



DINGLE RISE

HIGH STREET | CLEARWELL | COLEFORD | GLOUCESTERSHIRE



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GL16 8JS

DINGLE RISE IS A DELIGHTFUL THREE BEDROOM DETACHED FAMILY HOME SITUATED IN THE HISTORIC VILLAGE OF CLEARWELL IN THE FOREST OF DEAN. THE PROPERTY IS WITHIN WALKING DISTANCE TO THE LOCAL PRIMARY SCHOOL, THE BUTCHERS ARMS INN, THE TUDOR FARMHOUSE HOTEL, CLEARWELL CAVES AND THE AWARD WINNING CLEARWELL CASTLE.

- Beautifully presented detached three bedroom family home •
 - Spacious open-plan kitchen and dining area •
 - Sitting room benefitting from a wood burning stove •
 - Modernised family bathroom •
 - Pleasant farmland views to the rear aspect •
 - Enclosed rear garden mainly laid to lawn •
 - Off-road parking and a detached garage •
 - No onward chain •

DISTANCES FROM DINGLE RISE

Coleford 2.0 miles • Lydney 6.0 miles • Monmouth 6.8 miles

Ross-on-Wye 12.3 miles • Gloucester 21.4 miles

Cheltenham 28.8 miles • Bristol 29.1 miles • London 136.0 miles

Lydney Train Station 6.6 miles • Chepstow Train Station 11.5 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 approximately 0.2 miles from Dingle Rise. Clearwell Castle is the most significant building in the village dating back to the 18th century.

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 independent boys and girls schools, Llangattock School Monmouth with Montessori Nursery, and the recently rebuilt 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

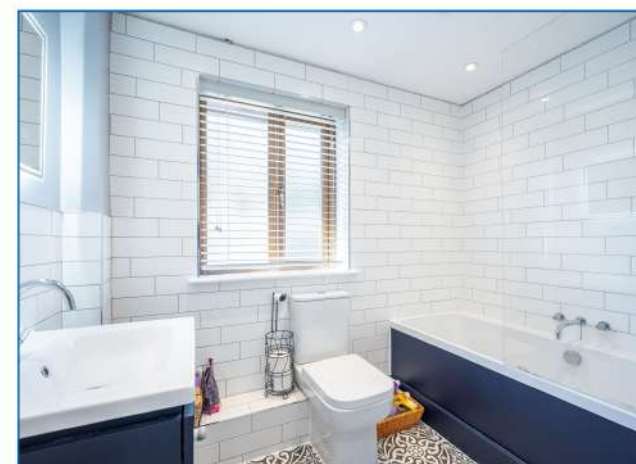
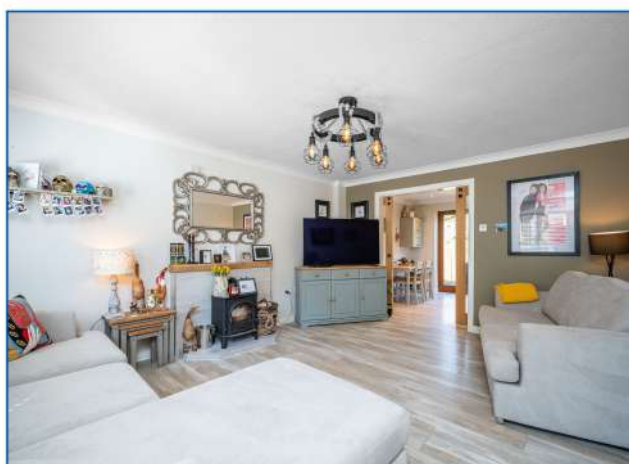
Step inside Dingle Rise, a modernised family home upgraded by the current owners making it ready to move in to, unpack and enjoy. Doors from the entrance hall lead you to the sitting room and a cloakroom.

The sitting room is bright and airy and benefits from a Stovax wood burning stove with stone hearth and oak beam mantelpiece.

To the rear of the property is a spacious open-plan kitchen and dining area which has been recently refitted. The kitchen has a range of attractive sage green base and wall units with solid oak worktops. There is an integral dishwasher and space for a range style cooker, washing machine and fridge freezer. The dining area has room for a family sized table and has French doors out to the enclosed rear garden.

A staircase from the entrance hall guides you up to the first floor landing where various doors lead off to three bedrooms and the family bathroom.

