



LITTLEDEAN

Guide price **£1,250,000**



GREEN HILL COTTAGE

Tibbs Cross, Cinderford, Gloucestershire GL14 3LJ



No onward chain
Potential for one-bed annex & private access
Extensive, mature gardens pergola with views

Green Hill Cottage set within a generous plot takes its name after Green Hill which connects both hamlets of Green Bottom and Tibbs Cross. The original part of the property was constructed in the 1850's however has since been meticulously updated to epitomise modern elegance while retaining its timeless character features.

The interior of the property has been thoughtfully designed to the highest specification, offering versatile living spaces that seamlessly blend functionality with style.



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KEY FEATURES

- Beautiful cottage set within a private generous plot
- Five bedrooms & four en-suite bathrooms
- Potential for one-bedroom annex with private access
- Mature gardens with views over the countryside
- Open plan living space perfect for entertaining
- Located within easy reach of road links & local shops



STEP INSIDE



The entrance hall provides access to the garage and a convenient downstairs WC before leading into the heart of the home - an expansive open-plan kitchen, living, and dining area.

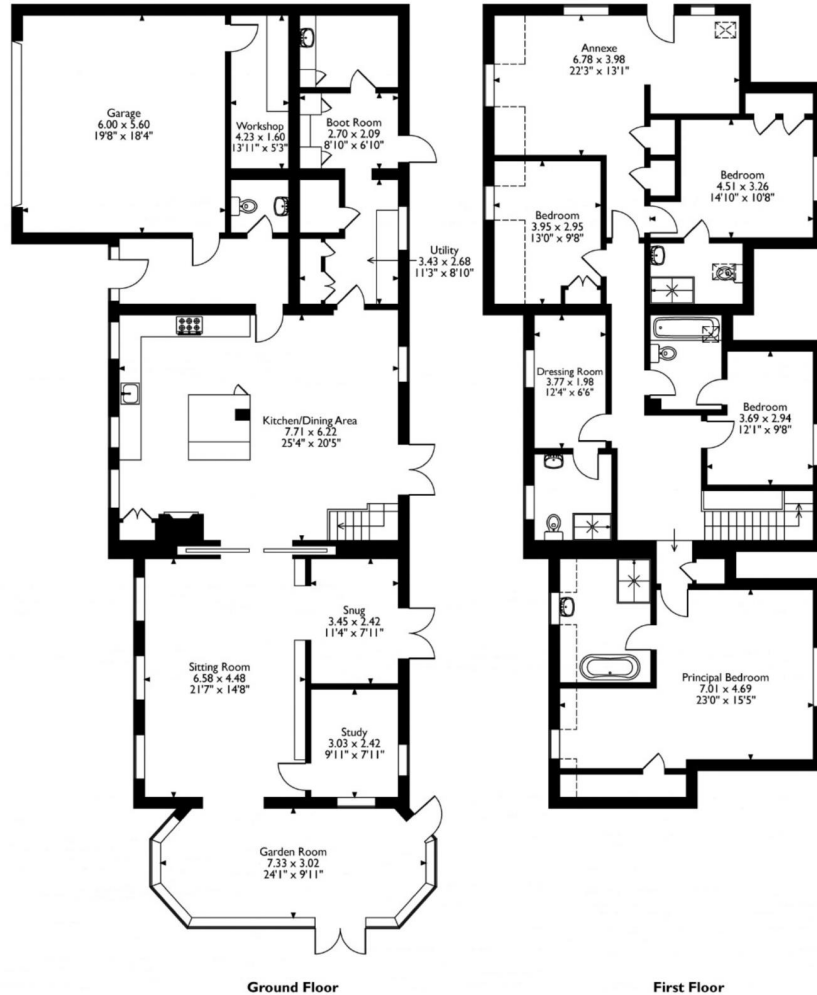
Here, a cosy log burner creates a warm ambiance, perfect for intimate gatherings or family moments.

The space can be easily transformed for entertaining or relaxed living with sliding pocket doors to divide the spaces when required.

The sunroom provides a tranquil oasis to unwind and soak in the panoramic views of the gardens and countryside. An adjacent office space offers flexibility for remote work or quiet study.

Beyond the kitchen, a spacious utility room and a boot room located either side of the back entrance offer practicality and convenience.

Approximate Gross Internal Area 343 Sq M/3692 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Ascending the stairs, a generous landing leads to five well-appointed bedrooms, four of which boast en-suite bathrooms for ultimate comfort and privacy. One of the bedrooms currently serves as a dressing room, adding a touch of luxury to daily routines.

This home is equipped with an air source heat pump, to ensure optimal comfort while significantly reducing energy consumption and operating costs throughout the year.

Additionally, a separate living space off the landing presents the opportunity for an annex with its own entrance, perfect for multi-generational living or a potential holiday rental venture.

STEP OUTSIDE



As you explore the garden, you'll discover a tranquil oasis filled with mature shrubs and trees, offering privacy and a serene atmosphere. Expansive lawned areas provide plenty of space for outdoor activities or simply relaxing in the sunshine. A striking feature of the garden is the large pergola, offering a shaded area perfect for outdoor gatherings or enjoying a quiet moment. A well-lit path leads from the house to the pergola, creating a charming ambiance in the evenings.

For gardening enthusiasts, a glasshouse provides a dedicated space for nurturing plants and vegetables year-round. Meanwhile, tucked away at the back of the property, you'll find an additional carport and log store/storage space, providing further parking and outdoor storage.

To the front of the property your welcomed through electric gates, where you're met with a spacious driveway providing ample off-road parking with easy access to the double garage. Overall, the garden offers a balance of functionality and natural beauty, providing a peaceful retreat to enjoy the outdoors in comfort and style.

INFORMATION

Postcode: GL14 3LJ

Tenure: Freehold

Tax Band: F

Heating: Air source heat pumps

Drainage: Private

EPC: C





DIRECTIONS

Coming from Broad Street in Littledean you will want to head down George Lane follow the lane until you find the a sign for Green Hill Cottage on your left hand side follow the lane up where you will shortly find Green Hill Cottage. What three words - [///theme.moderated.garden](https://www.themoderated.garden)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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