



VANSTONE COTTAGE

HILLERSLAND LANE | SHORTSTANDING | COLEFORD | GLOUCESTERSHIRE

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VANSTONE COTTAGE IS A CHARMING TWO BEDROOM DETACHED COTTAGE LOCATED IN A SOUGHT AFTER SEMI-RURAL POSITON ON HILLERSLAND LANE, SHORTSTANDING, COLEFORD. THE PROPERTY BENEFITS FROM A 0.64 ACRE PADDOCK WITH BARN, OFF-ROAD PARKING, ATTACHED CAR PORT, RECENT KITCHEN EXTENSION AND PLANNING PERMISSION GRANTED TO ADD A THIRD BEDROOM.

- Charming two bedroom detached cottage •
- Including 0.64 acre paddock with barn •
- Recent kitchen extension •
- Planning permission granted to add a third bedroom •
- Sitting room with woodburning stove •
- Attached car port and detached wooden lodge in garden perfect for a studio or home office •
- Off-road parking •
- Sought after semi-rural location within walking distance to public house •
- Superb far reaching countryside views •

DISTANCES FROM VANSTONE COTTAGE

Coleford 1.7 miles • Monmouth 6.5 miles • Lydney 8.8 miles
Chepstow 14.7 miles • Gloucester 20.1 miles
Bristol 32.3 miles • London 123.0 miles

Lydney Train Station 9.9 miles • Chepstow Train Station 14.7 miles
Gloucester Train Station 20.1 miles • Bristol Parkway Station 27.5 miles

Bristol Airport 39.7 miles • Cardiff Airport 55.1 miles
Birmingham Airport 75.7 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

There are good connections to the main road network with the historic border town of Monmouth being just 6.5 miles away and Chepstow and the Severn Bridge being approximately 14.7 miles away.

Coleford is located just 1.7 miles from the property and boasts a cinema, railway museum, a good range of shops, restaurants, cafes and is home to the ever popular Coleford Music Festival.

For golf enthusiasts, Forest Hills Golf Club is just 1.8 miles from the property. For lovers of the great outdoors, there are an abundance of activities that the Wye Valley and Forest of Dean have to offer, including Clearwell Caves, Puzzlewood, Go Ape, Dean Heritage Centre, Perrygrove Railway and Beechenhurst Forest. There are also many different cycling and running trails in the Forest of Dean and Wye Valley with something for every age and skill level.

Monmouth is just 6.5 miles away and boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and the state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

THE PROPERTY

Step inside Vanstone Cottage, a charming, detached property situated in a sought after position on Hillersland Lane, Shortstanding, Coleford.

A welcoming entrance porch provides access to the entrance hall which offers space to hang coats and store boots and shoes. There is a cloakroom and window to the side aspect.

The sitting room is an excellent space and benefits from a wood burning stove and solid wooden flooring. A door leads to the kitchen / dining / study area.

The kitchen is situated within a recent extension and is a bright and airy space with a skylight allowing light to flood into the room. There are fitted base units with worktop above and space for a cooker, fridge and a table and chairs. Doors lead out to the garden and also into the utility room which has a sink and space for further white goods. From the utility room is a porch which has a door to the front and rear.

Stairs from the entrance hall lead up to two double bedrooms and the bathroom. Planning permission is still valid to add a bedroom above the kitchen extension. If completed, this would then create a third bedroom with a view to the rear aspect.

OUTSIDE

A pedestrian gate leads to the front garden which is laid to paving stones having a patio area that wraps around to the side and is enclosed by stone walling and trellis fencing.

To the side of the property is a driveway providing off road parking and a timber framed car port is attached to the cottage.

The rear garden is mainly laid to lawn with mature trees and fencing surrounding, a pathway leads up to a further enclosed garden area which benefits from a wooden lodge which is currently used as a temporary bedroom but would be perfect for a studio or home office.



LAND & BARN

Included within the sale is a 0.64 acre paddock which is currently split into two with a detached barn also in situation within the lower area as well as two storage containers. The paddock offers excellent versatility and could be used for a variety of purposes.

The barn has a separate access via a five bar gate from the lane and offers potential to be re-developed subject to the necessary permissions.

KEY INFORMATION

Services: Mains water, mains electricity, septic tank and LPG Calor gas central heating (New boiler installed 2023). There is also an EV car charging point in the car port.

