

Pear Tree Cottage Upper Road

Pillowell, Lydney GL15 4QZ

STEVE GOOCH
ESTATE AGENTS | EST 1985

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£400,000

This CHARMING FOUR-BEDROOM DETACHED COTTAGE, dating back to 1842, is BURSTING WITH CHARACTER and enjoys a WONDERFUL POSITION along a QUIET LANE in the HIGHLY DESIRABLE VILLAGE OF PILLOWELL. Set in an ELEVATED POSITION, the property benefits from LOVELY FAR-REACHING VIEWS across the village and into the surrounding FOREST OF DEAN.

Pillowell itself is a TRULY SOUGHT-AFTER FOREST VILLAGE, offering a PEACEFUL, SEMI-RURAL LIFESTYLE with DIRECT ACCESS TO BEAUTIFUL WOODLAND WALKS right on the doorstep. The village is well regarded for its STRONG COMMUNITY FEEL, SCENIC SURROUNDINGS and excellent access to OUTDOOR PURSUITS including walking, cycling and exploring the wider Forest. Importantly, the property is also within CLOSE PROXIMITY TO YORKLEY, which provides a range of everyday amenities including a PRIMARY SCHOOL, DOCTORS SURGERY, CONVENIENCE SHOP, POST OFFICE and POPULAR LOCAL PUB, perfectly combining RURAL CHARM with PRACTICAL CONVENIENCE.

Inside, the property offers GENEROUS AND VERSATILE LIVING SPACE, including a CHARACTERFUL BEAMED SITTING ROOM with an IMPRESSIVE INGLENOOK FIREPLACE, a LIGHT-FILLED CONSERVATORY, and a FAMILY KITCHEN/DINING ROOM overlooking the SOUTH WEST FACING GARDEN. With the benefit of TWO STAIRCASES, the layout provides FLEXIBLE ACCOMMODATION, comprising FOUR BEDROOMS (one with EN-SUITE) and a FAMILY BATHROOM.

Outside, the property sits within a BEAUTIFULLY ESTABLISHED 1/5 ACRE WOODLAND GARDEN, enjoying a SUNNY ASPECT and offering plenty of space for families and keen gardeners alike. Further benefits include a DETACHED GARAGE/WORKSHOP and OFF-ROAD PARKING, completing what is a TRULY DELIGHTFUL AND WELL-ROUNDED FAMILY HOME.

The larger market towns of Lydney and Coleford are approximately three miles away and offer a wide range of facilities including shops, banks, supermarkets, sports centres, restaurants, public houses, public transport and schools for all ages.



The property is accessed via a partly double glazed upvc frosted door into:

ENTRANCE HALLWAY
12'08 x 7'00 (3.86m x 2.13m)
Wooden flooring, radiator, power points, built in storage cupboard, side aspect double glazed upvc window with secondary glazing. Steps down into:

WORKSHOP
7'03 x 6'04 (2.21m x 1.93m)
Radiator, power points, understairs storage cupboard, rear and side aspect upvc double glazed windows with secondary glazing.

LOUNGE
22'06 x 9'11 (6.86m x 3.02m)
Feature stone fireplace with a solid wooden mantle and inset log burning stove, power points, radiator, exposed beams, front aspect upvc double glazed window. Door into:

CONSERVATORY
10'01 x 8'05 (3.07m x 2.57m)
Tiled flooring, power points, triple aspect double glazed upvc windows. Double glazed upvc door leading out to the garden.

KITCHEN
14'06 x 9'09 (4.42m x 2.97m)
Range of base, wall and drawer mounted units, rolled edge worktops, one and a half bowl single drainer sink unit with mixer tap over, integrated oven and microwave, four ring electric hob with cooker hood above, space for dining table and chairs, radiator, Opening into:

UTILITY ROOM
14'11 x 5'01 (4.55m x 1.55m)
Oil fired Worcester boiler, plumbing for washing machine, space for fridge freezer, radiator, power points, front aspect upvc double glazed window, stairs leading up to the landing.

LANDING
Thumb latch door into:













BEDROOM ONE
12'04 x 10'00 (3.76m x 3.05m)
Radiator, power points, built in wardrobe, front aspect double glazed upvc window. Thumb latch door into:

EN-SUITE
9'05 x 4'02 (2.87m x 1.27m)
Double shower with tiling surround, pedestal wash hand basin, W.C, partly tiled walls, radiator, rear aspect double glazed upvc frosted window.

