



Mailscot Lodge

Hillersland, Coleford, GL16 7NY

Tendered Bids £625,000



****SEALED BIDS** MONDAY 13TH MAY - 12:00PM**** Are you looking to escape the hustle and bustle of city life and immerse yourself in the tranquillity of nature? Look no further than this stunning detached property nestled in the woods of the Forest of Dean/Wye Valley. Surrounded by lush greenery, this country property offers the perfect retreat for those seeking peace and quiet.

The cottage features a spacious living area with woodburner, cozy bedrooms offering a peaceful retreat after a day of exploring the surrounding woods, a sizeable kitchen/dining room, perfect for enjoying home-cooked meals surrounded by the beauty of nature. The large plot of land that comes with the property provides ample space for outdoor activities such as gardening, relaxation, pottering around the outbuildings, or simply enjoying the fresh air. The perfect retreat for those looking to unwind and connect with the great outdoors.

Located in the Forest of Dean, you'll have easy access to a variety of outdoor activities such as cycling, horseback riding, and hiking, literally on your doorstep. The nearby town of Coleford offers amenities such as shops, restaurants, and schools, making it convenient for everyday living with the nearby market towns of Ross and Monmouth being a short drive away.

Don't miss out on the opportunity to own this idyllic retreat in the woods.

Contact us today to schedule a viewing and make this dream move and/or lifestyle change a reality.



Approached via a UPVC double glazed door to the rear entrance lobby with a porch also providing access to the front aspect. The current owner enters the house from the rear for ease of access from parking.

Rear Entrance Lobby:

7'0" x 5'8" (2.15m x 1.74m)

Doors to the kitchen, cloakroom and snug.

Cloakroom:

4'4" x 2'11" (1.34m x 0.91m)

W.C., UPVC double glazed window.

Snug:

13'8" x 11'2" (4.19m x 3.41m)

UPVC double glazed windows to triple aspects, wood burner, two double power points, TV aerial lead and views over the grounds.

Kitchen:

15'0" x 13'3" (4.59m x 4.06m)

Front aspect with UPVC double glazed windows to the front overlooking the lawns into woodland, Rayburn supplying hot water and radiators, exposed ceiling beams, space and plumbing for washing machine, understairs storage cupboard, sink with drainer unit, exposed wooden lintels.

Entrance Porch:

6'6" x 3'9" (2.00m x 1.16m)

Front aspect, windows and door into entrance hallway.

Entrance Hallway:

7'5" x 3'2" (2.27m x 0.99m)

Stairs to first floor landing, door to lounge.

Lounge:

17'0" x 13'3" (5.19m x 4.05m)

Stone chimney breast incorporating the woodburning stove, exposed ceiling beams, radiator and stone walling, UPVC double glazed window overlooking front lawns into woodland.

First Floor Landing:

5'11" x 2'11" (1.81m x 0.91m)

Window to rear, double radiator, cloak cupboard.

Bedroom One:

16'9" x 13'1" (5.11m x 4.01m)

Front aspect window, original fireplace and wooden flooring, radiators, cupboards.

Bedroom Two:

13'3" x 8'7" (4.04m x 2.64m)

Window to front aspect, airing cupboard.

Bathroom:

9'8" x 5'10" (2.97m x 1.78m)

W.C., wash hand basin, bath, tiled splashbacks, window.

Outside:

The property is approached via a Forestry Commission track through woodland with iron gated access providing both pedestrian and vehicular access.

Initially, one is welcomed with a lawned path/driveway which leads to the house and grounds.

The grounds are vast with areas sectioned off for

chickens/hens, vegetable gardens, numerous sheds/outbuildings, greenhouses, mature trees all surrounded by woodland. The right side of the grounds are enclosed with gardens and outbuildings for storage, lawns and mature trees.

To the front and rear of the house are lawns, the left side has a gravelled garden with shed and poly tunnel, water butt and access to both front and rear aspects.

For clarification, the front of the house is looking away from the access point.

Take a look at the photographs of both the grounds and rooms, a unique opportunity to acquire a woodland setting with unusually level grounds.

Sealed Bids- Monday 13th May 2024- 12:00pm:

Due to the rare availability of such property, the marketing method for this property is to promote any offer you wish to make via a sealed bid.

This brochure confirms that we are seeking final offers for the above property as detailed below:

1. All offers should be submitted in writing (letter or email) to: Allan Wasley – Director – Dean Estate Agents Ltd. 14 St. John Street, Coleford. GL16 8AR. allan@deanestateagents.co.uk Please telephone to check that your offer has been received prior to the closing date/time. All correspondence to be marked private.
2. The Property will be sold as detailed in the attached sales particulars and Land Registry Title.
3. Unconditional offers are invited. If any conditions are

attached to the offer, please confirm full details.

4. All offers must be made on behalf of a named purchaser to include full postal address and contact details, including telephone numbers, email addresses etc.

5. Offers must be supported by evidence of funding, to the amount of the offer. If the buyer is relying upon finance to purchase the property, please disclose full details of the lender, broker and the amount to be mortgaged.

