Hillside The Hollow
Drybrook GL17 9AP

STEVE GOOCH
ESTATE AGENTS | EST 1985





Approximate total area(1)
608 ft²

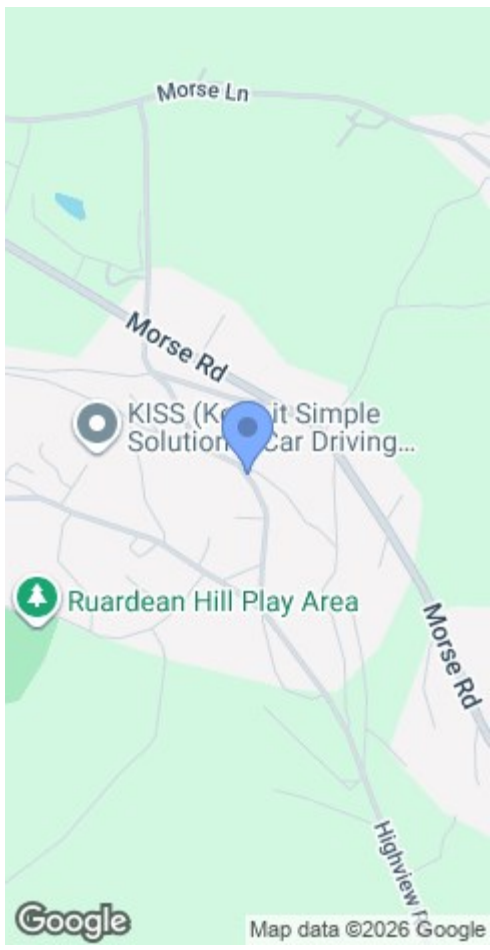
Reduced headroom
9 ft²

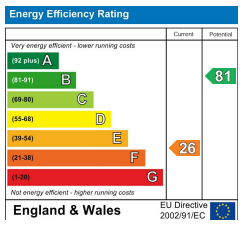
(1) Excluding balconies and terraces

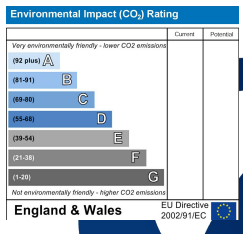
Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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.

Guide Price £199,950

A CHARMING TWO/THREE BEDROOM DETACHED STONE COTTAGE dating back to C.1850 that would BENEFIT FROM RENOVATION/EXTENSION (STPP), set in a QUIET and TUCKED AWAY POSITION on sought after RUARDEAN HILL enjoying PRIVACY and OUTSTANDING VIEWS from the garden towards May Hill. This MUCH LOVED home benefits from ENCLOSED GARDEN with two sheds, a WORKSHOP/STORE and OPEN FRONTED SINGLE GARAGE having FANTASTIC POTENTIAL to demolish and create a new garage with parking area (subject to relevant permissions).

Ruardean Hill is a small village located in the Forest of Dean district of Gloucestershire. It is situated on a hilltop in the northern part of the Forest of Dean, approximately 15 miles (24 kms) west of the cathedral city of Gloucester.

Known for its scenic views and its location within the beautiful natural surroundings of the Forest of Dean, the village offers a tranquil and rural atmosphere, making it an ideal place for those seeking a peaceful lifestyle.
While Ruardean Hill is a small village, it offers some essential amenities for residents including a primary school and a village hall. Additionally, the village is in proximity to nearby towns and villages where further services and facilities can be found.

Ruardean Hill provides access to outdoor activities and nature trails. with opportunities for walking, cycling, and exploring the woodlands. Nearby attractions such as Symonds Yat and the Wye Valley are within easy reach.















Two front aspect doors lead into the kitchen and sitting room.

KITCHEN
08'02 x 10'06 (2.49m x 3.20m)
Comprising a range of wall and base level units with laminate worktops and breakfast bar, tiled splash-backs. There is an integral 1.5 bowl sink unit with drainer and space for an electric cooker, fridge/freezer and plumbing for a washing machine. Additionally there is a small open fireplace and a front aspect window overlooking the garden.

SITTING ROOM
14'00 x 10'08 (4.27m x 3.25m)
With a feature open fireplace, stairs ascending to the first floor and a front aspect window overlooking the garden.

STUDY/BEDROOM THREE
08'06 x 10'06 (2.59m x 3.20m)
Ideal as a work from home space or occasional third bedroom, small feature open fireplace, a front aspect window overlooking the garden and an electric night storage heater.

SHOWER ROOM
07'01 x 08'06 (2.16m x 2.59m)
Accessed off of the kitchen with two steps down. Comprising a shower cubicle with an electric shower and tiled surround, close coupled w.c and a pedestal washbasin unit with tiled splash backs. An airing cupboard houses the hot water immersion tank and finally a small obscured front aspect window.

BEDROOM ONE
14'00 x 10'10 (4.27m x 3.30m)
The stairs ascend straight into the room ideal for a double bed with a useful over-stairs storage cupboard, front and rear aspect windows overlooking the garden. A door leads off to bedroom two.

BEDROOM TWO
08'09 x 10'11 (2.67m x 3.33m)
With an electric night storage heater and front aspect window overlooking the garden.

PARKING
There is an open fronted stone constructed single garage for one vehicle. Additional parking could be created by demolishing the existing outbuilding.

OUTSIDE
The private and enclosed garden could benefit from some landscaping and offers superb views towards May Hill. There are two smaller sheds and an abundance of coal to be included (useful for the three open fireplaces).

SERVICES
Mains Electricity, Water & Drainage. Fibre Broadband.

WATER
Severn Trent Water Authority - Rate TBC

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

DIRECTIONS
What3Words/// scrapped.apron.inviting- From our Mitcheldean office, proceed out of the village in the direction of the A4136 taking the second exit at the mini roundabout signposted Cinderford and Coleford. Follow the road up and over Plump Hill, upon reaching the traffic lights at Nailbridge turn right signposted Ruardean. Follow Morse Road for approx. a quarter of a mile taking the left turn signposted The Hollow. Follow the road up the hill and as the road bends to the right, take the right turn shortly after as per our for sale board where the property can be found after a short distance at the end of the track.

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.

MONEY LAUNDERING REGULATIONS
To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

TENURE
Advise as Freehold

VIEWING
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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.