



Willowdene Cottage Main Road
Pillowell, Lydney GL15 4QY



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £300,000

A CHARMING TWO BEDROOM DETACHED COTTAGE set within a GENEROUS AND VERSATILE PLOT, enjoying a PEACEFUL POSITION directly opposite WOODLAND WALKS in the HEART OF PILLOWELL. The property offers CHARACTERFUL ACCOMMODATION including a SPACIOUS LOUNGE with FEATURE STONE WALL, along with a DETACHED GARAGE / STUDIO, AIR SOURCE HEATING and a TIERED GARDEN WITH EXCELLENT POTENTIAL, making it an IDEAL LIFESTYLE HOME.

Pillowell itself is a TRULY SOUGHT-AFTER FOREST VILLAGE, offering a PEACEFUL, SEMI-RURAL LIFESTYLE with DIRECT ACCESS TO BEAUTIFUL WOODLAND WALKS right on the doorstep. The village is well regarded for its STRONG COMMUNITY FEEL, SCENIC SURROUNDINGS and excellent access to OUTDOOR PURSUITS including walking, cycling and exploring the wider Forest. Importantly, the property is also within CLOSE PROXIMITY TO YORKLEY, which provides a range of everyday amenities including a PRIMARY SCHOOL, DOCTORS SURGERY, CONVENIENCE SHOP, POST OFFICE and POPULAR LOCAL PUB, perfectly combining RURAL CHARM with PRACTICAL CONVENIENCE.

The larger market towns of Lydney and Coleford are approximately three miles away and offer a wide range of facilities including shops, banks, supermarkets, sports centres, restaurants, public houses, public transport and schools for all ages.



ENTRANCE HALLWAY

8'03 x 5'09 (2.51m x 1.75m)

Accessed via a UPVC double glazed frosted door, with tiled flooring, built-in storage cupboard, power points, side aspect UPVC double glazed window and Velux roof light. Opening through to:

UTILITY ROOM

6'09 x 5'08 (2.06m x 1.73m)

With power points, space for hanging and storage, side aspect UPVC double glazed window and Velux roof light. Door to:

CLOAKROOM

6'09 x 2'10 (2.06m x 0.86m)

Comprising low level WC and pedestal wash hand basin with tiled splashback, side aspect UPVC double glazed frosted window and door to outside.

KITCHEN

14'02 x 9'03 (4.32m x 2.82m)

Fitted with a range of base, wall and drawer mounted units with laminate worktops, single bowl single drainer stainless steel sink unit with mixer tap, four ring electric hob with stainless steel splashback and extractor hood, built-in double oven and space and plumbing for dishwasher. Cupboard housing hot water tank, inset ceiling spotlights, power points, rear aspect UPVC double glazed window and door through to:

LOUNGE

15'09 x 11'09 (4.80m x 3.58m)

A characterful reception room featuring exposed stone wall and fireplace, with radiator, power points, television point, front aspect UPVC double glazed window and door leading outside. Stairs rising to the first floor.

FIRST FLOOR LANDING

With radiator, power points, loft access and doors leading to all rooms.





BEDROOM ONE

11'11 x 11'08 (3.63m x 3.56m)

A spacious double bedroom with front aspect UPVC double glazed window enjoying a lovely outlook towards the surrounding woodland, radiator and power points.

BEDROOM TWO

9'00 x 6'06 (2.74m x 1.98m)

With radiator, power points, Velux roof light and rear aspect UPVC double glazed window.

BATHROOM

9'05 x 5'09 (2.87m x 1.75m)

A white suite comprising panelled bath, separate shower enclosure with electric shower, vanity wash hand basin and low level WC, with tiled walls, inset ceiling spotlights, radiator and rear aspect UPVC double glazed frosted window.

OUTSIDE

The property is approached via a lane to the side, leading to gated access with double opening metal gates, providing off road parking and access to the detached garage.

The gardens are arranged over multiple tiers, offering a central level lawned area with steps leading up to a patio seating area, ideal for outdoor entertaining. There are further terraced sections providing additional space and potential, along with a brick built shed and wooden shed.

The garden is enclosed by fencing and features a mature willow tree, creating a lovely focal point, with plenty of scope for landscaping or further use.

DETACHED GARAGE

15'07 x 8'09 (4.75m x 2.67m)

Has been internally plasterboard and is currently used as a studio space, with power, lighting, UPVC windows and personal door access.

SERVICES

Mains Water, Drainage, Electricity and Air Source Heat Pump.

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 advised.

LOCAL AUTHORITY

Council Tax Band: B

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

Once entering the village of Pillowell from Yorkley proceed along the high street which in turn leads to Main Road. Continue along where the property can be found on the right hand side via our For Sale Board.

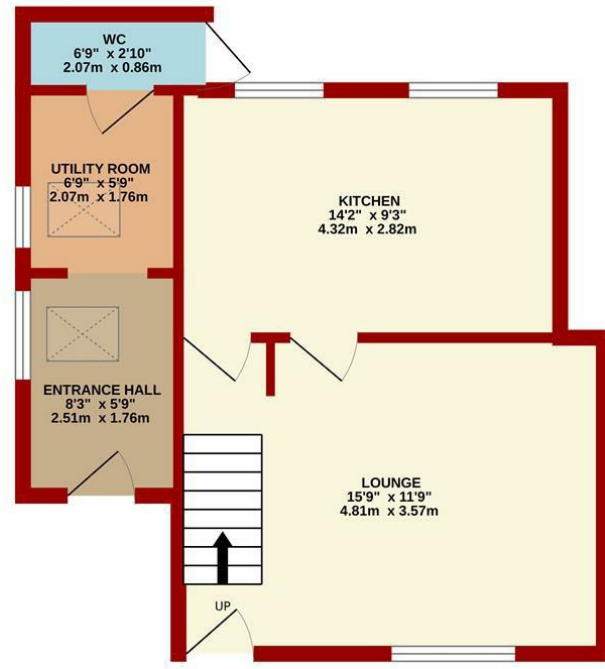
PROPERTY SURVEYS

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

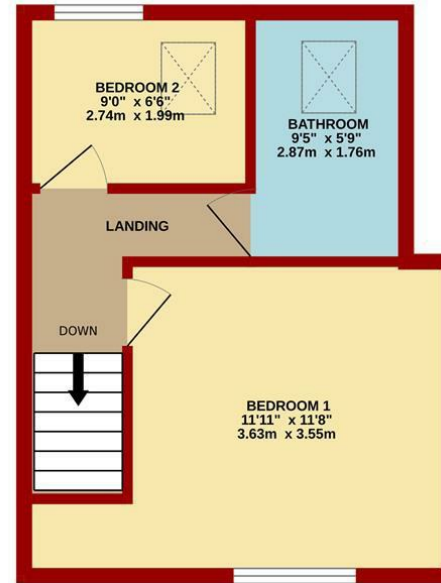




GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER

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.

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(40-60) C			
(25-39) D			
(10-24) E			
(1-9) F			
(0-1) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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