 3'09 (1.93m x 1.14m)

Radiator, storage cupboards, side aspect double glazed frosted door giving access out to the side of the property, door to:

SHOWER ROOM

6'05 x 5'06 (1.96m x 1.68m)

Can serve as an en-suite to Bedroom 3. Corner shower enclosure with mains shower over, vanity wash hand basin, low level WC, heated towel rail, tiled walls, tiled flooring, inset ceiling spotlights, rear aspect double glazed upvc window.

BEDROOM 3

11'02 x 9'09 (3.40m x 2.97m)

Radiator, power points, rear aspect double glazed upvc window, thumb latch door to dining room and also a door to rear hall.

FROM THE KITCHEN A STABLE DOOR GIVES ACCESS TO:

SNUG

12'04 x 12'04 (3.76m x 3.76m)

Accessed via stable door from the Kitchen. This room was built and designed as a separate annexe in conjunction with bedroom two for a relative, however is now seamlessly integrated by the current owners as part of their main living accommodation. Radiators, power points, television point, two Velux windows with fly screens and blinds, door to shower room, side aspect double glazed upvc double doors out to the decked area, thumb latch door to:

BEDROOM 2

10'11 x 10'10 (3.33m x 3.30m)

Radiators, power points, Velux window with fly screen and blackout blind, mirror fronted sliding built in wardrobes, side aspect double glazed upvc window, side aspect double glazed upvc door out onto the decked area, thumb latch door to:

JACK AND JILL SHOWER ROOM

8'05 x 7'05 (2.57m x 2.26m)

Shower enclosure with mains shower over, low level WC, pedestal wash hand basin, heated towel rail, partly tiled walls, Velux window with fly screen and blackout blind.

FROM THE LOUNGE, STAIRS LEAD TO THE FIRST FLOOR:

LANDING/STUDY

11'07 x 7'04 (3.53m x 2.24m)

Power points, space for desk and chair, front aspect double glazed upvc window, thumb latch doors to bedrooms 1 and 4:

BEDROOM 1

14'09 x 11'07 (4.50m x 3.53m)

Radiator, power points, front aspect double glazed upvc window, steps up to:







DRESSING AREA

9'10 x 4'07 (3.00m x 1.40m)

Power points, built in wardrobe, inset ceiling spotlights, front and side aspect double glazed upvc windows, thumb latch door to:

EN-SUITE

9'10 x 7'11 (3.00m x 2.41m)

Shower enclosure with mains shower over, low level WC, two sinks, heated towel rail, tiled walls, tiled flooring, inset ceiling spotlights, access to loft space, side aspect double glazed upvc window.

BEDROOM 4

11'07 x 8'10 (3.53m x 2.69m)

Radiator, power points, built in wardrobes, front and side aspect double glazed upvc window.

OUTSIDE

The property is accessed via a track owned by the Forestry Commission, to which the property has full rights, providing a wealth of parking. The track leads to a detached double garage, from where two pedestrian gates provide entry to the grounds. One of these gates opens to a charming tree-lined walkway bordered by a low stone wall adorned with trailing bellflowers.

The extremely private, south-facing front garden boasts a large lawn with a sunny patio area for seating and dining, as well as the cooling shade of two ancient yew trees and a venerable oak tree. Nestled under these trees is an attractive stumpery, thoughtfully created by the current owners. The entire front garden has been dog proofed. A pathway meanders from the front door around the property, passing a delightful herb and flower garden that leads to the main rear garden.

The rear garden is predominantly laid to lawn, interspersed with a variety of mature trees, including a winter garden and fruit trees such as forest plums, apples, and black cherries. Notably, none of the trees are subject to preservation orders, allowing the new owners to retain the garden's privacy or to modify it as desired.

The property also features an array of outbuildings, including a stable block with two stables, three kennels with both a gated and a grass run, a garden shed, a large woodstore, and a greenhouse. A wonderful decked area, accessible from the dining room, snug, and bedroom two, provides a perfect spot to overlook the garden and enjoy your own slice of heaven.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford,
Glos. GL16 8HG.



TENURE

Freehold.

VIEWINGS

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 - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

The entrance to the access driveway can be found at what3words: [///worlds.villas.width](https://www.what3words.com/#!/en/000/000/000/worlds.villas.width)

At the end of the track there is a parking area in front of the double garage and also turning space.

PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

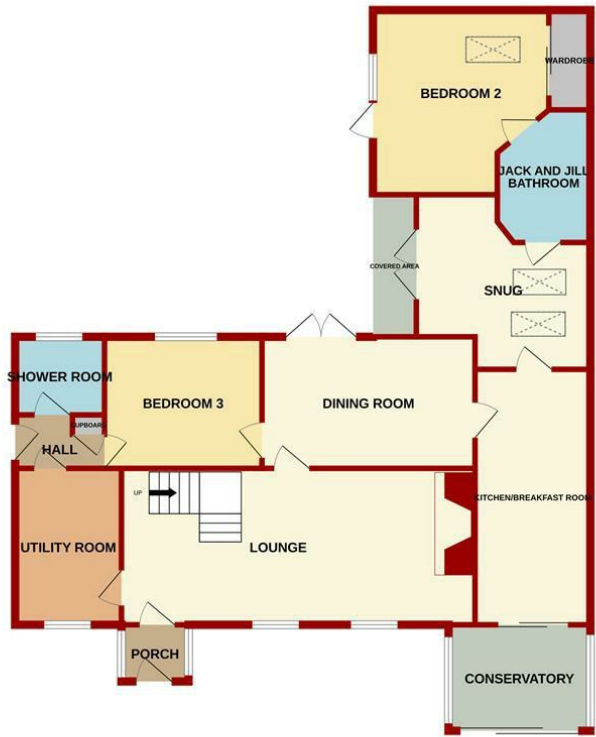
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GROUND FLOOR

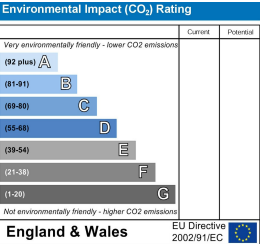
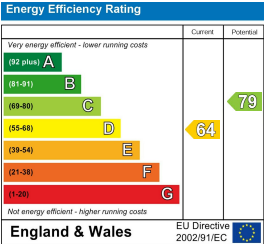


1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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1 High Street, Coleford, Gloucestershire. GL16 8HA | (01594) 835566 | coleford@stevegooch.co.uk | www.stevegooch.co.uk

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