5 Almshouse Road

Newland, Coleford GL16 8NL

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£395,000

A beautifully presented and characterful TWO-BEDROOM GRADE II LISTED COTTAGE, formed from two original cottages and sympathetically renovated in 2010, enjoying a SOUTH-FACING REAR GARDEN, a LOVELY VILLAGE LOCATION and an abundance of period features. Situated in the heart of the sought-after village of Newland, within the FOREST OF DEAN AREA OF OUTSTANDING NATURAL BEAUTY, the property also benefits from an impressive extended second reception room, bedroom with ensuite, downstairs cloakroom and delightful views towards the surrounding hillsides.

5 Almshouse Road is a truly unique property steeped in history, having once formed part of a terrace of ten historic almshouses and retaining a wealth of character and heritage. This Grade II Listed home occupies a wonderful position in the heart of the sought-after village of Newland, enjoying beautiful views across the Newland Valley and towards All Saints Church. Properties of this nature rarely become available, presenting an exciting opportunity to own a home of genuine historic significance in one of the Forest of Dean's most picturesque villages.

The village of Newland sits on the edge of the Forest of Dean above the beautiful Wye Valley and is home to All Saints Church, known as the 'Cathedral of the Forest', and the popular Ostrich Inn. The nearby market towns of Coleford and Monmouth offer a wide range of shops, supermarkets, schools, restaurants and leisure facilities, with Monmouth also home to the renowned Haberdashers' Schools. The area is well placed for access to the M50 and M48 motorway networks, while enjoying the countryside and outdoor pursuits of the Forest of Dean and Wye Valley.

ENTRANCE HALLWAY

Accessed via an original door into the entrance hallway, with tiled flooring, power points and stairs rising to the first floor. An attractive oak thumb-latch door leads through into the kitchen.

KITCHEN

14'5" x 12'10" (4.39m x 3.91m)

A charming and well-equipped kitchen fitted with a range of solid wood base, wall and drawer-mounted units beneath solid wood worktops. There is a one-and-a-half bowl stainless steel Franke sink with mixer tap, integrated Bosch oven, four-ring Bosch hob with glass splashback and extractor fan, together with space for a fridge/freezer and an integrated washing machine.

The kitchen also benefits from a breakfast bar with further storage, exposed ceiling beams, inset ceiling spotlights, radiator and power points. An original front-aspect window has been fitted with secondary glazing, whilst the rear aspect features double-glazed wooden windows overlooking the garden. A characterful stable door provides access directly to the garden.

LOUNGE

15'6" x 13'0" (4.72m x 3.96m)

A light and spacious dual-aspect reception room, retaining a wealth of character including exposed ceiling beams and original windows. The front-aspect original windows benefit from secondary glazing, whilst a rear-aspect double-glazed wooden window enjoys views towards the garden. A particularly attractive feature is the impressive fireplace with oak mantel and inset log-burning stove. There is also a radiator and numerous power points. An opening leads through to a small rear hallway.

CLOAKROOM

3'00 x 4'05 (0.91m x 1.35m)

Fitted with a low-level WC, vanity wash hand basin with tiled splashback and heated towel rail. There is also a side-aspect double-glazed wooden window.

SECOND RECEPTION ROOM / GARDEN ROOM

8'04 x 12'03 (2.54m x 3.73m)

A fantastic addition to the property, this extended reception room provides a versatile and particularly attractive space. Featuring a pitched roof, oak flooring and a large double-glazed wooden picture window and door overlooking and providing access to the garden, this room enjoys lovely views towards the surrounding hillsides. Previously used as an art studio, the room offers considerable versatility and could equally be utilised as a home office, playroom, dining room or additional sitting room. A bespoke solid wood fitted wall unit provides excellent storage and shelving.

LANDING

Stairs rise from the entrance hallway to the first-floor landing, which features a radiator, power point, exposed character beams, inset ceiling spotlights and rear-aspect double-glazed wooden windows. Oak thumb-latch doors continue throughout the first floor.

BEDROOM ONE

12'10" x 11'4" (3.91m x 3.45m)

A lovely character bedroom with a high vaulted ceiling and exposed beam, creating a particularly attractive and spacious feel. There are inset ceiling spotlights, radiator, power points and wall lights positioned either side of the bed.

The room is dual aspect, with an original front-aspect window benefiting from secondary glazing and a rear-aspect double-glazed wooden window. The bedroom also benefits from a useful walk-in wardrobe.

