Timore Court Farm Lane
Mitcheldean GL17 0AY

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ESTATE AGENTS | EST 1985

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Guide Price £500,000

TIMORE IS A RARE GEM located in the HEART OF MITCHELDEAN'S CONSERVATION AREA having served as a FAMILY HOME FOR ITS CURRENT OWNER FOR NEARLY 50 YEARS. DATING BACK AS FAR AS THE 1700'S, this DETACHED CHARACTER RESIDENCE boasts accommodation totalling in excess of 2,400 SQ.FT including FOUR BEDROOMS, THREE RECEPTIONS and TWO BATHROOMS as well as an ATTACHED ONE BEDROOM ANNEXE 'STEPS COTTAGE' that requires renovation however OFFERS MULTI-GENERATIONAL LIVING/HOLIDAY LET INCOME POSSIBILITIES (subject to relevant permissions). The spacious accommodation over two floors would suit family living, with additional benefits including a LARGE CELLAR and PRIVATE MATURE WALLED COTTAGE GARDEN.

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 12 miles west of the city of Gloucester.

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 is a notable landmark in Mitcheldean.

With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, 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.

A solid wood front door with obscured glazed panel to side leads into;

ENTRANCE HALL

Running centrally the length of the house, with an electric night storage heater, stairs ascending to the first floor landing, two useful storage cupboards. Doors lead off to the three reception rooms and rear porch.

LIVING ROOM

15'9 x 23'1 (4.80m x 7.04m)

A grand room with high ceilings, exposed beams and stone walls making for the perfect entertaining space, feature stone built fireplace with hearth, wall mounted electric heaters, front and side aspect windows, a door with two steps leads down to the kitchen/diner.

SITTING ROOM

17'8 x 11'11 (5.38m x 3.63m)

With a feature brick built fireplace with red tiled hearth, exposed floorboards, original ceiling beams, two front aspect windows, a door leads through to the study.

STUDY

12'1 x 10'6 (3.68m x 3.20m)

An ideal work from home space having wood panelled walls and ceiling, a living flame gas fire and rear aspect window overlooking the garden.

KITCHEN/DINER

13'4 x 15'6 (4.06m x 4.72m)

Comprising a range of wall and base level units with laminate worktops and tiled splash-backs, inset 1.5 bowl stainless steel sink unit with drainer. Built in appliances include a fridge and freezer. There is space for a gas cooker, and plumbing for a washing machine and dishwasher. Tiled flooring, wall mounted electric heater, two side aspect windows overlooking the garden, a door leads into;

REAR PORCH

Tiled flooring, door leads out to the garden.

FIRST FLOOR LANDING

With an electric night storage heater, doors lead off to the four bedrooms, bathroom and jack & jill shower room.

BEDROM ONE
13'2 x 14'1 (4.01m x 4.29m)
Comprising a range of built-in furniture including wardrobes, electric night storage heater, front aspect window.

BEDROOM TWO
15'7 x 10'8 (4.75m x 3.25m)
Wall mounted electric heater, front and side aspect windows.

BEDROOM THREE
11'5 x 11'9 (3.48m x 3.58m)
Electric night storage heater, front aspect window.

BEDROOM FOUR
12'4 x 11'11 (3.76m x 3.63m)
Side aspect window, a door leads to;

JACK & JILL SHOWER ROOM
8'2 x 3'6 (2.49m x 1.07m)
Comprising a shower cubicle with electric shower and wet board surround, close coupled w.c and vanity washbasin unit. Wall mounted electric heater, obscured rear aspect window.

BATHROOM
12'9 x 6'11 (3.89m x 2.11m)
Comprising a corner shower cubicle with electric shower and tiled surround, close coupled w.c, panelled bath and vanity unit with two sink basins and built-in storage. Wall mounted electric heater, wall mounted gas-fired water heating boiler, obscured rear aspect window.

STEPS COTTAGE
Located to the rear of the main house having formerly been joined by an internal door and used as additional accommodation for family. A set of steps leads up to an obscured double glazed upvc door leading into;

FRONT PORCH
Tiled floor, an inner door leads into;

KITCHEN/LIVING AREA
13'11 x 15'9 (4.24m x 4.80m)
Having provisions for a small kitchenette area, feature decorative fireplace, electric night storage heater, two rear aspect windows overlook the garden, front aspect window, a door leads to;

HALL
Airing cupboard housing the hot water immersion tank, front aspect window, loft access, electric night storage heater, doors lead off to the bedroom and bathroom.

BEDROOM
13'10 x 9'0 (4.22m x 2.74m)
Comprising two built-in double wardrobes, wall mounted electric heater, rear aspect window overlooking the garden.

BATHROOM
5'5 x 7'0 (1.65m x 2.13m)
Comprising a panelled bath, close coupled w.c, vanity washbasin unit and an obscured rear aspect window.

PARKING
The current owner has parked in front of the property, to the rear of the town hall with no concerns however doesn't own this area of land.

OUTSIDE
The charming walled rear garden offers a wonderfully tranquil and private retreat, beautifully stocked with a wide variety of mature trees, shrubs, and flowering plants, complemented by well-kept areas of lawn. A generous patio provides the perfect setting for outdoor dining and entertaining.

Steps descend to a spacious cellar featuring flagstone flooring, along with power and lighting. A covered passageway leads from the garden to the lane, with access to a useful store room, also with flagstone flooring and power. Positioned beneath Steps Cottage, this versatile space offers excellent potential for conversion into additional accommodation, subject to the necessary consents.

DIRECTIONS
From the Mitcheldean Office, proceed down the High Street. Upon reaching the Town Hall, turn right onto Court Farm Lane where the property can be found after a short distance on the right hand side.

SERVICES
Mains water, drainage, electricity. Night storage heaters.

WATER RATES
Severn Trent Water Authority

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

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.

PROPERTY SURVEYS

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

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)

Floor -1

Floor 0

Floor 1

Approximate total area(1)

3352 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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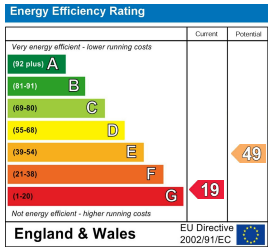

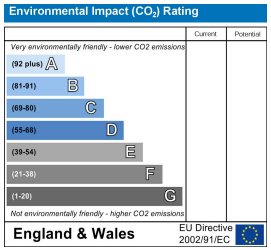

MISREPRESENTATION DISCLAIMER

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.