



GREAT MARSTOW LODGE

RUARDEAN | FOREST OF DEAN | GLOUCESTERSHIRE



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OFFERED FOR SALE FOR THE FIRST TIME IN OVER 60 YEARS, GREAT MARSTOW LODGE IS A DETACHED COTTAGE IN NEED OF RENOVATION THROUGHOUT.

NESTLED ON A GENEROUS PLOT APPROACHING HALF AN ACRE, THE PROPERTY BOASTS COUNTRYSIDE VIEWS, AMPLE OFF-ROAD PARKING AND THE OPPORTUNITY TO BRING THIS CHARMING COTTAGE BACK TO LIFE.

Positioned on the outskirts of the popular village of Ruardean and with the A40 being easily accessible, Great Marstow Lodge is perfect for those needing to reach Ross-on-Wye, Monmouth and Gloucester.

- Detached three bedroom cottage in need of renovation throughout •
- Superb countryside views across neighbouring fields •
- Generously sized plot approaching half an acre •
- Excellent accessible location •
- Spacious driveway for numerous vehicles •
- Offered with no onward chain •

DISTANCES FROM GREAT MARSTOW LODGE

Ruardean 0.6 miles • Cinderford 4.5 miles
Ross-on-Wye 6 miles • Monmouth 9.3 miles • Gloucester 17.2 miles
Bristol 36.9 miles • London 122 miles
Lydney Train Station 13 miles • Hereford Train Station 20.2 miles
Bristol Airport 45.1 miles • Cardiff Airport 59.5 miles
Birmingham Airport 72.4 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

The village of Ruardean offers a primary school, doctor's surgery, church, farm shop and the site of a ruined medieval castle. Further extensive amenities and facilities can be easily found in Cinderford which is only a short drive away.

Ross-On-Wye is a market town known as the gateway to the Wye Valley. It has an abundance of independent shops, supermarkets, both Primary and Secondary schools, leisure activities and is approximately 6 miles from Great Marstow Lodge.

The historic border town of Monmouth is just over 9 miles away and boasts excellent schools including Haberdashers independent boys and girls schools, 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.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Brecon Beacons National Park is located to the North of Abergavenny, The Forest of Dean, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.

THE PROPERTY

Great Marstow Lodge offers an excellent opportunity to acquire a three bedroom detached stone cottage in need of renovation throughout benefitting from superb views to the front aspect.

Owned by the same family for the past 60 years, the property is now ready for its next chapter. The generously sized plot and impressive views set the foundations for an excellent semi-rural property package.

Step into the property via the porch which offers access to the ground floor reception rooms. Both rooms benefit from fireplaces and the larger of the two which was previously used as the sitting room leads to the kitchen and bathroom.

The kitchen currently has wooden base and wall units with a window conveniently positioned to the side aspect. A large pantry cupboard compliments the space. An inner hallway with further storage leads to the ground floor bathroom.

Stairs from the sitting room lead up to the first floor accommodation which comprises of two double bedrooms and a single bedroom which is currently accessed via bedroom one. Impressive views to the front aspect can be appreciated from both of the double bedrooms with the single bedroom enjoying a view to the side aspect.



OUTSIDE

Great Marstow Lodge benefits from off-road parking for multiple vehicles. The cottage is positioned to the left hand side of a plot approaching half an acre offering a purchaser scope to landscape a practical garden with space for outbuildings if required. An area to the left of the property is accessed via stone steps and would make the perfect spot for a terrace to soak up the superb views.

Stone walling runs around the property and leads you to the remainder of the garden which has previously been used to store vehicles. There are a couple of outbuildings still in situation and ample space should a purchaser wish to erect a garage, subject to the necessary consents. A bridleway runs adjacent to the properties boundary.

KEY INFORMATION

Services: Mains electricity, water, private drainage (septic tank) and solid fuel Rayburn heating system.

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.

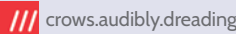
Council Tax Band: E.

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

Viewings: Strictly by appointment with the selling agents.

Directions: From Ruardean High Street turn right onto Cats Hill. Continue down the hill for approximately 0.6 miles. Great Marstow Lodge will be the first property you reach on the left hand side.

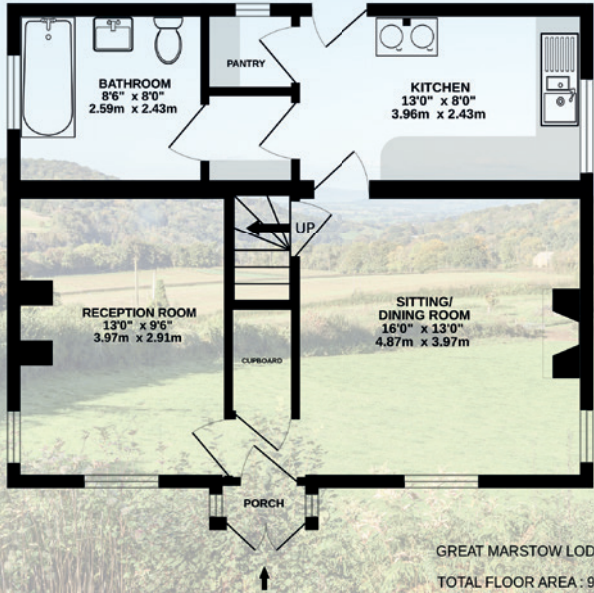
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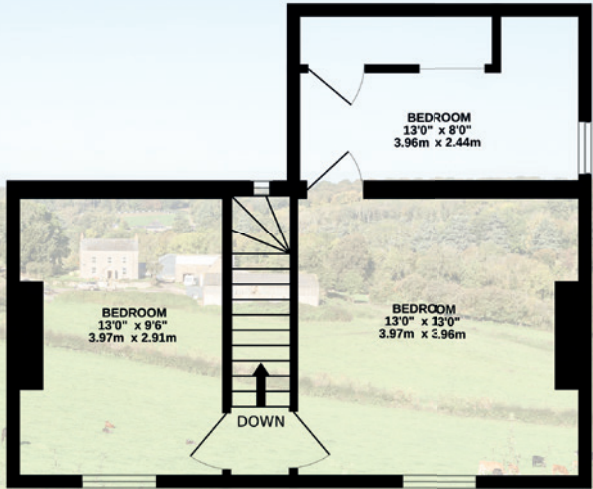
ENERGY PERFORMANCE CERTIFICATE:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	10 G	

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



GREAT MARSTOW LODGE, RUARDEAN, GL17 9UE

TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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