



## Westland Cottage, 4 The Row Main Road

Alvington, Lydney, Gloucestershire, GL15 6AX

Offers Over £475,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Fantastic opportunity to purchase this charming period cottage located in the picturesque village of Alvington This delightful property boasts a rich history, having been built in the year 1800, making it a true gem for those who appreciate traditional architecture.

Upon entering, you are greeted by not one, not two, but five reception rooms including lounge, snug and dining room, offering ample space for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms and three bathrooms, this cottage provides the perfect blend of comfort and functionality for multi generational living or those who enjoy having extra space. One of the standout features of this property is the generous outdoor space it offers. The large gardens are perfect for green-fingered enthusiasts or those who simply enjoy spending time outdoors.

To truly grasp the full potential of this property, a viewing is a must. The character, space, and unique features of this cottage are best appreciated in person. Don't miss out on the opportunity to make this charming period cottage your new home.



Approached via UPVC front door into Entrance Hall:

Entrance Hallway:

Tiled flooring, under stairs storage cupboard, double panelled radiator, mains consumer unit, boiler, power and lighting.

Kitchen:

A range of base, wall and drawer units, induction hob, extractor hood, Belfast sink, pantry style cupboard, plumbing for washing machine, dishwasher, double oven, power and lighting.

Lounge:

UPVC double glazed window, double panelled radiator, BT point, tv point, set up for Gigaclear super-fast fibreoptic internet, power and lighting.

Snug:

UPVC double glazed window, double panelled radiator, power and lighting.

Dining Room:

Exposed stone fire place, double panelled radiator, power and lighting, UPVC double glazed window.

Office:

UPVC double glazed windows, double panelled radiator, power and lighting.

Conservatory:

UPVC double glazed windows and doors, double panelled radiator, tiled flooring, lighting, power and insulated roof.

Cloakroom:

W.C., sink, UPVC double glazed window, double panelled radiator, storage cupboard.

First Floor Landing:

Storage cupboards, velux window, doors to all bedrooms and shower room, loft access, smoke alarm.

Bedroom One:

UPVC double glazed windows, single panelled radiator, fitted wardrobes, power and lighting, door to en-suite.

En-Suite:

UPVC double glazed window, double panelled radiator, white panelled bath, pedestal sink, W.C., tiled walls, tiled flooring, lighting.

Bedroom Two:

UPVC double glazed window, single panelled radiator, loft access, power and lighting.

#### Bedroom Three:

UPVC double glazed window, double panelled radiator, fireplace, storage cupboard, power and lighting.

#### Bedroom Four:

UPVC double glazed window, single panelled radiator, storage cupboard, fireplace, power and lighting.

#### Shower Room:

Pedestal sink, W.C., walk in shower with glass sliding screen, UPVC double glazed window, heated towel rail, tiled walls, tiled flooring.

#### Outside:

The property is accessed via double gates to a tarmac driveway and a pedestrian gate with a

pathway leading to the front door. There is a wall along the side of the property separating it from the road and a border with some attractive flowers and mature shrubs. There is an area with chippings making space for more off road parking and the driveway leads to the single garage. To the rear of the property it is fenced off making it private, there is a decking area with space for seating and a small lawned area with beautiful flower borders all around, there is then a pathway leading to a patio area with space for seating and a large lawned area outlined with bushes and fences, there is also an area for chickens at the rear of the garden.

#### Garage:

Two wooden doors, power and lighting, side door to garden.



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## Road Map



## Hybrid Map



## Terrain Map



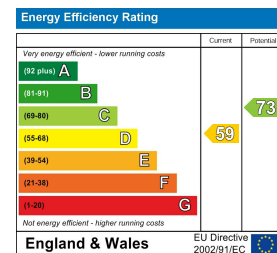
## Floor Plan



## 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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