



FREEHOLD

£485,000



GRANARY BARN, WEST END, RUARDEAN, GLOUCESTERSHIRE, GL17 9TP

- **THREE DOUBLE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **AMPLE OFF ROAD PARKING**
- **PLANNING PERMISSION FOR DORMER BUNGALOW AND GARAGE**
- **DETACHED HOUSE ON LARGE PLOT**
- **DOWNSTAIRS SHOWER ROOM**
- **SOUGHT AFTER LOCATION**
- **PLANNING REF: P1816/20/FUL (EXPIRED)**

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KJT RESIDENTIAL ARE EXCITED TO OFFER FOR SALE THIS THREE BEDROOM COTTAGE LOCATED IN THE HISTORIC VILLAGE OF RUARDEAN, WITH PLANNING PERMISSION (EXPIRED) WITHIN THE GROUNDS FOR A DETACHED FOUR BEDROOM PROPERTY.

Ruardean is a hillside village with outstanding views of the South Wales mountains. The village is famous for not only 'The Bear' but also as the home of Horlicks Malted Drink and its church with Saint George and the Dragon motif above the door. Ruardean offers a range of amenities, including a public house, primary school and GP surgery, and is within the catchment area for the renowned Dene Magna secondary school. Regular bus service to the market towns of Ross-on-Wye, Cinderford and the City of Gloucester, which is approximately 14 miles away

A wider range of facilities 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.

Glazed entrance door to -

Kitchen: 14' 8" x 11' 8" (4.47m x 3.55m), Fitted at wall and base level providing worktop and storage space, sink unit, double oven, electric hob with hood over, space for fridge freezer, island unit, oak wood flooring, windows to front, side and rear, door to storage cupboard, opaque glazed door to Inner Hallway, radiator, door to Lounge.

Lounge: 19' 9" x 13' 9" (6.02m x 4.19m), Windows to side, two radiators, fireplace with fitted gas fire, door to -

Dining Room: 14' 11" x 13' 9" (4.54m x 4.19m), Double glazed door and window to front, radiator.



Inner Hallway: Stairs to first floor, radiator, ceramic tiled floor, door to -

Shower Room: Corner shower, close coupled W.C. and wash hand basin set in vanity unit, storage cupboard, heated towel rail, under-stairs storage cupboard, window to rear, tiling to walls and floor, extractor, under-floor heating.

First Floor Landing: Double doors to storage cupboard, radiator, window to side.

Bedroom One: 14' 1" x 13' 0" (4.29m x 3.96m), Window to side, radiator, fitted wardrobe.



Bedroom Two: 10' 6" x 10' 1" (3.20m x 3.07m),
Window to side, radiator.

Bedroom Three: 10' 9" x 9' 5" (3.27m x 2.87m),
Window to side, radiator.

Outside: Double gates lead to the main property with ample parking. The garden is paved with an ornamental pond. There is currently a range of outbuildings which will need to be demolished to build the new four bedroom dormer bungalow which will have gardens, parking and a garage.

Services: Mains, water, electricity and drainage are connected to the property. The heating system and services where applicable have not been tested.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.

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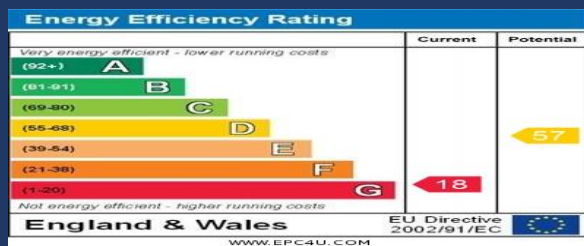


Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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