



Highlands, High Street

Clearwell, Coleford, Gloucestershire, GL16 8JS

£269,950



*****VIRTUAL TOUR AVAILABLE***NO ONWARD CHAIN***** We are excited to offer for sale this beautifully presented property with spacious accommodation to include a conservatory/sun room, sitting room with woodburner and exposed stone chimney breast and well equipped kitchen. The stone cottage situated in the historic village of Clearwell near to the castle and grounds offers terraced gardens with gorgeous views and off road parking. Upstairs there are two double bedrooms, master bedroom with en-suite and family bathroom.

The property sits in a lively village location with popular public house, gorgeous hotel and restaurant and historic castle. The cottage would suit all manner of clients and would make a lovely home or could be strongly considered as a holiday rental.



Accessed via part glazed wooden door into:

Entrance Lobby:

4'7" x 4'4" (1.42m x 1.34m)

Single panelled radiator, stairs to the first floor landing, part glazed door into sitting room.

Sitting Room:

15'0" x 11'10" (4.58m x 3.61m)

The most stunning room with a front aspect wooden double glazed window, feature woodburner with stone chimney breast, double panelled radiator, power & lighting, TV point, understairs storage cupboard, part glazed door into kitchen.

Kitchen:

14'4" x 8'5" (4.38m x 2.57m)

A range of base units, wall units and drawers, worktop, built-in oven, hob and extractor hood, space & plumbing for washing machine, space for dishwasher, space for fridge/freezer, stainless steel sink with drainer unit and tap, power & lighting, double glazed window to side aspect.

Sunroom/Conservatory:

12'2" x 9'9" (3.71m x 2.99m)

Ceramic tiled flooring, double glazed windows to side and front aspect, wooden double glazed patio doors to rear garden, UPVC roof, cupboard housing Worcester combination oil boiler, door into cloakroom.

Cloakroom:

4'5" x 2'4" (1.37m x 0.73m)

W.C., wash hand basin, single panelled radiator, lighting.

First Floor Landing:

Doors to both bedrooms and bathroom.

Bedroom One:

11'10" x 10'2" (3.62m x 3.12m)

Wooden double glazed window to side aspect, power & lighting, double panelled radiator, door into en-suite.

En-suite:

10'2" x 2'9" (3.12m x 0.86m)

W.C., wash hand basin, single panelled radiator, shaver point, shower cubicle with mains shower, inset ceiling spotlights, extractor fan.

Bedroom Two:

17'9" x 9'3" (5.42m x 2.83m)

Two wooden double glazed windows to front aspect, power and lighting, loft access, two single panelled radiators.

Bathroom:

W.C., wash hand basin, single panelled radiator, modern panelled bath, lighting, wooden double glazed window to side aspect.

Outside:

To the side of the property there is a generous parking space for one vehicle. Steps lead up to

the hillside gardens which offer gravel area, patio area, BBQ oven, all enclosed by fencing and hedging. Enjoying glorious views over countryside to the front aspect.



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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



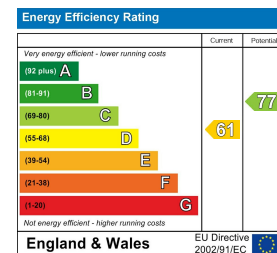
Floor Plan



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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