



MITCHELDEAN

Guide price **£350,000**



CHURCH COTTAGE

Mill End Street, Mitcheldean, Gloucestershire GL17 0HP



Grade II* listed, three-bedroom cottage
 Charming character features throughout
 Generous courtyard garden with outbuilding

This charming Grade II* listed three-bedroom cottage, believed to be the oldest building in Mitcheldean dating back to the 1600s, has a rich history as it was formerly two cottages and a courthouse. The terraced property retains many original character features throughout, including a cellar and an enclosed courtyard garden, while offering easy access to local amenities.

The property is accessed through double wooden gates leading into a vestibule, featuring outside lights, exposed wooden beams, and quarry-tiled steps up to the front door. Once inside, you enter the entrance hall, where the character continues with exposed beams, tiled flooring, leading through to the following living accommodation.

A cloakroom, located off the hall, is accessed through a thumb latch door and includes a WC and wall-mounted washbasin.

The dining room, with its own thumb latch door, exposed beams, a storage cupboard with wooden shelving, and a stable door that opens directly to the outside. The lobby area, accessible from the entrance hall, includes a phone point and power point, and stairs leading down to a useful cellar space. The cellar is a generous size and could be transformed into another liveable space.

The cosy living room includes, exposed beams, and a front-facing window that fills the room with natural light. There is also a beautiful stained-glass window to add to the character in this room.

The kitchen offers a range of wall and base units, solid oak worktops, a gas range cooker, and a Belfast sink with a mixer tap. There is space for a washing machine, tumble dryer, and an American-style fridge/freezer. The kitchen also includes an integrated dishwasher and a wall-mounted gas-fired combination boiler, with a door opening to the rear courtyard garden.

From the living room, stairs lead to the first-floor landing, where exposed beams and rear windows create a bright and airy space. A loft hatch provides access to the spacious loft area, which has potential for conversion, subject to planning permissions.

The principal bedroom, featuring exposed wooden beams and a front-facing window, continues the theme of historic charm. Two additional bedrooms, both with exposed beams, offer ample living space. The family bathroom includes a wood-panelled bath with a Triton shower, a low-level WC, a pedestal washbasin, and a front-facing window.

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KEY FEATURES

- Grade II* listed, three-bedroom cottage
- Has been restored to a high standard throughout
- Generous living accommodation
- Charming character features throughout
- Spacious courtyard garden and outbuilding

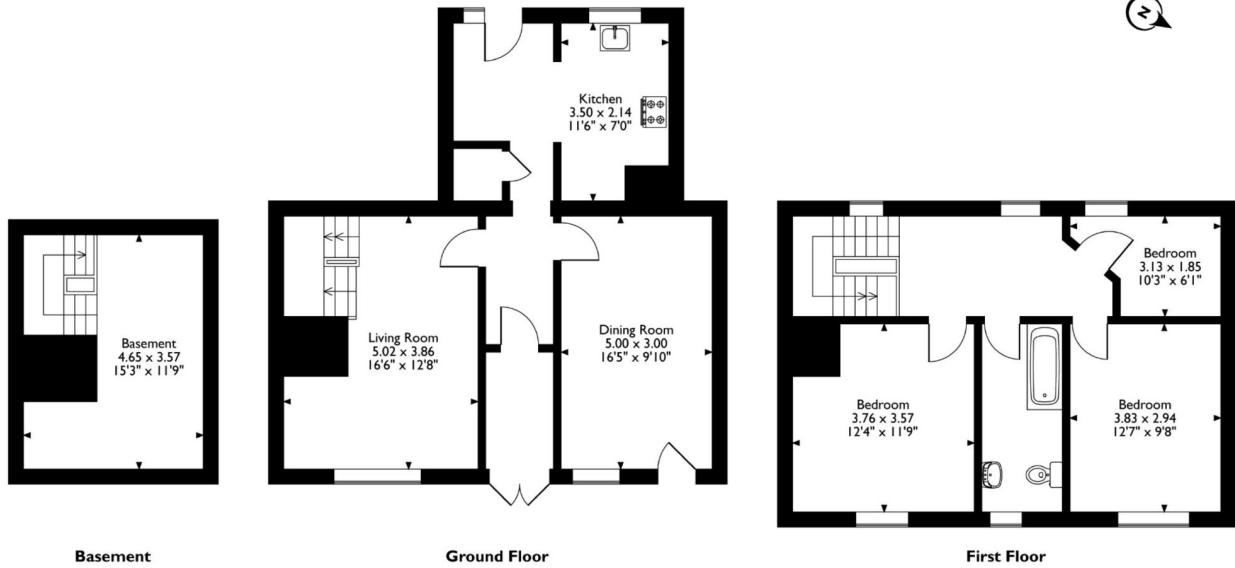


STEP OUTSIDE

Outside, a public footpath leads to the front double gates and door, with an additional external stable door providing direct access to the dining room. At the rear, the enclosed courtyard garden is fully paved, with seating areas and a pergola. The garden is very private and is the perfect space to entertain with friends and family. A useful outbuilding, equipped with power and lighting, completes the outdoor space.



Approximate Gross Internal Area
126 Sq M / 1356 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.

DIRECTIONS

From the Village centre proceed for a short distance up Mill End Street where the property can be found on the left hand side.



INFORMATION

Postcode: GL17 0HP
Tenure: Freehold
Tax Band: C
Heating: Gas
Drainage: Mains
EPC: Exempt

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