WALK - IN - WARDROBE

4'1" x 3'6" (1.24m x 1.07m)

Fitted with lighting, shelving and hanging space, providing excellent additional storage.

EN-SUITE

8'4" x 3'4" (2.54m x 1.02m)

A bright ensuite with high ceiling, comprising a walk-in double shower enclosed by tiled surrounds, with shower fitting over, wall-mounted WC and wall-mounted wash hand basin with stone splashback. There is also a fitted wall storage unit, heated towel rail and rear-aspect double-glazed wooden window.

BEDROOM TWO

9'3" x 9'3" (2.82m x 2.82m)

A well-proportioned second bedroom with radiator, power points, inset ceiling spotlights, fitted shelving and access to the loft space. There is also an exposed character beam and an original front-aspect window with secondary glazing.

BATHROOM
9'1" x 6'7" (2.77m x 2.01m)
Fitted with a panel bath with attractive built-in stone-tiled shelving surrounding, low-level WC and wall-mounted wash hand basin with stone splashback. Further features include a heated towel rail, inset ceiling spotlights, extractor fan and part-tiled walls. An original front-aspect window benefits from secondary glazing.

OUTSIDE
The property enjoys a delightful south-facing rear garden, providing a peaceful and private setting. The garden has been designed for ease of maintenance, with paved areas creating several seating and entertaining spaces, together with gravelled areas, well-stocked flower beds and a range of mature shrubs. There is a useful wood store and a wooden shed equipped with power and lighting, along with an outside tap and additional external power point. The rear of the property is complemented by a charming characterful stone porch above the back door.

SERVICES
Mains electricity, water and drainage. Electric heating. Gigaclear.

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 - Rates to be confirmed

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

TENURE
The property is leasehold, with a 199-year lease commencing from the property's renovation in 2010.

AGENTS NOTE

The property was originally formed from two separate cottages which were combined to create the current home. It retains a wealth of character features throughout, including original windows, exposed beams, oak thumb-latch doors and the feature fireplace.
This property is Grade II Listed.

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.

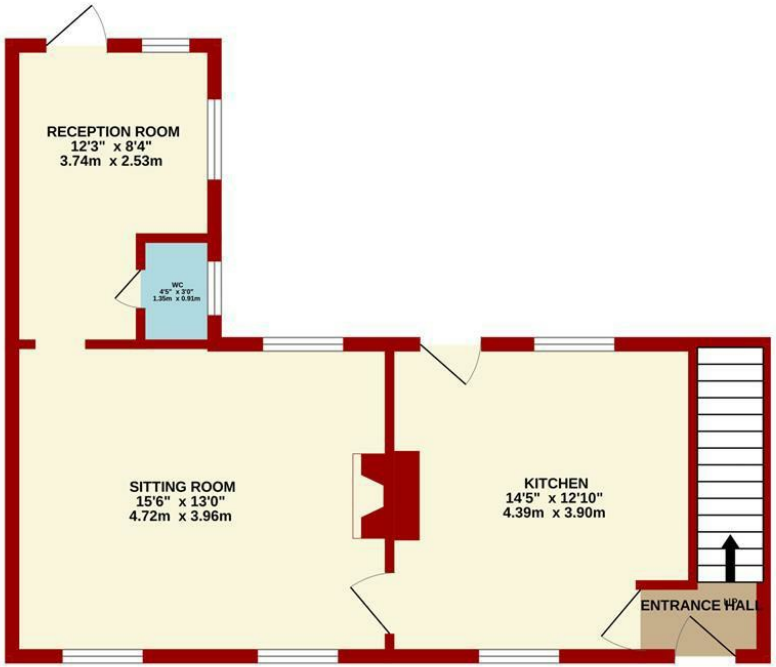
DIRECTIONS

From Coleford High Street, proceed towards the town centre and continue onto Newland Street. Follow Newland Street out of Coleford, continuing towards Newland. On entering the village, continue towards the centre and turn onto Almshouses Road. Follow the road for a short distance, where No. 5 will be found.

PROPERTY SURVEYS

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

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.

TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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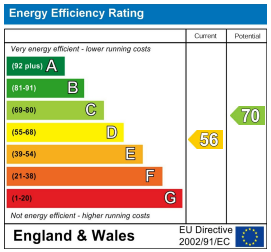

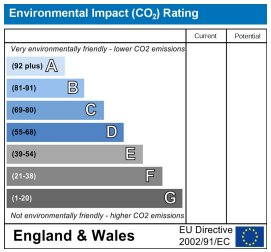

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All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.