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Elmdale Cottage, Lower Meend, St. Briavels, GL15 6RW

Offers in the Region Of £850,000



FREEHOLD

**Offers in the Region Of
££50,000**

AN EXTENDED FIVE BEDROOM (MASTER EN-SUITE) COTTAGE SET IN LOWER MEEND WITH GENEROUS GARDENS APPROACHING ONE ACRE WITH A RANGE OF OUTBUILDINGS TO INCLUDE A GARAGE BLOCK WITH POTENTIAL FOR ANNEXE CONVERSION (SUBJECT TO CONSENT) - A TRULY RURAL SETTING

Property Description

The character village of St Briavels is dominated by its castle, currently used as a youth hostel, with local primary/junior school, local hostelry, doctors surgery.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

ENTRANCE HALL/VESTIBULE: 15' 2" x 13' 1" (4.62m x 3.98m), tiled floor, window to front, velux roof light, returning stairs off to Minstrel gallery, understairs cupboard.

CLOAKS/SHOWER ROOM (OFF ENTRANCE HALL): three piece suite comprising of WC, designer style wash hand basin, step-in shower cubicle, door leading to

SAUNA: Pine lined, with benches and window to rear.

LOUNGE: 24' 2" x 13' 2" (7.36m x 4.01m), dual aspect French doors to front and side plus window to side, wood burning stove, wall lighting points.,

STUDY: 20' 1" x 7' 11" (6.12m x 2.41m), dual aspect picture windows to rear and side, laminate floor, telephone point.

DINING ROOM: 17' 10" x 10' 4" (5.43m x 3.15m), triple windows to side, feature fireplace with inset stove and exposed stone walling, wall lighting points.

KITCHEN: 21' 7" x 12' 1" (6.57m x 3.68m), an extensive range of Shaker style base and eye level units, tiled floor, composant double bowl sink unit, designer radiator, Oak worktops, tiled splashbacks, built-in electric grill and oven, induction hob, extractor hood, integrated fridge, freezer and dishwasher, windows to front and sides, door to front.

UTILITY AREA: 6' 5" x 6' 3" (1.95m x 1.90m), window, Belfast sink, matching Shaker style base and eye level units, Oak worktops, tiled floor, plumbing for washing machine, vent for tumble dryer, heated towel rail.

STAIRS TO FIRST FLOOR MINSTREL GALLERY: large galleried area, velux roof light, built-in storage cupboards.

BEDROOM ONE (EN-SUITE): 11' 10" x 7' 8" (3.60m x 2.34m), window to side, timber floor. **EN-SUITE:** luxury four piece suite comprising of bath with shower attachment, shower cubicle, wash hand basin, WC, half tiled walls, windows to front and side.

BEDROOM TWO: 13' 4" x 13' 1" (4.06m x 3.98m), dual aspect windows to front and side, radiator.

BEDROOM THREE: 10' 6" x 9' 1" (3.20m x 2.77m), window to side, radiator.

BEDROOM FOUR: 12' 7" x 7' 11" (3.83m x 2.41m), window to side, fitted wardrobe, radiator.

BEDROOM FIVE: 12' 4" x 12' 1" (3.76m x 3.68m), dual aspect windows to front and side, wall light, radiator, quadruple wardrobes.

BATHROOM ONE: 11' 4" x 8' 8" (3.45m x 2.64m), jacuzzi style bath, shower cubicle, WC, wash hand basin, tiled floor, loft access, window to side, fully tiled walls and floor, designer radiator.

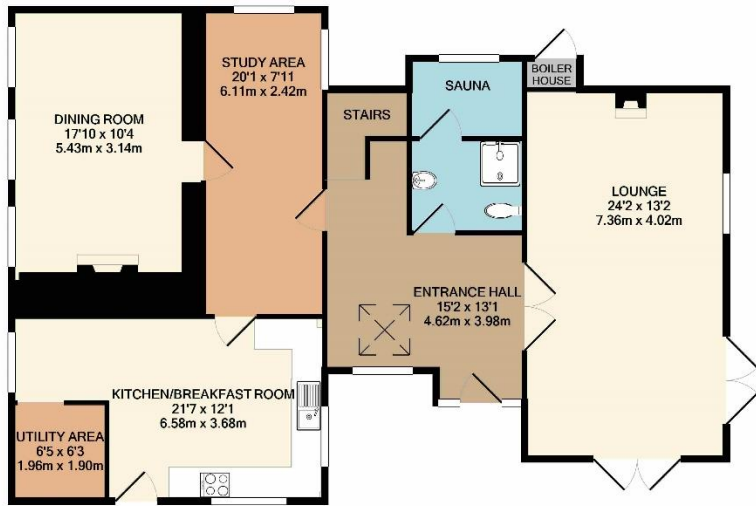
BATHROOM TWO: 8' 2" x 6' 1" (2.49m x 1.85m), bath with shower over, wash hand basin, WC, velux window, fully tiled walls and floor.

OUTSIDE: the gardens are approaching one Acre and effectively are in two sections. The main formal garden gently sloping down to the garage with circular drive for easy access, a raised parking area closer to the house for two vehicles, lawns and a range of mature garden areas. To the right hand side of the cottage is a raised paved patio with a stone garden shed. There are a range of smaller wooden sheds in the garden, a large block garden outbuilding with wood store adjacent approx. 10' x 10'. The second section of the garden has a duck house and enclosure, pond, a selection of mature trees including fruit trees - this area is bounded by a brook.

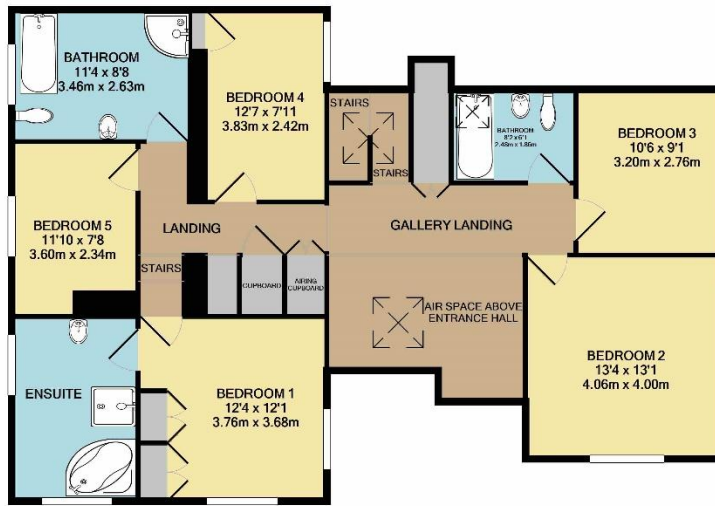
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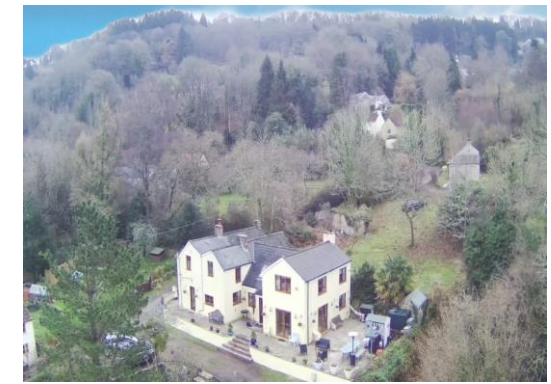
GROUND FLOOR
APPROX. FLOOR
AREA 1201 SQ.FT.
(111.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1211 SQ.FT.
(112.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2412 SQ.FT. (224.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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