

Little Hoggins Bungalow Bearse Common
Lydney GL15 6QU

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£640,000

A particularly impressive and versatile THREE-BEDROOM, THREE RECEPTION ROOM, DETACHED BUNGALOW WITH APPROXIMATELY 6.5 ACRES OF QUALITY LAND making this an exceptional opportunity for those seeking a rural lifestyle.

The property enjoys FAR-REACHING COUNTRYSIDE VIEWS FROM ALMOST EVERY ROOM, whilst internally offering well-proportioned accommodation including a superb GARDEN ROOM WITH UNDERFLOOR HEATING, a generous kitchen, utility and laundry facilities, two bath/shower rooms and a spacious lounge overlooking the surrounding countryside.

The double garage also offers POTENTIAL TO CREATE FURTHER ACCOMMODATION, subject to the necessary consents.

The village of St Briavels is a sought after location in the Forest of dean, offering local amenities to include primary school, church, castle and pub. It is high above the Wye Valley between Monmouth and Chepstow and although rural and peaceful is also easily accessible to the A40/A48 and the M4/M5/M50.



ENTRANCE HALLWAY
Accessed via a part double glazed UPVC door, the entrance hallway provides access to the loft space and doors leading to the dining room and bedrooms.

DINING ROOM
11'08" x 17'11" (3.56m x 5.46m)
A generous dining room with radiator, power points and a side-aspect double glazed UPVC window. Steps descend from here into the garden room.

GARDEN ROOM
17'03" x 13'00 (5.26m x 3.96m)
A particularly impressive addition to the property, this light and spacious garden room features tiled flooring with underfloor heating, power points, television point, inset ceiling spotlights and a ceiling light with fan. Double glazed UPVC windows provide front and side aspects, whilst double glazed doors open directly onto the patio and gardens.

KITCHEN
13'10" x 8'03" (4.22m x 2.51m)
Fitted with a range of base, wall and drawer-mounted units with rolled-edge worktops over, incorporating an integrated oven, fridge, dishwasher and one-and-a-half bowl single drainer stainless steel sink unit with mixer tap. There is a four-ring electric hob with extractor fan above and integrated double ovens. Further features include inset ceiling spotlights, power and appliance points, part-tiled walls, radiator and a side-aspect double glazed UPVC window. A door leads through to the utility room.

UTILITY ROOM
10'01" x 7'06" (3.07m x 2.29m)
With tiled flooring, space for additional fridge and freezer appliances, base-mounted cupboards and a single bowl single drainer stainless steel sink unit with taps over. Radiator and doors leading to the laundry room and outside.

LAUNDRY ROOM
4'02" x 5'01" (1.27m x 1.55m)
Fitted with rolled-edge work surface and space and plumbing for a washing machine together with space for a tumble dryer. A separate door provides access to an airing cupboard with a radiator and drying space.

LOUNGE
15'09" x 13'11" (4.80m x 4.24m)
A particularly spacious reception room enjoying a wonderful outlook across the adjoining fields and towards St Bravels Church. Features include a feature fireplace with inset electric fire, radiators, power points and television point, together with a front-aspect double glazed UPVC window providing an excellent rural outlook.













BEDROOM ONE

12'08" x 11'08" (3.86m x 3.56m)

A good-sized double bedroom with radiator, power points, built-in storage and a rear-aspect double glazed UPVC window overlooking the gardens and surrounding countryside.

EN-SUITE

9'06" x 6'10" (2.90m x 2.08m)

Recently refitted to provide a superb walk-in shower, WC and vanity wash hand basin with additional storage. There is also a built-in dressing table with mirror, heated towel rail, tiled walls, inset ceiling spotlights and a rear-aspect frosted double glazed UPVC window.

BEDROOM TWO

10'03" x 8'10" (3.12m x 2.69m)

With radiator, power points and rear-aspect double glazed UPVC window.

BEDROOM THREE

10'07" x 8'04" (3.23m x 2.54m)

With radiator, power points, built-in units providing wardrobe and hanging space, together with a useful built-in office area and computer desk. Front-aspect double glazed UPVC window.

BATHROOM

8'11" x 6'09" (2.72m x 2.06m)

Fitted with a white suite comprising panelled bath, WC, separate shower enclosure and pedestal wash hand basin. Heated towel rail, tiled walls, inset ceiling spotlights and a rear-aspect frosted double glazed UPVC window.

OUTSIDE

The property occupies an attractive plot with gardens predominantly positioned to the side of the bungalow, together with a double driveway providing ample parking and access to the double garage.

One of the property's most notable features is the exceptional outlook, with wonderful countryside views enjoyed from virtually every window.

