



CROSS COTTAGE

THE CROSS | CLEARWELL | COLEFORD | GLOUCESTERSHIRE

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CROSS COTTAGE IS A WELL PRESENTED SEMI-DETACHED FAMILY HOME LOCATED IN A CONVENIENT POSITION IN THE HEART OF THE HISTORIC VILLAGE OF CLEARWELL. THE PROPERTY IS WITHIN WALKING DISTANCE TO THE LOCAL PRIMARY SCHOOL, AN ABUNDANCE OF PUBLIC HOUSES, CLEARWELL CAVES AND THE AWARD WINNING CLEARWELL CASTLE. THE COTTAGE HAS THREE DOUBLE BEDROOMS, A DETACHED BARN WITH SCOPE FOR CONVERSION (STPP), OFF-ROAD PARKING AND IS OFFERED FOR SALE WITH NO ONWARD CHAIN.

- Attractive three bedroom semi-detached cottage •
- Including detached stone barn ripe for conversion (STPP) •
 - Sitting room with wood burning stove •
- Fully equipped kitchen with central island and breakfast bar •
 - Full fibre internet available to the property •
 - Popular village location •
 - Low maintenance garden •
 - Off-road parking •
- Within walking distance of local primary school •
- Offered with no onward chain •

DISTANCES FROM CROSS COTTAGE

Coleford 2.0 miles • Lydney 6.0 miles • Monmouth 6.8 miles
Chepstow 11.0 miles • Gloucester 21.4 miles
Bristol 29.1 miles • London 136.0 miles

Lydney Train Station 6.6 miles • Chepstow Train Station 11.5 miles
Gloucester Train Station 21.6 miles • Bristol Parkway Station 24.5 miles

Bristol Airport 38.1 miles • Cardiff Airport 56.8 miles
Birmingham Airport 80.6 miles

(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Clearwell is a picturesque historic village offering rural living with excellent commuting links to the wider region. The A48 located in nearby Lydney provides a direct route to Gloucester, Cheltenham and the Cotswolds. The M4 at Newport gives great access to Cardiff and London.

The Butchers Arms dating back to the 19th century is situated a short walk from the property. The welcoming pub, restaurant and inn offers a wide selection of popular local ales and ciders and receives excellent reviews online for their Sunday lunches and weekday menu. The village primary school is located a short walk away from the property. Clearwell Castle is the most significant building in the village dating back to the 18th century and there is also an active village social committee who organise multiple events throughout the year including quizzes, the Clearwell Cricket Festival and race nights.

Coleford is located just 2 miles North of the property and boasts a cinema, railway museum, a good range of shops, restaurants, cafes and is home to the ever popular Coleford Music Festival.

For golf enthusiasts, Forest Hills Golf Club is just 2.8 miles from the property. For lovers of the great outdoors, there are an abundance of activities that the Wye Valley and Forest of Dean have to offer, including Clearwell Caves, Puzzlewood, Go Ape, Dean Heritage Centre, Perrygrove Railway and Beechenhurst Forest. There are also many different cycling and running trails in the Forest of Dean and Wye Valley with something for every age and skill level.

Monmouth is just 6.8 miles away and boasts excellent schools including Haberdashers Monmouth School, Llangattock School Monmouth with Montessori Nursery, and the state of the art Monmouth Comprehensive School. Monmouth also offers an upmarket traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

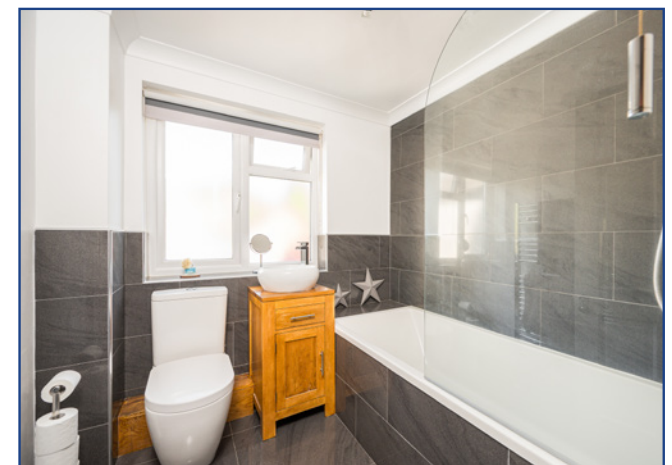
THE PROPERTY

Step inside Cross Cottage, a beautifully presented property situated in a convenient position in the heart of the popular village of Clearwell.

The dual aspect sitting / dining room is an excellent space and benefits from a wood burning stove and solid oak flooring. A door leads to the kitchen.

The kitchen certainly has the wow factor and boasts a central island with breakfast bar, a range of base and wall units, integrated dishwasher and washing machine, a range cooker and space for a fridge / freezer. There is also a convenient storage cupboard which houses the boiler. A wooden stable door opens to the patio area, perfect for al-fresco dining.

Stairs from the sitting room lead up to three double bedrooms and the family bathroom. Bedroom one has a view to the front aspect and bedrooms two and three enjoy a view to the side aspect.



STONE BARN

Included within the sale is a detached stone barn ripe for conversion (STPP). It currently offers the owners a home gym, workshop and useful storage and has two doors to the garden and sliding garage doors to the road.

