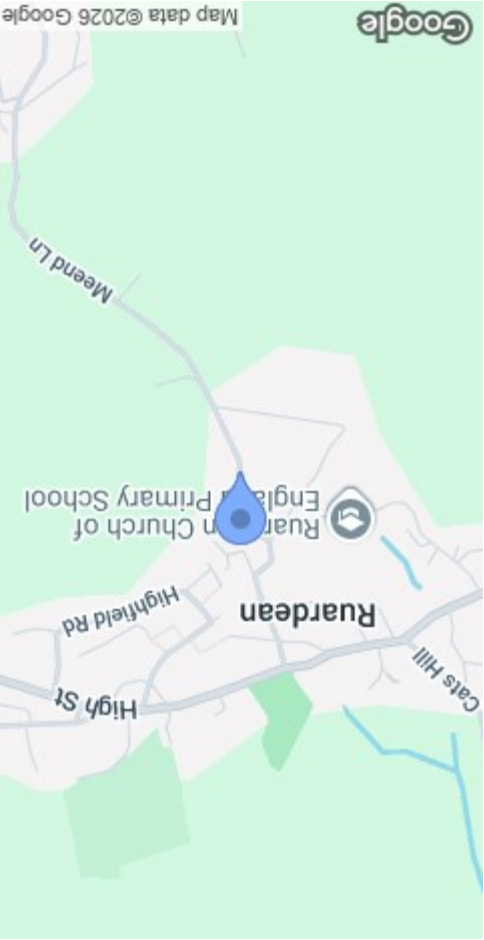


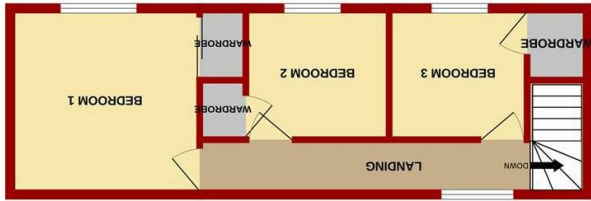


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be 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.

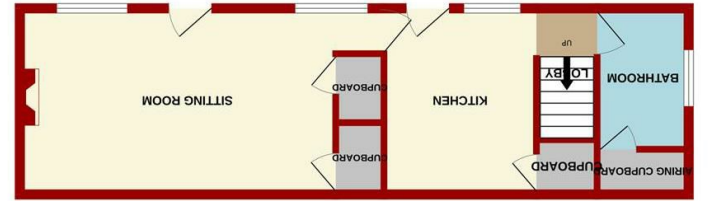
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating



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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1ST FLOOR



GROUND FLOOR



**Perla Cottage Turners Tump**  
**Ruardean GL17 9XG**



**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

**£175,000**

A THREE-BEDROOM DETACHED CHARACTER COTTAGE with USEFUL OUTBUILDING located in the popular and peaceful village of Ruardean being in need of COMPLETE RENOVATION.

This charming period property enjoys beautiful far reaching views towards the Welsh Mountains, has a DETACHED GARDEN that requires some landscaping and is offered with NO ONWARD CHAIN making for an ideal investment project.

The property accommodation comprises 18.ft sitting room, kitchen and bathroom on the ground floor with three bedrooms on the first floor.

Ruardean is a village located in the Forest of Dean district of Gloucestershire. It is situated in the northern part of the Forest of Dean, approximately 14 miles (22.5 kms) west of the cathedral city of Gloucester.

The village offers a range of village amenities including a shop, primary school, a village hall, and a church. Ruardean features a mix of traditional stone cottages, newer residential properties, and a few local businesses. The village has a strong sense of community, and various community events and activities are organized throughout the year.

The village has a rich mining heritage, with coal mining being a significant part of its history. While the mining industry has declined, Ruardean still retains remnants of its industrial past, including old mine workings and mining-related structures.

Ruardean's location within the Forest of Dean allows residents to enjoy the natural beauty and tranquillity of the area. The forest provides opportunities for wildlife spotting, nature walks, and exploring the scenic landscapes.



A front aspect porch with double doors that requires rebuilding leads into;

#### SITTING ROOM

18'06" x 11'01" (5.64m x 3.38m)

A spacious room having a multi fuel burning stove, two built in storage cupboards and two front aspect windows with far reaching views. A door leads into;

#### KITCHEN

10'5" x 8'11" (3.18m x 2.72m)

Comprising wall and base mounted units with tiled splash-backs and an inset stainless steel sink unit with drainer. Integral electric oven, electric hob and extractor hood. There is space and plumbing for a washing machine. Additionally there is a useful under-stairs storage cupboard, front aspect window and front door. A door leads to;

#### LOBBY

Front aspect window, stairs ascend to the first floor, door leads off to the bathroom.

#### BATHROOM

8'2" x 5'4" (2.49m x 1.63m)

Comprising a wooden panelled bath with shower over and tiled splash-backs, close coupled w.c and pedestal washbasin. There is an obscured side aspect window and an airing cupboard.

#### LANDING

Rear aspect window, doors lead off to the three bedrooms.

#### BEDROOM ONE

11'7" x 9'6" (3.53m x 2.90m)

With a built in wardrobe and front aspect window having stunning views.

#### BEDROOM TWO

9'1" x 8'5" (2.77m x 2.57m)

Built in wardrobe, loft access and a front aspect window with stunning views

#### BEDROOM THREE

8'9" x 8'4" (2.67m x 2.54m)

Built in wardrobe and a front aspect window with stunning views.

#### PARKING

There is space for one vehicle in front of the property.

#### OUTSIDE

A suspended walkway gives access to the front garden with patio seating area to enjoy the views. To the side of the property is the oil tank and detached stone outbuilding offering fantastic potential. A pathway to the rear of the property leads to a detached garden that requires some landscaping having wonderful views.

#### SERVICES

Mains water and drainage, electricity, oil heating

#### WATER RATES

Severn Trent Water Authority - Rate TBC

#### LOCAL AUTHORITY

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

#### 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.

#### 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)

#### TENURE

Advised as Freehold

#### PROPERTY SURVEYS

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

#### 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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

#### DIRECTIONS

What3Words/// snores.estimates.pits- From the Mitcheldean Office, proceed down to the mini roundabout turning right onto the A4136. Continue up over Plump Hill and upon reaching the traffic lights at Nailbridge, turn right signposted to Ruardean. Proceed up Morse Road, over the hill, and into the village of Ruardean. Upon reaching the car repair garage on the left hand side, turn left into School Lane and follow the road up the hill where the property can be found on the left.

