



**3 Rose Cottage**  
Brierley Banks, Brierley, Drybrook GL17 9DH



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



## 3 Rose Cottage

Guide Price £270,000

### Brierley Banks, Brierley, Drybrook GL17 9DH

Dating back to 1862, this RECENTLY REFURBISHED and EXTENDED TWO-DOUBLE BEDROOM MID-TERRACED COTTAGE is located in the quiet hamlet of BRIERLEY BANKS situated on the outskirts of DRYBROOK and is being offered for sale with NO ONWARD CHAIN. Combining PERIOD CHARACTER and CHARM with MODERN COMFORTS, this MUCH-LOVED HOME enjoys easy access to ADJACENT ANCIENT WOODLAND. The accommodation comprises a 14.FT SITTING ROOM with multi-fuel burning stove, NEWLY FITTED 17.FT KITCHEN/DINER, TWO DOUBLE BEDROOMS with WOODLAND OUTLOOK and SHOWER ROOM. There is a low maintenance REAR GARDEN and SMALL GARDEN to the front.

Brierley Banks is situated between the villages of Drybrook and Ruardean Woodside and benefits from a community shop and local garage. Surrounded by the Forest of Dean woodland and forest trails it is perfect for family fun and outdoor activities.

Ruardean Woodside is the highest point of the Forest of Dean having a pleasant village atmosphere with amenities to include primary/junior school, post office and shop, recreational ground and bridle paths and walks through the surrounding woodland. The village of Drybrook has a range of amenities to include butcher, chemist, general stores, post office, fish and chip shop, builder's merchant, doctor's surgery, nursery school, primary school, 2 garages, public house and a bus service to Gloucester and surrounding areas.





The property is approached from the front aspect via a glazed wooden door into;

### **SITTING ROOM**

**14'09 x 10'11 (4.50m x 3.33m)**

A cosy room featuring a charming fireplace with a multi-fuel burning stove sat on a stone hearth, laminate wood flooring, wall mounted electric heater, front aspect window. Door leads into;

### **KITCHEN/DINER**

**17'11 x 14'09 (5.46m x 4.50m)**

The dining area offers plenty of room for a large dining table, laminate wood flooring, wall mounted electric heater, stairs lead to the first floor.

The kitchen comprises smart newly fitted wall and base level units with quartz effect laminate worktops and tiled splash-backs, inset stainless steel sink unit with drainer. Integrated appliances include an eye level electric double oven, Lamona induction hob with extractor over, dishwasher, washing machine, fridge and microwave. Laminate wood flooring, rear aspect window overlooking the garden towards woodland, composite door to garden.

### **LANDING**

Wall mounted electric heater, skylight, doors lead off to the two bedrooms and shower room.

### **BEDROOM ONE**

**14'04 x 11'02 (4.37m x 3.40m)**

A light and airy double room with attractive decorative fireplace and slate hearth, airing cupboard housing the pressurised hot water cylinder, loft access, front aspect window having lovely woodland views.

### **BEDROOM TWO**

**13'03 x 10'05 (4.04m x 3.18m)**

Another double room with a large rear aspect window having lovely woodland views.







## SHOWER ROOM

9'06 x 2'08 (2.90m x 0.81m)

Modern suite comprising a walk-in shower cubicle with tiled surround, close coupled w.c, vanity washbasin unit, skylight.

## OUTSIDE

To the front of the property is a charming courtyard garden, accessed via a gated path in front of the neighbouring property. The low-maintenance rear garden is predominantly laid to patio, with steps leading to an elevated seating area — perfect for entertaining while enjoying the lovely woodland outlook. Double gates provide access to the garden and offer parking for one vehicle.

## AGENTS NOTE

The neighbouring property has a pedestrian right of way over the rear garden to their front door.

## DIRECTIONS

What3Words/// position.lushly.full- From Mitcheldean, follow the A4136 in the direction of Cinderford and Coleford continuing up and over Plump Hill. Upon reaching the traffic lights at Nailbridge continue straight over, then upon entering the village of Brierley take the first right turn into Brierley Banks signposted Ruardean Woodside & Ruardean. Follow the road up the hill, then turn right as indicated by our For Sale board onto the Forestry Commission track where the property can be found after a short distance on the right.

## SERVICES

Mains water, electricity, drainage.

## WATER RATES

Severn Trent Water Authority

## LOCAL AUTHORITY

Council Tax Band: B  
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.

## TENURE

Freehold

## VIEWING

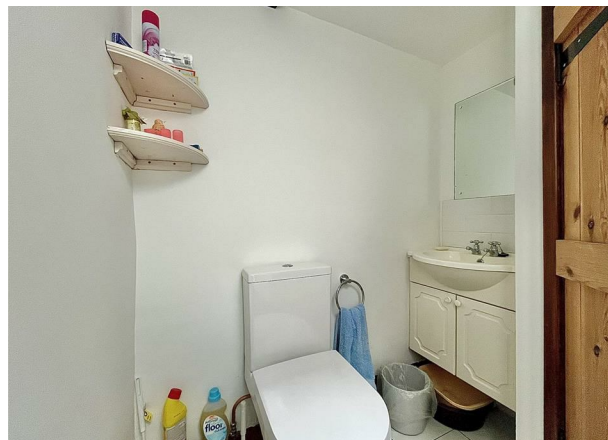
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## 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)

## AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

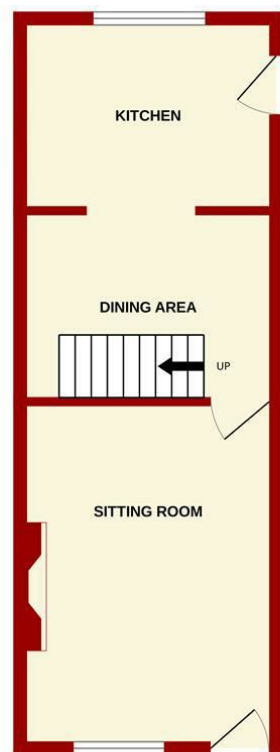




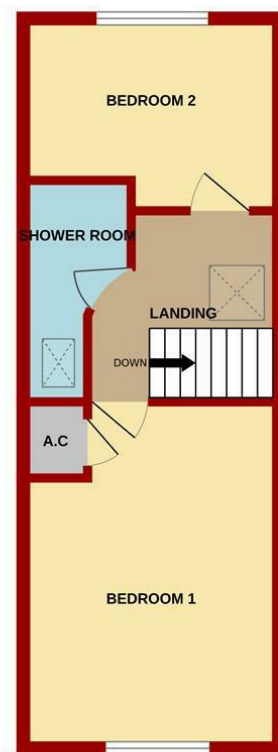




GROUND FLOOR



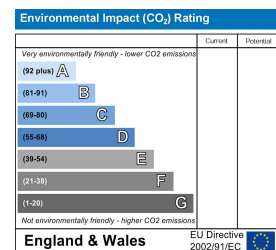
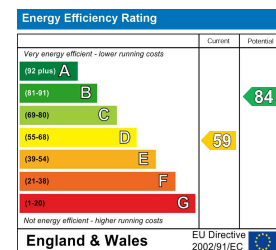
1ST FLOOR



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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#### 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.







The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | [mitcheldean@stevegooch.co.uk](mailto:mitcheldean@stevegooch.co.uk) | [www.stevegooch.co.uk](http://www.stevegooch.co.uk)

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