

# Lychgate Cottage Newland, Coleford



ROSCOE ROGERS KNIGHT  
*Town and country properties*



## Lychgate Cottage Newland, Coleford

Set in the centre of this picturesque and highly desirable historic village, this 17th Century, Grade II listed, former post office has a wealth of character. End of terrace with 3 bedrooms and 3 spacious receptions set across two floors. To the back, a pretty, walled cottage garden and a spacious garage. Newland is situated on the edge of the beautiful Wye Valley within easy reach of the major road networks, Monmouth, Chepstow, the M4 and the renowned outdoor activities in the Royal Forest of Dean.

### Asking price of £495,000 Freehold

To the side of the cottage is a no through road. Lychgate Cottage is constructed in stone with a painted rendered exterior with wooden and metal windows, some with leaded lights, all set under pitched tiled roofs. Internal features include panelled wooden doors, moulded skirtings, architraves and flagstone and wooden floors.

This peaceful village has a friendly and lively community life. The award-winning Ostrich restaurant and public house is next door and across the road is the beautiful, ancient church, known as the Cathedral of the Forest of Dean. There are many attractive walks from the village and superb countryside. Local shopping, doctor and dentist are all at hand at Coleford (2m) with more extensive shopping – including Waitrose – at the pretty town of Monmouth (4m). Excellent local secondary schooling is available, with Haberdasher's Monmouth School and Monmouth Comprehensive, and Five Acres High School at Coleford.

#### **SITTING ROOM: 5.68m x 4.61m (18'8" x 15'1")**

Picture window to front with attractive views of the church Lychgate. Open staircase up to first floor. Feature fireplace with three-piece stone surround with inset raised fire basket. A boarded trap door leads down to the one room cellar with an automated pump set in the corner. Door into the dining room. Consumer units over the door. Opening into;

#### **DINING ROOM: 4.78m x 3.46m (15'8" x 11'4")**

Window to side. Feature former brick fireplace and shelved recess. Flagstone floor. Door into;

#### **FARMHOUSE STYLE KITCHEN/BREAKFAST ROOM: 5.24m x 3.96m (17'2" x 12'12")**

Window out to lane and two windows to side, one at high level. Former fireplace recess. "L" shaped worktops with panelled cupboards and drawers set under. Inset double Belfast sink with part ceramic tiled splashback. Space and plumbing for dishwasher and space for fridge.

**The approach is from the lane up to a panelled front door with glazing over into;**

Rangemaster electric cooking range with extractor hood over. Flagstone floor. Door to back stairs with pine panelling to walls. Opening into;

#### **OUT-HOUSE: 3.64m x 2.73m (11'11" x 8'11")**

Pitched corrugated roof and metal window to back. Floor mounted Worcester oil fired, on demand boiler providing central heating to radiators as well as domestic hot water. Plumbing for washing machine, space for freezer. Set in the corner is the **CLOAKROOM:** With white suite low-level WC and pedestal wash basin.

**From the Sitting Room, up stairs with handrail to:**

#### **FIRST FLOOR:**

Roof access trap to part-boarded loft and doors into the following;

#### **BEDROOM 1: 3.02m x 3.90m (9'11" x 12'10")**

Window to front, overlooking the church. Protruding bespoke wardrobe with a pair of doors at low and high level.

#### **CENTRAL RECEPTION: 3.38m x 4.74m (11'1" x 15'7")**

Window to the side to the lane. Shelved recess and original cast iron bedroom fireplace. Door with a glazed panel over to "bridge" with turned balustrading overlooking the stairwell. Door into;

#### **BEDROOM 2: 2.47m x 3.73m (8'1" x 12'3")**

Window to front with village views.

**From the Central Reception Room is a small lobby with doors into;**

#### **BATH/SHOWER ROOM:**

Window to side, part exposed truss. White Victorian styled suite with basin and pedestal, low-level WC with wooden panelling at low level to three walls. Freestanding lions foot bath and corner set shower with sliding doors and glazed panels with rain head, side jets and head on adjustable rail.

#### **BEDROOM 3: 3.99m x 2.61m (13'1" x 8'7") max**

Window to side. Purpose-built wardrobe door with hanging rail, recess and doors at high level.

