



The Maltings

Ruardean, GL17 9TX

£215,000



Nestled in the charming village of Ruardean, The Maltings presents an exceptional opportunity to acquire a delightful coach house. This property boasts two well-proportioned bedrooms, making it ideal for couples, small families, or those seeking a peaceful retreat. The inviting reception room offers a warm and welcoming space, perfect for relaxation or entertaining guests.

One of the standout features of this home is its private, low-maintenance tiered garden, providing a serene outdoor space to enjoy the fresh air without the burden of extensive upkeep. Additionally, the integral garage, equipped with light and power, offers convenient storage or the potential for a workshop, catering to a variety of needs.

The property benefits from parking for two vehicles, ensuring that you and your guests will always have a place to park. Located in a sought-after village, residents can enjoy the tranquillity of rural life while still being within easy reach of local amenities and transport links.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are looking for a new home or an investment opportunity, this coach house in Ruardean is not to be missed. Embrace the chance to live in a picturesque setting that combines comfort, convenience, and charm.



Entrance Hallway :

2'11" x 5'7" (0.91 x 1.72)

The property is accessed via a partially glazed door into the entrance hallway, which benefits from numerous power points, radiator, alarm system and the control panel for the electric up-and-over garage door. Stairs rise to the first-floor landing.

First Floor Landing :

6'5" x 12'0" (1.97 x 3.66)

The first-floor landing features a rear-aspect UPVC double glazed window, radiator, power points and loft access. There is also a useful airing cupboard housing the electric-powered boiler system.

Kitchen :

6'2" x 12'5" (1.88 x 3.79)

Fitted with a range of wall, drawer and base-mounted units, together with a front-aspect UPVC double glazed window. There is a built-in oven, hob and extractor fan, one-and-a-half bowl drainer sink with mixer tap over, built-in dishwasher, space for an upright freezer, numerous power points, radiator and inset ceiling spotlights.

Lounge :

10'4" x 18'8" (3.17 x 5.69)

The lounge area features a front-aspect UPVC double glazed window, rear-aspect UPVC double glazed patio doors providing access to the steps leading down to the garden, radiator, power points, television point and internet points.

Bedroom 1 :

11'3" x 9'0" (3.43 x 2.75)

A good-sized bedroom with side-aspect UPVC double glazed window, radiator and numerous power points. The room benefits from built-in wardrobe space with hanging rails and shelving, together with a television point.

Bedroom 2 :

10'2" x 9'4" (3.12 x 2.85)

A further well-proportioned bedroom featuring a front-aspect UPVC double glazed window, radiator, power points and built-in wardrobes with hanging rails and shelving.

Shower Room :

7'1" x 5'5" (2.17 x 1.67)

A modern shower room comprising a front-aspect UPVC double glazed frosted window, walk-in shower with shower system and easy-clean white

wall panelling, close coupled WC and wash hand basin with mixer tap over. The room also benefits from shaver point, partially tiled walls, inset ceiling spotlights and extractor fan.

Outside :

The property benefits from a private and low-maintenance tiered garden, predominantly laid with attractive patio slabs and arranged over several levels.

The patio area leads to steps rising to a further level, with additional steps continuing up to the main garden area. The garden is fully enclosed by

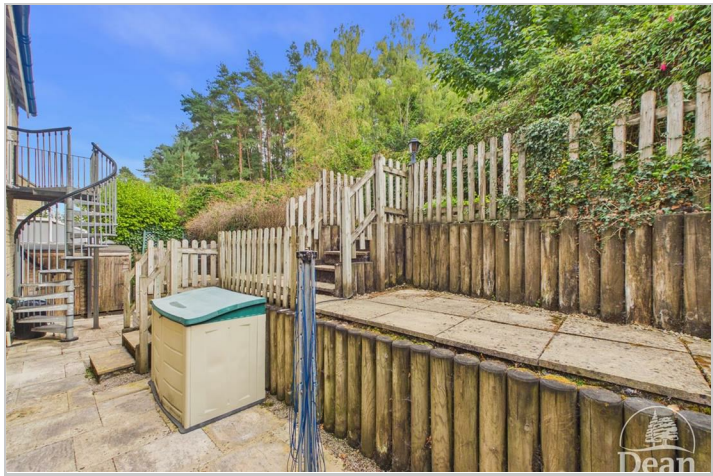
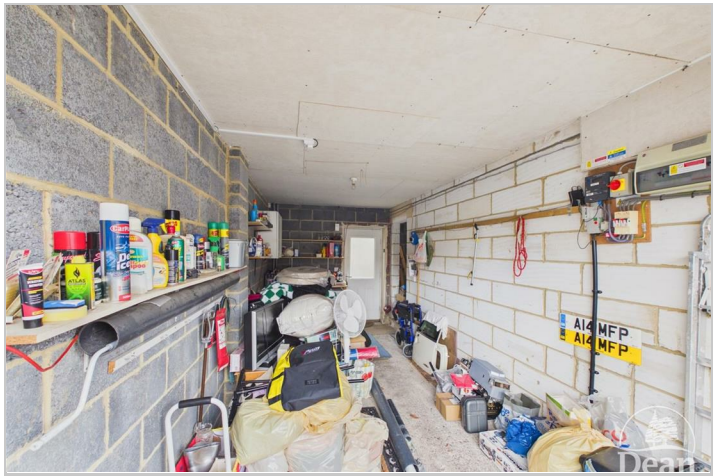
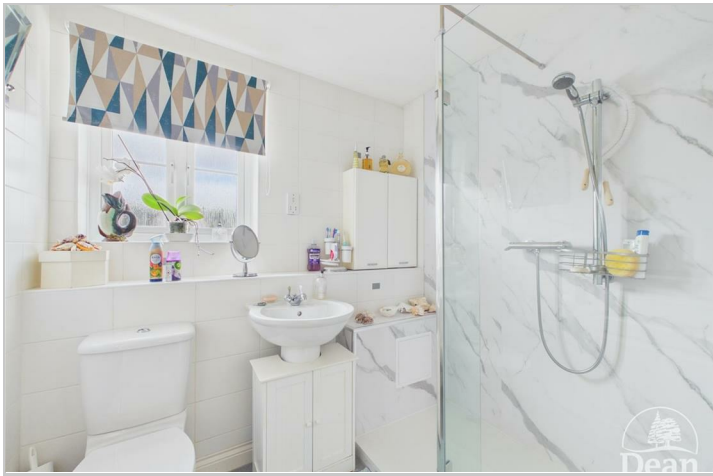
fencing and provides a lovely private outdoor space with plenty of potential for seating and entertaining.

Garage :

8'5" x 18'9" (2.59 x 5.73)

The property benefits from an integral garage accessed via an electric up-and-over door. The garage provides useful storage and parking space, together with power and lighting.

There is also a useful utility area incorporating plumbing and space for a washing machine and tumble dryer.



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Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Garage: 8'6" x 18'9" (2.59 x 5.73 m)

Hallway: 2'11" x 8'7" (0.91 x 1.72 m)

Floor 1

Living Room: 10'4" x 18'7" (3.17 x 5.69 m)

Kitchen: 6'2" x 12'5" (1.88 x 3.79 m)

Bathroom: 7'1" x 5'5" (2.17 x 1.67 m)

Landing: 6'5" x 12'9" (1.97 x 3.66 m)

Bedroom: 11'3" x 9'0" (3.43 x 2.75 m)

Bedroom: 10'2" x 9'4" (3.12 x 2.85 m)

Approximate total area⁽¹⁾

865 ft²
80.4 m²

(1) Excluding balconies and terraces

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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Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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