



Wigpool Cottage Wigpool
Mitcheldean GL17 0JN



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Mitcheldean GL17 0JN

£400,000

Steve Gooch Estate Agents are delighted to offer for sale this TWO / THREE BEDROOM DETACHED COTTAGE dating back to PRE-1728, PERFECT FOR UPDATING AND MODERNISATION. Historically converted from TWO SMALLER DWELLINGS INTO ONE LARGER FAMILY HOME, the property is situated at the end of a NO-THROUGH TRACK and benefits from ENCLOSED GARDENS OF CIRCA 0.62 ACRES, OUTBUILDINGS, and a FAR-REACHING OUTLOOK OVER FOREST AND WOODLAND. Further benefits include SOLID FUEL CENTRAL HEATING, DOUBLE GLAZING, and OFF-ROAD PARKING.

The property comprises PORCH, ENTRANCE HALL, SHOWER ROOM, KITCHEN, DINING ROOM and LOUNGE to the ground floor with TWO/THREE BEDROOMS and FAMILY BATHROOM to the first floor.

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 8 miles (13 kilometres) west of the city of Gloucester.

Mitcheldean is 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, for example, is a notable landmark in Mitcheldean.

The town features a range of amenities to serve its residents. These include local shops, pubs, 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.

Mitcheldean is also a gateway to the natural wonders of the Forest of Dean. The area offers opportunities for outdoor activities such as walking, cycling, and exploring the woodland trails. Nearby attractions like the Clearwell Caves and Puzzlewood add to the charm of the region.



The property is accessed via a small wooden porch with glazed panel door and windows. Solid wooden plank door gives access into the:

ENTRANCE HALL

9'11 x 11'00 (3.02m x 3.35m)

Stairs leading to the first floor, ceiling light, single radiator, front aspect upvc double glazed window with quarry tile ledge overlooking the garden with views towards forest and woodland. Opening into Kitchen/Dining Room, solid timber door giving access into:

SHOWER ROOM

9'04 x 5'06 (2.84m x 1.68m)

White suite with close coupled w.c, wall mounted wash hand basin with mixer tap over, double walk-in shower cubicle fitted with wet board and electric shower, tiled wall, single radiator, ceiling light, front aspect upvc obscure double glazed window with quarry tile ledge.

KITCHEN

17'00 x 10'04 (5.18m x 3.15m)

Directional ceiling spots, range of base and wall mounted units, rolled edge worktops, four-ring gas hob, Rayburn used for cooking, central heating and hot water, power points, new consumer unit, extractor hood, space for automatic washing machine, two side aspect upvc double glazed windows overlooking the garden. Opening and step down to:

DINING ROOM

11'07 x 10'02 (3.53m x 3.10m)

Single radiator, ceiling light, power points, side aspect upvc double glazed window overlooking the garden with view towards forest and woodland. Step up and wooden plank door giving access into:

LOUNGE

11'08 x 10'02 (3.56m x 3.10m)

Exposed ceiling beams, exposed stone walls, open fireplace of brick and stone construction, brick arch, inset multi fuel burner with quarry tile hearth, ceiling light, power points, side aspect upvc double glazed window overlooking the garden with views towards forest and woodland. Wooden thumb latch door giving access to:





SIDE PORCH

Door leading to the garden, glazed windows to front and rear aspects.

From the Entrance Hall, stairs lead up to the first floor:

LANDING

Ceiling light, exposed timber floorboards, front aspect upvc double glazed window with far reaching views over forest and woodland. Doors into:

BEDROOM TWO

11'08 x 10'02 (3.56m x 3.10m)

Ceiling light, chimney breast with alcoves to either side, single radiator, power points, side aspect upvc double glazed window with quarry tile window ledge, views overlooking the garden. Wooden thumb latch door and two steps down to:

BEDROOM ONE

11'07 x 10'01 (3.53m x 3.07m)

Tongue & groove timber clad ceiling, exposed ceiling timber, single radiator, side aspect upvc double glazed window with quarry tile window ledge, views overlooking the garden and towards forest and woodland.

BEDROOM THREE

8'10 x 9'11 (2.69m x 3.02m)

Ceiling light, wall light point, single radiator, range of built in wardrobes/storage, front aspect upvc double glazed window with quarry tiled window ledge.

BATHROOM

14'05 x 6'02 (4.39m x 1.88m)

Newly fitted white suite with large double ended bath, central taps and drainer, tiled surrounds, shower mixer tap fitted over, close coupled w.c, pedestal wash hand basin with mixer tap over, inset ceiling spots, curtained opening to the water tank and eaves storage space, sloped ceiling with beam, side aspect double glazed window overlooking the garden with views towards forest and woodland.

OUTSIDE

The property is accessed via a track leading to a large grassed area owned by the Forestry Commission, with our vendors having an easement for access.

A pedestrian gate and a five-bar gate at the top of the garden provide vehicle access to a hard standing suitable for parking two to three vehicles. The property boasts expansive gardens and grounds with numerous mature trees, shrubs, and bushes. It also features the remains of a stone outbuilding, a workshop/shed, a fruit produce area, vegetable plots, various seating areas, and outside lighting.

DIRECTIONS

What3Words/// wacky.technical.backpacks- From the Mitcheldean office, proceed up the Stenders, turning right signposted to Wigpool. Follow this road along, continuing past the end of the tarmac road and onto the gravelled track. Continue up to the chicken farm. Take the left hand fork, following the road around the bend, proceeding to the end of the track where a turning area allows you to access a grassed area. This leads to the hardstanding and to the property.

SERVICES

Mains water, electricity. Septic tank. Solid fuel heating.

WATER RATES

Severn Trent Water Authority. Rate TBC

LOCAL AUTHORITY

Council Tax Band: D
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.

MONEY LAUNDERING REGULATIONS

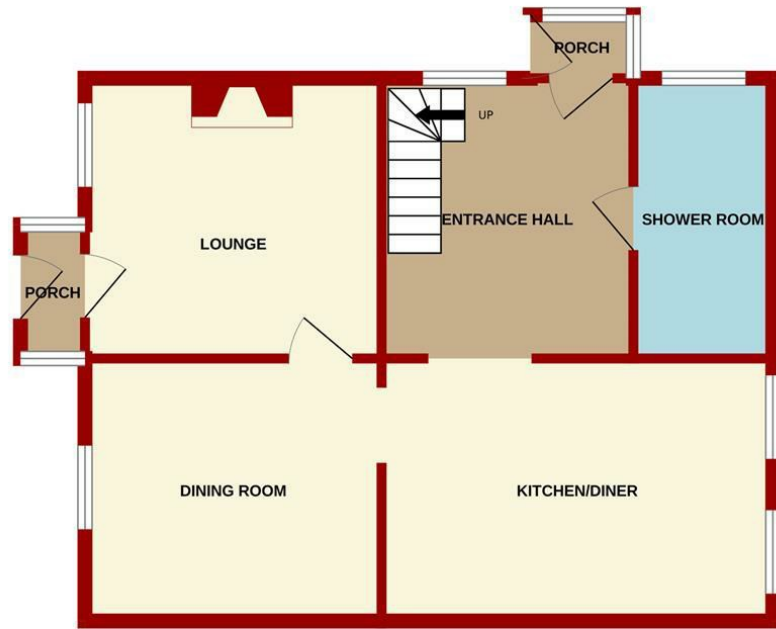




To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)



GROUND FLOOR



1ST FLOOR



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





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