



Rose Cottage

High Street | Clearwell | Coleford | Gloucestershire | GL16 8JS

FINE & COUNTRY



Step inside

Rose Cottage

Guide price £200,000

A gorgeous little gem, Rose Cottage is a rare find and ideal as a lock-up-and-leave holiday property, an Airbnb or holiday let or a bijou one-bedroom home.

The recently refurbished, semi-detached cottage is in the historic heart of the highly-desirable village of Clearwell. It is within walking distance of the village's popular pubs and restaurants - the stylish Tudor Farmhouse Hotel, The Butchers Arms, one of the oldest pubs in the Forest of Dean and The Lamb Inn, a former iron miners' pub that's more than 200 years old.

Semi-detached Rose Cottage has enormous kerb appeal, with a natural stone paved path leading up to the attractive, bespoke oak-timbered front porch through a neat, newly-turfed front garden bordered on two sides by old stone walls. The 180-year-old cottage is built of stone and rendered. It has wooden double glazed windows, with all the woodwork painted in olive green. "It is a classic chocolate box cottage with its four windows, two each side of the central door and it has a lovely feel to it," say the vendors, whose comprehensive renovation of the property has included new insulation, a complete rewire and new plumbing. The cottage also benefits from electric panel heaters with independent timers.

Clearwell is an historic village, in a peaceful location in the heart of the Royal Forest of Dean, close to the picturesque Wye Valley, a popular destination since the Eighteenth Century and known as the birthplace of British tourism. The area is ideal for those who enjoy the outdoors. Clearwell is surrounded by opportunities for walking, cycling, riding, climbing, canoeing, fishing and more.

The village, whilst small, is a popular and vibrant place to live. Its most prominent building is Clearwell Castle (formerly Clearwell Court), an 18th Century Gothic Revival edifice on the site of the original 15th century mansion. The castle now operates as a wedding venue.

The village Memorial Hall provides a venue for community events and there is also a village recreational ground. Clearwell Caves, on the edge of the village, have been mined for ochre and iron ore for thousands of years and the cave system is now a visitor attraction. Other nearby attractions include the magical woodlands of Puzzlewood and the Dean Forest Steam railway.

Coleford, about two miles away, offers a range of facilities and about seven miles away is the market town of Monmouth. The town has a variety of independent shops, a Waitrose and an M&S Food and boasts good leisure facilities and nearby world-class golf courses. Monmouth's history stretches back to Roman times and it is known for its medieval fortified river bridge. The memorial statue to Charles Rolls, of Rolls-Royce fame, outside the Shire Hall marks its connections with the aviation pioneer; its castle was birthplace to Henry V and its museum houses a magnificent collection associated with Admiral Horatio Nelson.

The ancient market town of Chepstow, the historic "gateway to Wales" is approximately 11 miles distant. This town is known for its magnificent ruined castle, reputedly the earliest stone-built Norman stronghold, which commands a stunning cliff-top position overlooking the River Wye.



Motorway links from the area give easy access to Cardiff, Bristol and the Midlands.

Step inside:-

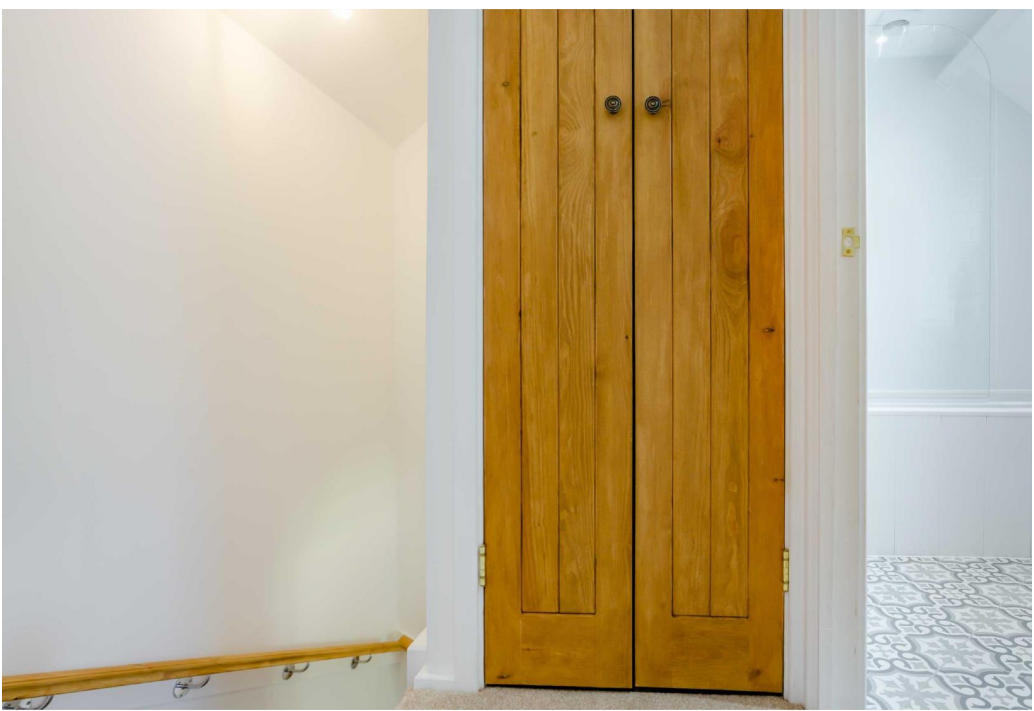
The reclaimed painted vintage wooden front door is part-glazed, having a stained glass window with a pretty floral motif. It opens into an enclosed porch which has natural stone flooring, which continues through to the open plan kitchen/living/dining area. The compact kitchen is fitted with stylish contemporary units with oak worktops. It incorporates a built-in oven, a separate hob with an extractor over and an integrated fridge/freezer. The kitchen sink is set under one of the two windows which overlook the front garden. In the cosy living/dining space there is an attractive brick-built fireplace, with an oak mantel beam. On the natural stone hearth is a new Salamander Hobbit multifuel stove.