The principal bedroom is generous and benefits from a fitted mirrored wardrobe with sliding doors. Bedrooms two and three both benefit from fitted storage cupboards and have excellent views of the rear aspect.



The family bathroom has a modern white suite comprising of a bath with shower over, W.C and wash hand basin.

OUTSIDE

Dingle Rise has an enclosed lawned garden to the front aspect and off-road parking for two vehicles in tandem. Double gates open to reveal a further gravelled off road parking space which in turn leads to a detached single garage.

The rest of the rear garden is mainly laid to lawn, enclosed by stone walling and some fencing, and has a patio and a raised deck ideal for al fresco dining and entertaining guests.

The garage is utilised as a storage facility due to it not being possible to drive a car into it currently. It does have an up and over door, a pedestrian door to the side, power, lighting and a work bench.

KEY INFORMATION

Services: The property benefits from mains water, electricity, oil fired central heating and mains drainage.

Fixtures and fittings: Only those items specifically mentioned in these particulars will be included in the sale.

Tenure: Freehold with vacant possession upon completion.

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

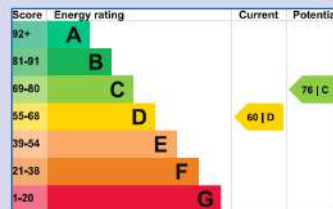
Wayleaves, Easements and Rights of Way: The property will be sold subject to and with the benefit of all wayleaves, easements and any public and private rights of way that exist, whether or not, they are specifically referred to these particulars.

Sale Method: The property is offered for sale by Private Treaty.

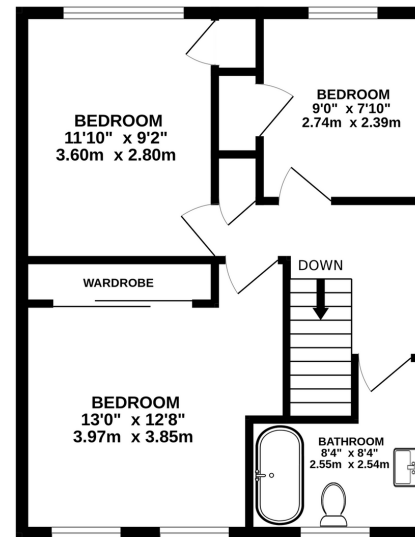
Directions: From Monmouth head over the Wye Bridge and at the roundabout take the second exit onto Redbrook road. Continue on Redbrook road for 2.5 miles and turn left. Continue on this road through Upper Redbrook and Newland until you reach Clearwell. Continue through Clearwell until you reach the cross located in the centre of the village. Turn left onto High Street. Pass the Butchers Arms and continue for 100 yards where the property can be found on your left.

Viewings: Strictly by appointment with Powells – 01600 714140

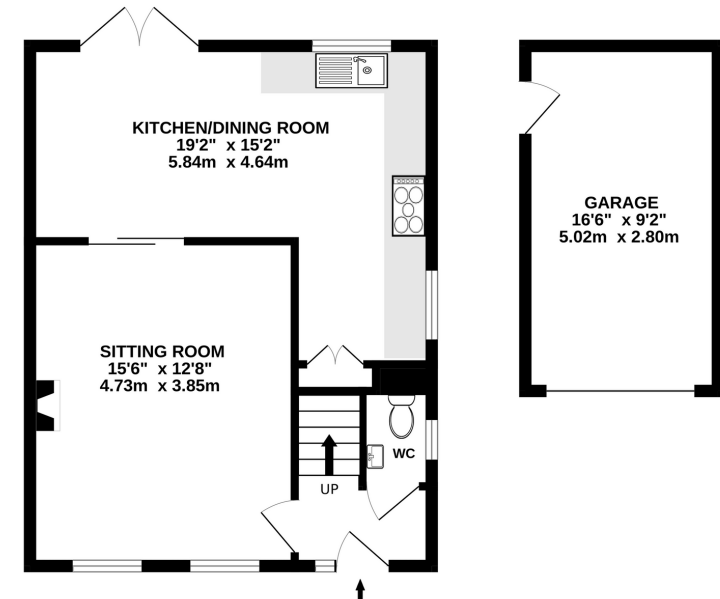
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1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1097 sq.ft. (101.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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