Tenure: Freehold

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: C

Local Authority: Forest of Dean District Council. Telephone: 01594 810000

Viewings: Strictly by appointment with the selling agents

Directions: From Coleford, head out of the town centre onto Staunton Road and turn right onto The Gorse. At the junction, head straight over onto Grove Road and continue past the Cemetery until you reach the next lane on your left. Take this turning and Vanstone Cottage can be found shortly after.

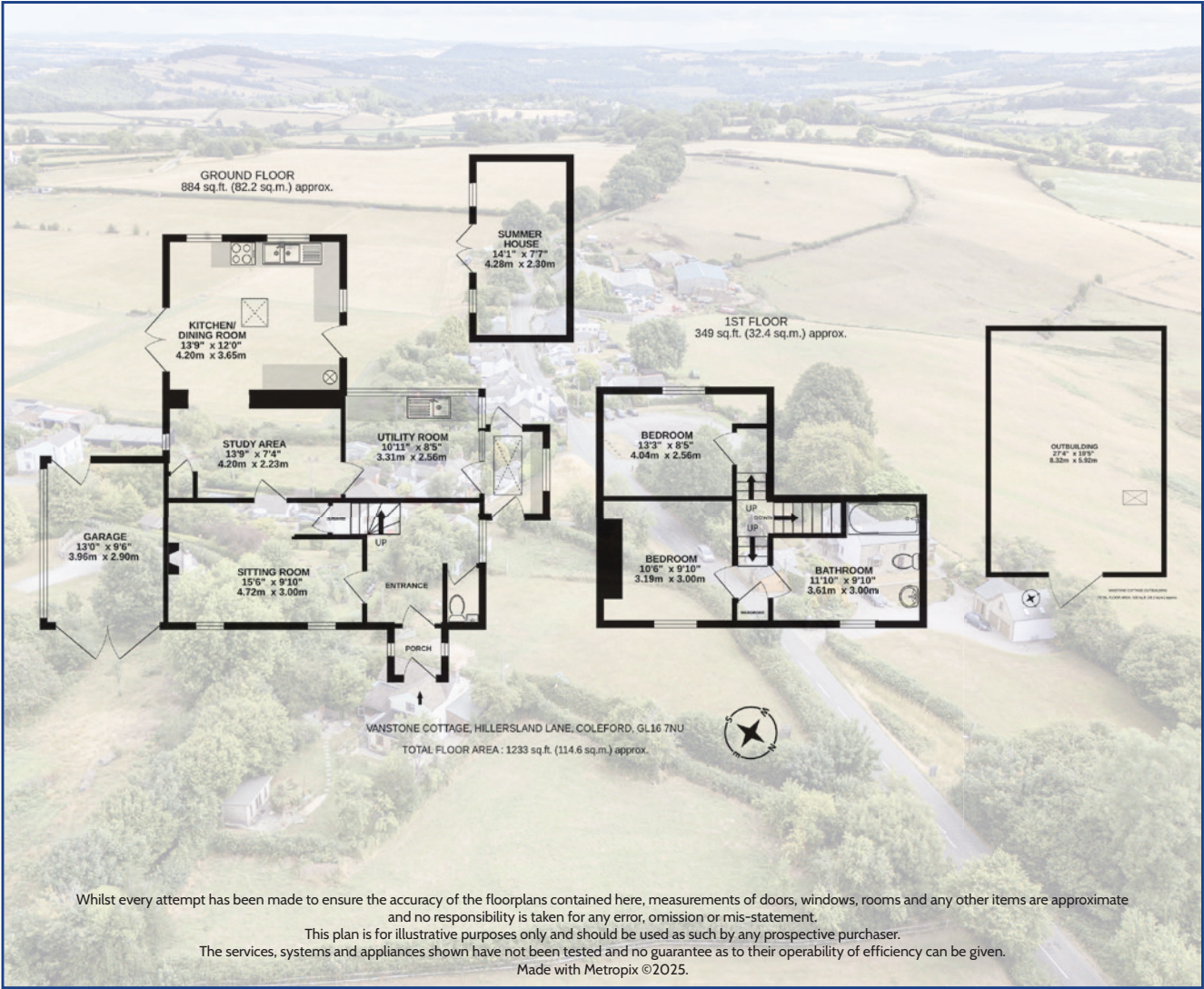
Postcode: GL16 7NU

WHAT3WORDS

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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	22 F	
1-20	G		



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