#### **OUTSIDE:**

From the outhouse, there is a glazed door that leads out to a terrace. There is a former gardener's WC with water and power and a legged embraced door set into the stone boundary wall leading out to the lane. The pretty, low maintenance garden is chiefly laid to lawn with raised borders set behind low natural stone walls. At the far end of the garden, there is a raised sun terrace complemented by herbaceous borders.

#### **GARAGE:**

#### **3.30m x 4.74m (10'10" x 15'7")**

Attached to the walled garden and constructed in a combination of concrete block and stone walls with a pair of ledged and braced doors to front. Mono pitched steel profile roof on timber rafters. Concrete floor, power and light.

#### **SERVICES:**

Mains drainage, water and electricity. Oil fired central heating system. Council Tax band E. EPC rating E.

#### **DIRECTIONS:**

From Monmouth, take the A466 Wye Valley Road turning left on entering Redbrook village. Follow the woodland road up the hill and go around the sharp right-hand bend and after a short distance, you will come into Newland. On the brow, the property is on the left, on the corner with a red post box on it, next to The Ostrich restaurant and pub.  
what3words://landings.autumn.solar

#### **Roscoe Rogers & Knight would like to draw your attention to the following notes:**

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact or warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.





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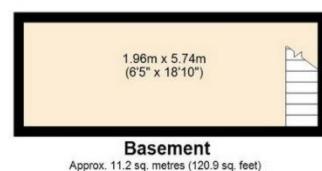
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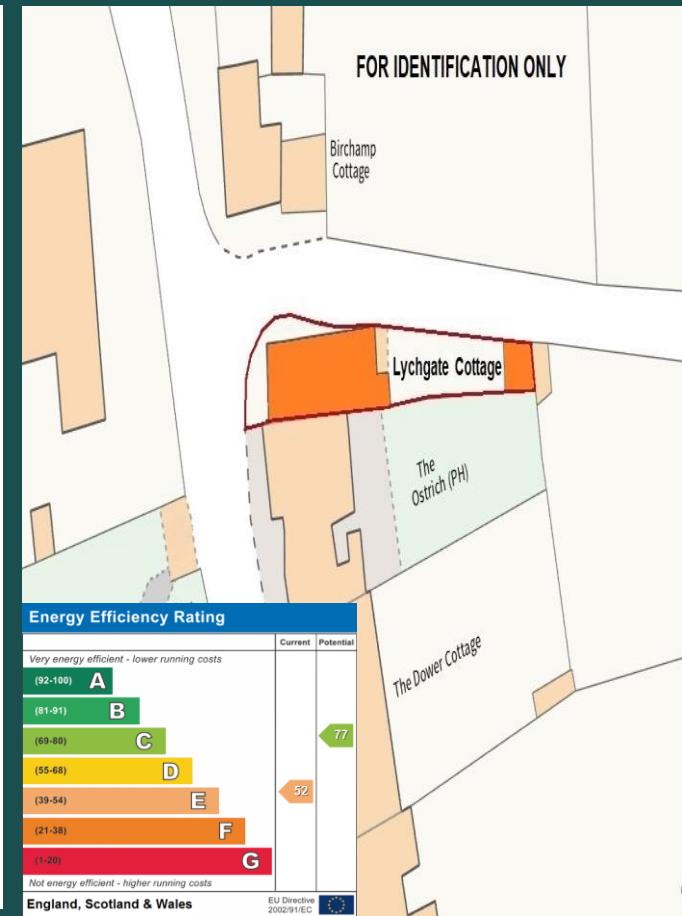
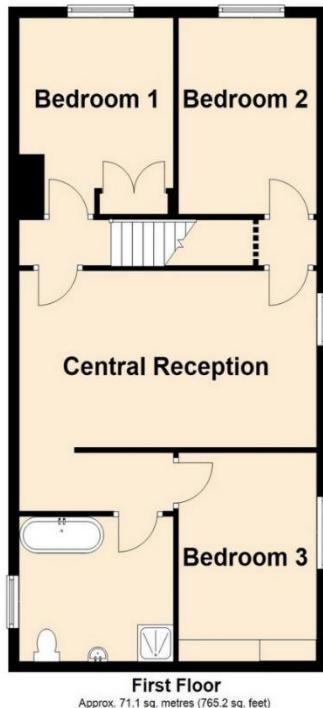
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Total area: approx. 185.1 sq. metres (1992.3 sq. feet)



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