



Fir Tree Cottage, Union Road

Bakers Hill, Coleford, Gloucestershire, GL16 7QB

£525,000



VIRTUAL TOUR AVAILABLEVIEWING HIGHLY RECOMMENDED*** Dean Estate Agents are delighted to bring to the market this three bedroom detached family home situated near to Coleford town centre in the Forest of Dean. Coleford is a bustling, friendly town with many amenities to include independent shops and cafes, a library, a cinema and both primary and secondary schools, there are bus links in and around Coleford and further afield to neighbouring villages and towns.

The accommodation comprises of spacious lounge with woodburner leading into a conservatory which is being used as the dining room. There is also a kitchen, utility room, study and handy downstairs cloakroom. Upstairs there are three bedrooms, all with lovely views of the garden and beyond and a shower room. The wraparound garden is a gorgeous addition to this home and includes a pond, mature plants and shrubs, countryside views and even a secret garden. There is an additional area of land on the opposite side of the road, which is being used for fruit and vegetable growing. There is ample off road parking, outbuildings including a workshop and a garage.



Approached via composite door into:

Entrance Hallway:

Stairs to first floor landing, radiator, UPVC double glazed window to side, vinyl wood effect flooring, door to lounge, understairs storage cupboard with lighting, power and lighting, opening into kitchen.

Kitchen:

A range of wall units, cupboards and drawers, worktop, shelving, one and a half stainless steel sink with drainer, extractor hood, electric oven and hob, UPVC double glazed window to side, tiled flooring, mosaic splashback, radiator, UPVC double glazed window into utility room, space for fridge/freezer, fitted pantry cupboard, power and lighting, door to study.

Study:

Exposed stone walls, UPVC double glazed window to rear, UPVC double glazed window to side, fitted bookshelves, radiator, power and lighting, door to utility room and cloakroom.

Cloakroom:

W.C., wash hand basin, vinyl flooring, radiator, tiled splashback, UPVC double glazed obscured window to rear.

Utility Room:

UPVC double glazed door to garden, space and plumbing for washing machine, radiator, stainless steel sink with drainer, cupboards and wall units, worktop, tiled flooring, mosaic splashback, UPVC double glazed window to rear.

Lounge:

Woodburner with stone base, radiator, telephone point,

UPVC double glazed window to front over looking the garden, power and lighting, UPVC double glazed sliding doors to conservatory, TV point.

Conservatory:

UPVC double glazed windows to front, side and rear, UPVC double glazed door to rear garden, radiator, wall lighting, power.

First Floor Landing:

Doors to all bedrooms and bathroom, loft access, radiator, power and lighting.

Bedroom One:

UPVC double glazed window to side, radiator, built in cupboard, and fitted wardrobes, power and lighting, TV point, Wifi/telephone point.

Bedroom Two:

UPVC double glazed window to side, UPVC double glazed window to rear, radiator, built in cupboards with one housing the boiler, and the other being the airing cupboard, power and lighting.

Bedroom Three:

UPVC double glazed window to front, radiator, built in desk and shelving, power and lighting.

Shower Room:

Walk-in double shower with waterfall shower and hand held attachment, W.C, wash hand basin, partly tiled walls, vinyl flooring, UPVC double glazed obscured window to front, shelving, storage box, heated towel rail, spotlights, extractor fan.

Outside:

The property is approached via a single track road through a five bar gate. There are multiple off-road parking spaces, with a garage to the side of the property. There is a pedestrian gate and a footpath leading to the beautiful wraparound garden and the home. The front garden has a lawned section, multiple borders with mature plants, shrubs and flowers, there is a pond and patio area with space for seating. As the pathway leads around to the left of the property there is a further lawned section, more gorgeous borders with trees and shrubs, there is a stepping stone pathway leading through some trees to a 'Secret Garden'. The secret garden opens up and there is space for seating plus lovely countryside views. To the rear of the property there is further patio area, an area for seating, two outbuildings, a greenhouse and a log store. Following the pathway round to the other side there is access to the

conservatory and a footpath around to the front of the property and there are more mature trees and shrubs. Across the single track road from the front of the property there is an area of land currently being used as an orchard and a general fruit and vegetable growing area with numerous fruit trees, there is also extra parking as well. This garden is not one to miss- see more on the virtual tour and the drone photos.

Garage:

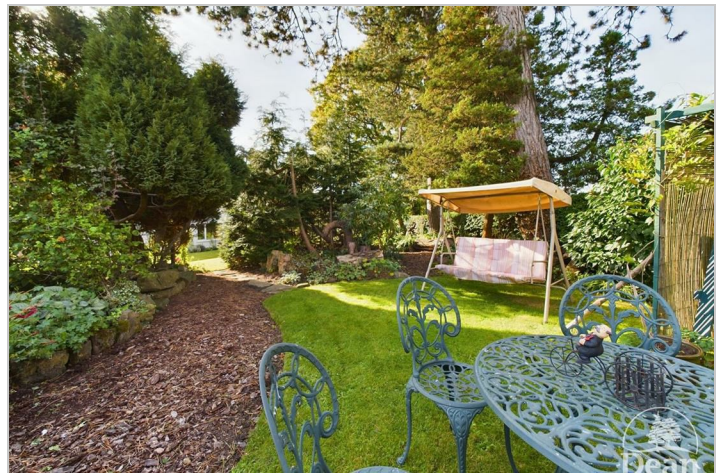
Split into two sections, single glazed window to rear, power and lighting. Storage to the front section with lighting.

Outbuilding One:

Power and lighting, window to front.

Outbuilding Two:

Power and lighting, window to front.



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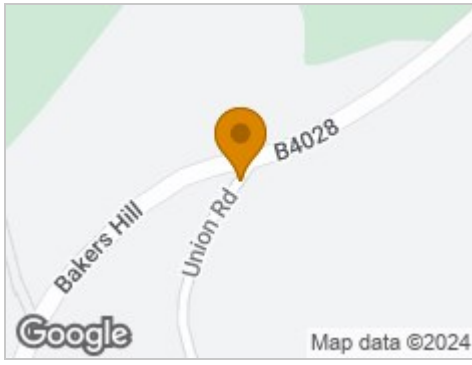
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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

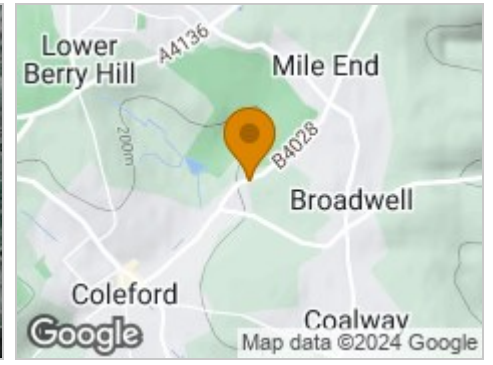
Road Map



Hybrid Map



Terrain Map



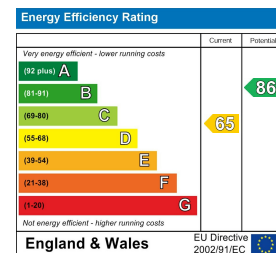
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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