BEDROOM TWO
11'01 x 10'00 (3.38m x 3.05m)
(can be accessed from the landing and also bedroom 1) Radiator, power points, exposed beams, front aspect upvc double glazed window.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE LANDING:

LANDING
Side aspect stained glass window, double glazed window with secondary glazing, access to loft space, radiator. Sliding door into:

BEDROOM THREE
8'11 x 6'10 (2.72m x 2.08m)
Radiator, power points, front aspect upvc double glazed window.

BEDROOM FOUR
7'11 x 7'09 (2.41m x 2.36m)
Radiator, power points, built in storage, front aspect double glazed window.

BATHROOM
6'01 x 6'11 (1.85m x 2.11m)
Panelled bath with mains shower over and tiled surround, W.C, vanity wash hand basin, heated towel rail, tiled walls, side aspect upvc double glazed frosted window.

OUTSIDE
Set within a beautifully planted 1/5th acre woodland garden that has been thoughtfully designed to blend with its natural surroundings. At the lower end of the garden, you'll find a charming wildlife pond and additional seating areas that offer tranquil views and a real sense of escape.

A variety of meandering pathways lead gently up the sloping garden, revealing a series of inviting seating areas tucked into both sunny clearings and peaceful, shaded corners beneath mature trees. It's an ideal setting for relaxing, entertaining, or simply soaking up the sights and sounds of nature.

The garden has been lovingly maintained to encourage a rich variety of wildlife, making it a true haven for nature lovers. Complementing this idyllic outdoor setting is a detached garage/workshop and ample driveway parking, all set within the characterful and peaceful grounds of this delightful home.

SERVICES
Mains water, mains electric, mains drainage, oil.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - rates to be advised.

LOCAL AUTHORITY
Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.









VIEWINGS

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Yorkley village proceed past the Post Office on your right hand side. Drive down Stag Hill to the junction with Lower Road and continue down the hill for a short distance and then turn left into Upper Road. The property can be then found after a short distance on your left hand side.

PROPERTY SURVEYS

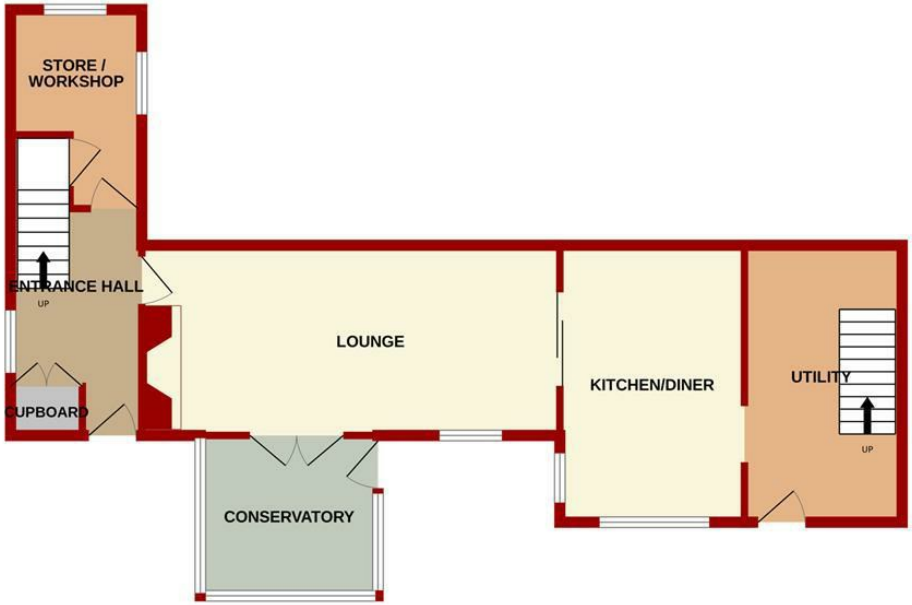
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)







GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.

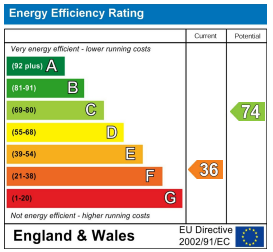


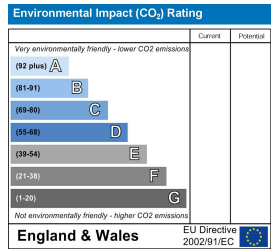
1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