There is a storage cupboard under the stairs which lead up from one corner of the kitchen. From a small landing at the top of the stairs bespoke pine doors open to the newly-carpeted double bedroom, which has a dormer window giving views over the front garden to the hillside beyond.

A part glazed door with a decorative stained glass panel opens from the landing to the modern, fitted bathroom which has a bath with a shower over. The bathroom has heritage-tile effect vinyl flooring and an electric ladder towel radiator.

A pair of bespoke doors which match those to the bedroom open from the opposite side of the landing to a storage cupboard with shelving and space and plumbing for a washing machine. Another storage cupboard houses the hot water tank which has an immersion heater.







Step outside

Rose Cottage

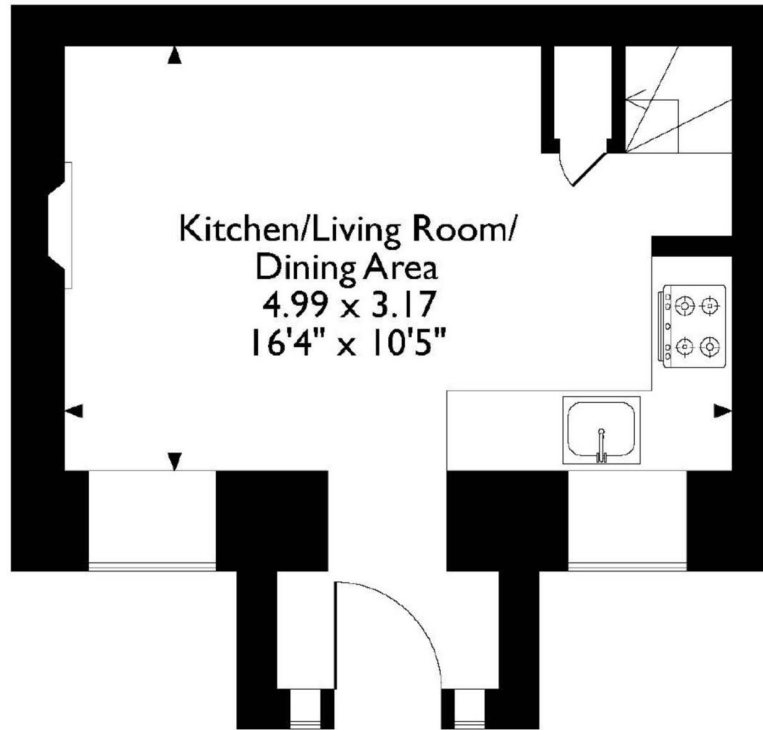
Rose Cottage is slightly elevated above Clearwell's High Street, from which stone steps and a gate lead to the front path. The cottage has a level, low maintenance garden which lies to the front. There is a newly-laid lawn and a Cotswold stone gravelled seating/barbeque area, fenced off from the road with new wooden picket fencing. It's been designed as a pleasant, sunny place to sit and enjoy the views across the street to the hillside and trees opposite.

DIRECTIONS

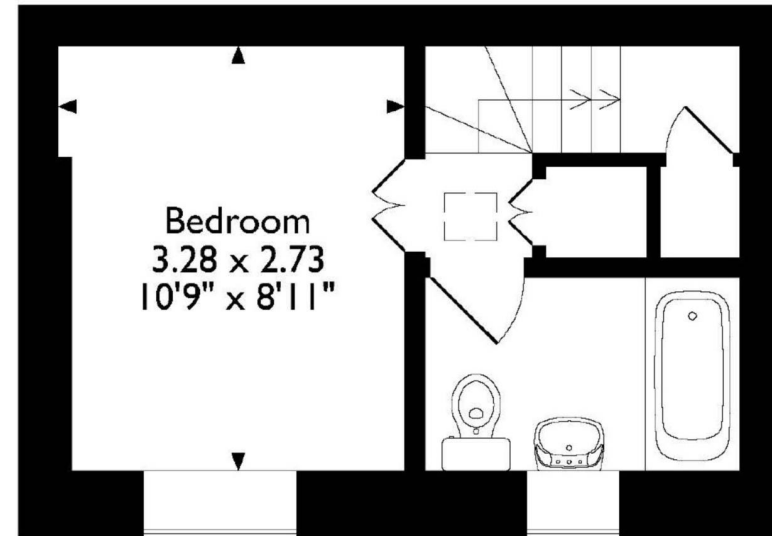
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Approximate Gross Internal Area 35 Sq M/377 Sq Ft



Ground Floor



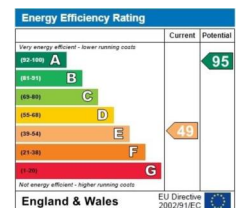
First Floor

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.

Postcode: GL16 8JS | Tenure: Freehold | Tax Band: A | Authority: Forest of Dean | Heating: Electric | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
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