



Rosemary Topping Common Grove

English Bicknor, Coleford, GL16 7PE

£650,000



*****VIRTUAL TOUR AVAILABLE***** Dean Estate Agents are excited to present this unique and impressive property to the market. The home sits on a plot which is approximately 2.7 acres and is in a fantastic location in English Bicknor. It's down a small lane and is approached via a long private driveway. If you are looking for a getaway property which is quiet, rural and have no passing traffic, this is the property for you.

The detached period cottage has been renovated and includes underfloor heating in some of the rooms and triple glazed windows throughout. The accommodation comprises of spacious lounge with wooden beams and stone built fireplace, dining room with staircases leading to the entrance hallway and first floor landing, bright and spacious kitchen, utility room, downstairs cloakroom and ground floor bedroom which is currently being used as a study. Upstairs there are two double bedrooms, one with an en-suite and bathroom with walk in shower. The views are a feature in nearly all of the rooms and one of the many gorgeous fixtures about this home. Outside there is an abundance of space and includes ample off road parking, outbuildings for storage, garden, paddock and woodland with stone cliffs.

English Bicknor is a sought after village location with amenities to include a village hall, park, playing field and primary school, there are plenty of woodland walks nearby and is close to the lovely market town of Ross-on-Wye and the bustling town of Coleford.

TAKE A LOOK AT THE VIRTUAL TOUR TO LOOK AROUND THIS STUNNING PROPERTY AND THE GROUNDS.



Approached via a triple glazed door into:

Entrance Hallway:

Two velux windows, radiator, laminate flooring, smoke alarm, spotlights, door to dining room.

Dining Room:

Triple glazed window to front, radiator, tiled flooring, door to lounge, door to kitchen, smoke alarm, understairs storage cupboard, power and lighting.

Lounge:

Steps down into spacious lounge with feature stone built fireplace with woodburner and stone hearth, tiled flooring, radiator, triple glazed windows to front, triple glazed French doors out to rear garden, wooden beams, power and lighting.

Study/Bedroom Three:

Wooden beams, triple glazed windows to side and front, radiator, tiled flooring, loft access, shelves, power and lighting.

Kitchen:

A range of base and wall units, drawers, tiled splashbacks, one and a half stainless steel sink with drainer, worktop, double Zanussi ovens, hot point induction four ring hob, extractor hood, space for fridge/freezer, spotlights, tiled flooring, triple glazed windows to front, side and rear.

Utility Room:

Drawers, shelves, worktop, tiled splashbacks, spotlights, space and plumbing for washing machine, pantry cupboard, laminate flooring, underfloor heating, heating control panel, door to cloakroom, triple glazed door to rear garden.

Cloakroom:

W.C., wash hand basin, wood panelling, triple glazed window to rear, spotlights, underfloor heating, laminate flooring.

First Floor Landing:

Underfloor heating, heating control panel, doors to bedrooms and bathroom, storage cupboard, velux window, lighting.

Bedroom One:

Underfloor heating, heating control panel, triple glazed windows to front and side, power and lighting, loft access, door to en-suite.

En-Suite:

Triple glazed window to side, vanity unit with inset sink and W.C., extractor fan, P shaped bath with fitted waterfall shower and handheld attachment, partly panelled walls, heated towel rail, storage cupboard, underfloor heating, spotlights, laminate flooring, heating control panel.

Bedroom Two:

Steps down into bedroom, decorative fireplace, storage cupboards, two triple glazed windows to front, wooden beam, power and lighting, underfloor heating, heating control panel.

Bathroom:

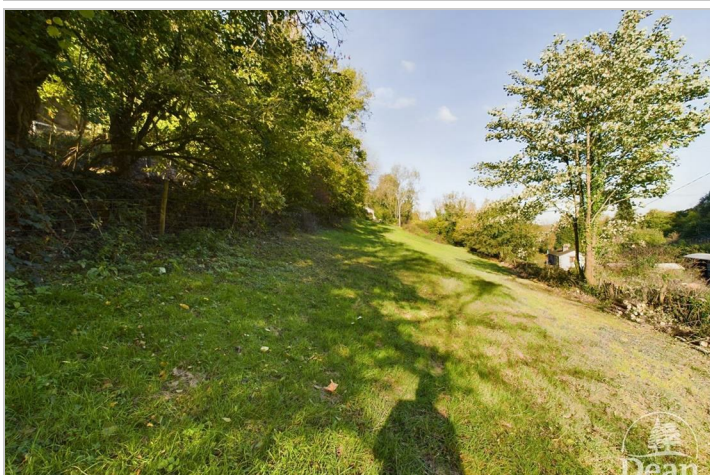
Walk in shower with rainfall shower and handheld attachment, panelled shower cubicle, tiled walls, cupboards, W.C., vanity unit with sink, mirror with LED light, heated towel rail, laminate flooring, spotlights, triple glazed window to front, underfloor heating.

Outside:

The property is approached via a long private gated driveway with cliff on one side and field on the other, parts of the cliff have lots of mature trees and shrubs growing, there is ample off road parking near the property at the top of the driveway and outbuildings for storage. The shed closest to the property benefits from power and lighting.

There is a wooden pedestrian gate leading down a gravelled pathway to the front door, to the right there is a fallen down stone building which could be renovated, there are gravelled steps and a pathway leading to a patio with space for seating, the path follows the house to the rear door and a decking pathway to another seating area and shed, this is near to an enclosed vegetable patch. The garden area has steps down and split off into sections, there is an enclosed courtyard area with flowers, a walled area and space for a polytunnel at the bottom of the garden. The field is to the right of the gardens and is outlined by trees, there is gated access onto the field near the main entrance.

Just off the boundary of the property is a restored lime kiln dating back to 1685, this is featured on the English Bicknor Heritage Walk. most large estates had their own lime kiln to provide the lime to use on the fields, this is one of 21 kilns in the Forest of Dean in the year 1787.



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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



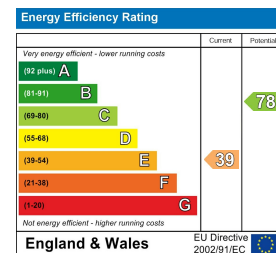
Floor Plan



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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