DOUBLE GARAGE

A substantial double garage with electric doors to the front, power and lighting. The garage also benefits from a personal door to the rear. The garage was constructed with future development in mind and offers the potential, subject to the necessary planning and building regulations, to be incorporated into the main property to create additional living space if desired.

LAND
The property is being sold with approximately 6.5 acres in total, comprising approximately a 1/3rd acre occupied by the bungalow, attractive gardens and driveway, together with approximately 6.2 acres of adjoining field land.

The field is accessed directly from the rear of the property via a gated access and provides an excellent parcel of fenced and hedged land, offering considerable versatility and obvious appeal for equestrian, agricultural or lifestyle purposes.

The land enjoys excellent views across the surrounding countryside and represents a particularly rare addition to a residential property of this nature.

ADDITIONAL LAND AVAILABLE
The property is currently offered for sale with approximately 6.5 ACRES in total, with flexibility to purchase additional or alternative amounts of land to suit individual requirements.

The property can alternatively be purchased with:

- THE FULL FIELD OF OVER 16 ACRES
- APPROXIMATELY 2 ACRES
- THE BUNGALOW ALONE, with approximately 1/3 ACRE OF GARDENS

Please contact the selling agents for further information regarding the various land options and associated pricing.

AGENTS NOTES
A public footpath runs along the southern boundary of the land.

SERVICES
Mains electricity and water.
Septic tank.
Oil Heating.

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
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
From Coleford head south on B4228 towards St Briavels, the property can be found at Bearse Common located on the left hand side before reaching the village.
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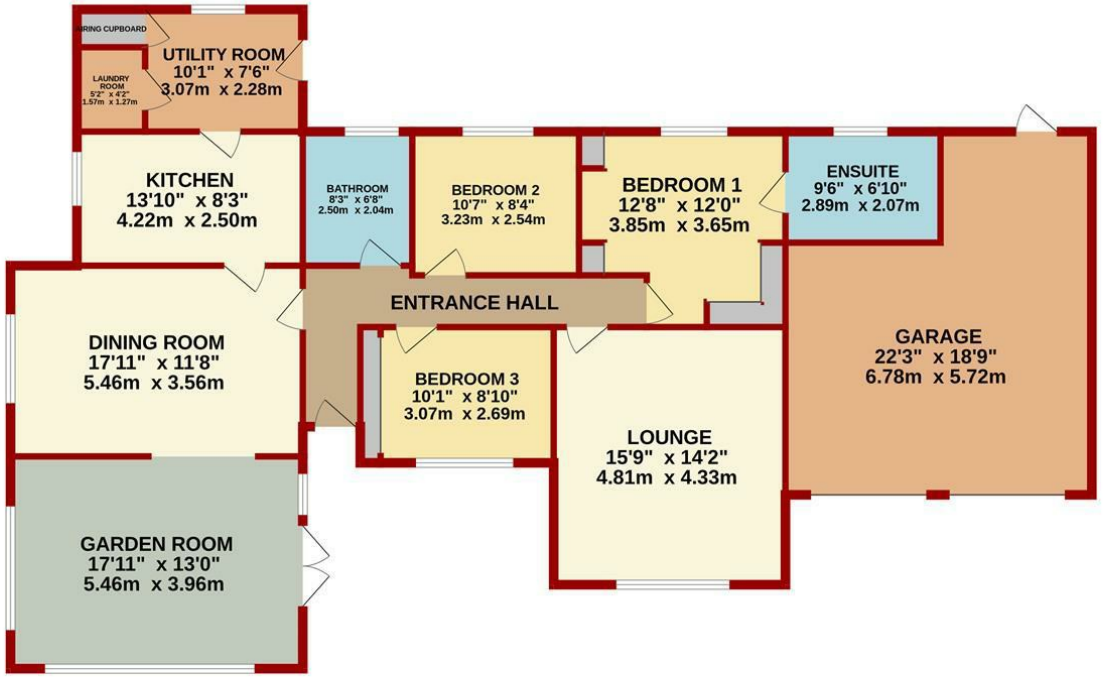
PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)





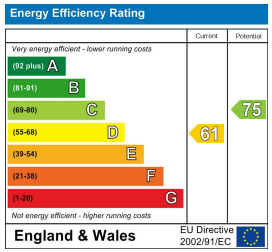


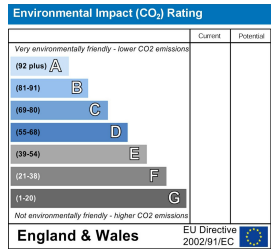
GROUND FLOOR
1774 sq.ft. (164.8 sq.m.) approx.



TOTAL FLOOR AREA : 1774 sq.ft. (164.8 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.