7. The offer must include the name, address and telephone number of the solicitor who will be acting for the purchaser.

8. The offer must confirm the proposed timing for exchange of contracts and completion.

9. The offer must confirm that a minimum 10% deposit will be paid on exchange of contracts.

10. The prospective purchaser

11. The owner is not bound to accept any offers.

Note 1: Once a sale has been agreed the property will be withdrawn from the market and if any persistent interest is received, the Buyer will be notified. If however, after a period of 14 days there has been no commitment or progress to purchase the property, the owner will re-consider her position and probably re-market the property if there is no genuine reason for delay.

Note 2: Should the Buyer seek to reduce the agreed price for the property before exchange of contracts, the owner reserves the right to withdraw from the transaction.

If you require any further information or clarification, please contact Allan Wasley.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Properties – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

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.

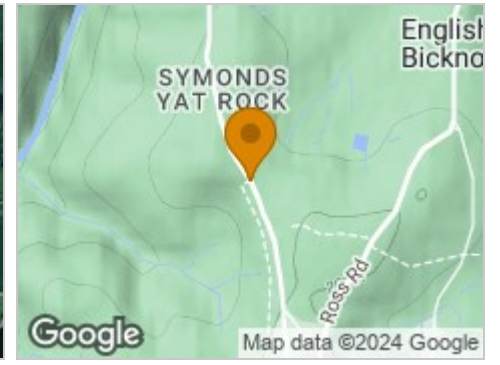
Road Map



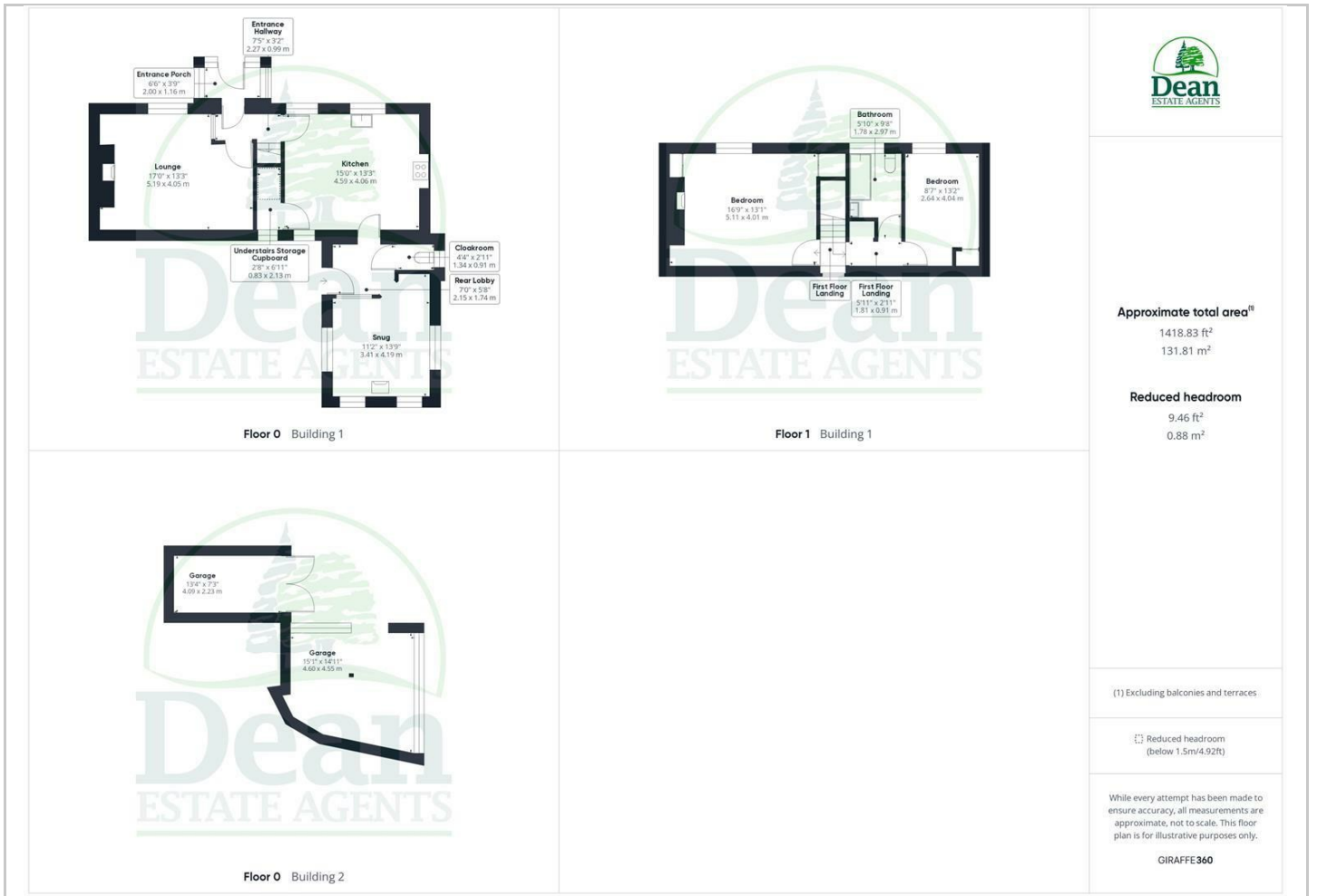
Hybrid Map



Terrain Map



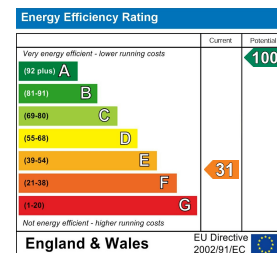
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.