



Severn View The Rocks
Mitcheldean GL17 0HF



STEVE GOOCH
ESTATE AGENTS | EST 1985

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£375,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO BEDROOM DETACHED COTTAGE with a SEPARATE DETACHED GARAGE INCORPORATING ANNEXE ACCOMMODATION, enjoying STUNNING FAR-REACHING VIEWS, TERRACED GARDENS, and WOODLAND SURROUND. Further benefits include a BIOMASS CENTRAL HEATING SYSTEM, SOLAR PANELS, DOUBLE GLAZING, and OFF-ROAD PARKING, making this an attractive home in a desirable rural setting.

Mitcheldean is a small town located in the Forest of Dean district of Gloucestershire, England. It is situated in the northern part of the Forest of Dean, approximately 12 miles west of the city of Gloucester.

Known for its historic charm and its location within the beautiful countryside of the Forest of Dean, the town has a rich history, and evidence of its past can be seen in the architecture of its buildings. The 13th-century church of St. Michael and All Angels is a notable landmark in Mitcheldean.

With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, a primary school, the Ofsted Outstanding secondary school Dene Magna, a library, and a community centre. The town hosts various events throughout the year, including festivals and markets.



The property is accessed via a upvc style porch with polycarbonate roof, upvc panels to all sides, glazed windows to top, concrete flooring, lighting, access to the upvc double glazed front door with panel to top leading into:

DINING HALL

**12'10 x 13'05 narrowing to 5'04 x 6'09 (3.91m x 4.09m
narrowing to 1.63m x 2.06m)**

Two ceiling lights, wood effect flooring, double radiator, power points, side aspect upvc double glazed window overlooking the garden, set of upvc double glazed French doors opening out onto the garden with far reaching views over fields, woodland and towards the River Severn, access into:

BATHROOM

7'00 x 5'06 (2.13m x 1.68m)

White suite with enamel bath, side panel, shower mixer tap fitted over, close coupled w.c, vanity wash basin with monobloc mixer tap, cupboard and drawers beneath, continuation of the wood effect flooring, fully tiled walls, access to roof space, ceiling light, extractor fan, single radiator, rear aspect upvc obscure double glazed window.

KITCHEN

12'09 x 7'07 (3.89m x 2.31m)

Single bowl single drainer stainless steel sink unit with monobloc mixer tap over, square edged worktops, tiled surrounds, range of base units, four-ring electric hob, electric oven beneath, filter extractor hood over, tiled flooring, double radiator, gigaclear point, directional ceiling spots, two side aspect upvc double glazed windows, door giving access into:

LOUNGE

11'11 x 12'09 (3.63m x 3.89m)

Feature fireplace opening, alcoves to either side, understairs storage cupboard, power points, double radiator, floor to ceiling glazed panel door and front aspect upvc double glazed window overlooking the garden with far reaching views over fields, woodland and towards the River Severn.

Stairs leading to the first floor:

LANDING

Door to the airing cupboard housing the hot water tank, slatted shelving space, doors into:





BEDROOM ONE

12'10 x 7'10 (3.91m x 2.39m)

Ceiling light, power points, single radiator, access to roof space with drop down ladder, two side aspect windows with views towards fields and woodland.

BEDROOM TWO

12'08 max x 8'07 (3.86m max x 2.62m)

Ceiling light, single radiator, power points, front aspect upvc double glazed window with far reaching views over fields, woodland and towards the River Severn.

DETACHED ANNEXE

Side aspect upvc double glazed door surrounded by timber porch and log store leading into:

KITCHENETTE

6'08 x 5'00 (2.03m x 1.52m)

Ceiling light, single bowl single drainer stainless steel sink unit, mixer tap over, rolled edge worktops, range of base and wall mounted units, tiled surrounds, power points, plumbing for automatic washing machine, wood effect flooring, timber skirting boards, door giving access into:

SHOWER ROOM

6'01 x 4'11 (1.85m x 1.50m)

White suite with close coupled w.c, vanity wash hand basin with monobloc mixer tap over, cupboard beneath, tiled splashback, tiled enclosed shower cubicle, electric shower fitted, ceiling light, extractor fan, shaver light and point, single radiator, underfloor heating, continuation of the wood effect flooring, single radiator, side aspect upvc double glazed window, door giving access to staircase with upvc double glazed window, access up to:

BEDROOM/LIVING SPACE

16'4" x 14'07". (4.98m x 4.45m.)

Ceiling light, access to roof space, double radiator, electric wall mounted radiator, power points, side aspect upvc double glazed window overlooking the parking and towards forest and woodland.

DETACHED GARAGE & PARKING

The property is accessed via a forestry commission track. A private parking and turning area is accessed via a metal gate.

Detached garage forms part of the Annex, accessed via a single up & over door, upvc fascias and guttering.



OUTSIDE

From the detached garage/annexe, steps lead down to the cottage, passing a wooden store shed and a metal store shed. There are paved patio seating areas with access from the French doors in the dining hall and lounge, plus outside lighting and an external tap. A pathway continues around the property, with additional storage access on the far side.

Further stone steps continue through the terraced garden, ideal for vegetable beds or flower flower borders. The gardens are enclosed by a mix of hedging and fencing.

AGENTS NOTE

The property is accessed via a Forestry Commission track of which you have right of way over.

The PV solar panels currently benefit from a payback tariff to the National Grid which can be passed to the new owner.

The property has hot water solar water panels fitted but are currently not operational. They require a new pump set but to the best of the vendors knowledge, the panels are in working order.

DIRECTIONS

From the Mitcheldean office, proceed down to the mini roundabout, turning right onto the A4136. Continue up Plump Hill until reaching the top, then turn left into The Rocks. After about 50 yards, take the turning left onto a gravelled track. Proceed to the end where the property can be located.

SERVICES

Mains water, electricity. Biomass central heating. Septic tank.
PV solar panels & hot water solar panels owned outright.

Gigaclear broadband

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 Water Authority





LOCAL AUTHORITY

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

TENURE

Freehold

VIEWING

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.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GROUND FLOOR



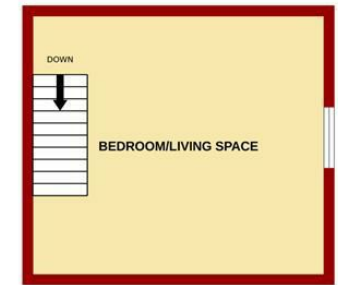
1ST FLOOR



GARAGE/ANNEXE GROUND FLOOR



GARAGE/ANNEXE FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	
			73
			40

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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