Subject to the necessary consents, it offers potential to be converted into a holiday let or annexe.

OUTSIDE

Cross Cottage is bordered by stone walling with a gate opening to the front of the property.

Another gate can be found to the side of the property which allows access to the rear garden. The garden has been designed to be low maintenance and features two beautiful porcelain tiled patio areas which are extremely private.

KEY INFORMATION

Services: Mains water, mains electricity, mains drainage and LPG Calor gas central heating (New boiler installed 2023 & New tank installed 2021)

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: D

Local Authority: Forest of Dean District Council. Telephone: 01594 810000

Viewings: Strictly by appointment with the selling agents

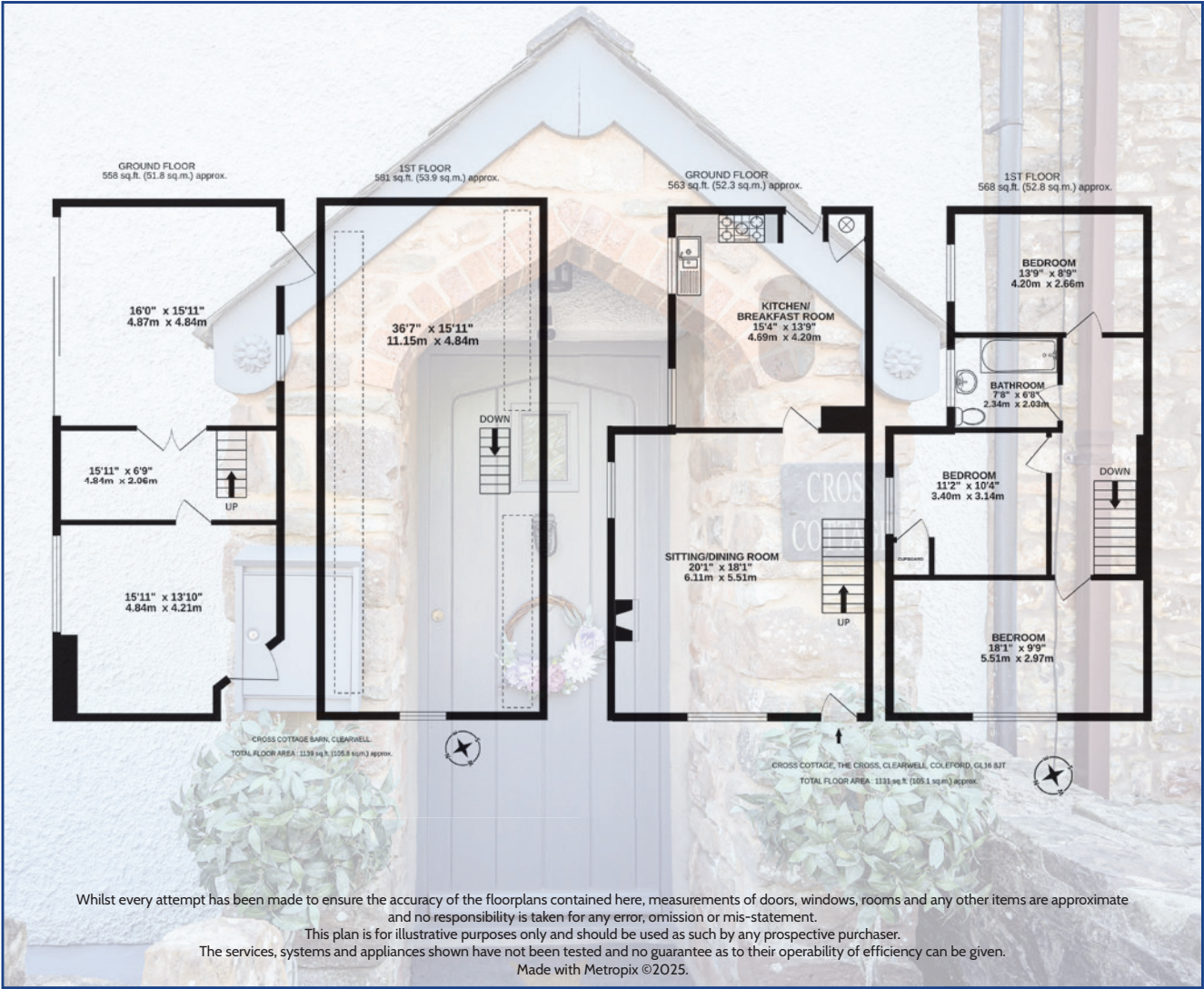
Directions: From Monmouth head over the Wye Bridge and at the roundabout take the second exit onto Redbrook road. Continue on Redbrook road for 2.5 miles and turn left. Continue on this road through Upper Redbrook and Newland until you reach Clearwell. Continue through Clearwell until you reach the cross. The property is located on the left just after you take the right hand bend.

Postcode: GL16 8JT



ENERGY PERFORMANCE CERTIFICATE:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



Powells

Singleton Court Business Park
Wonastow Road
Monmouth NP25 5JA

T 01600 714140
E enquiries@powellsrural.co.uk
W www.powellsrural.co.uk

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