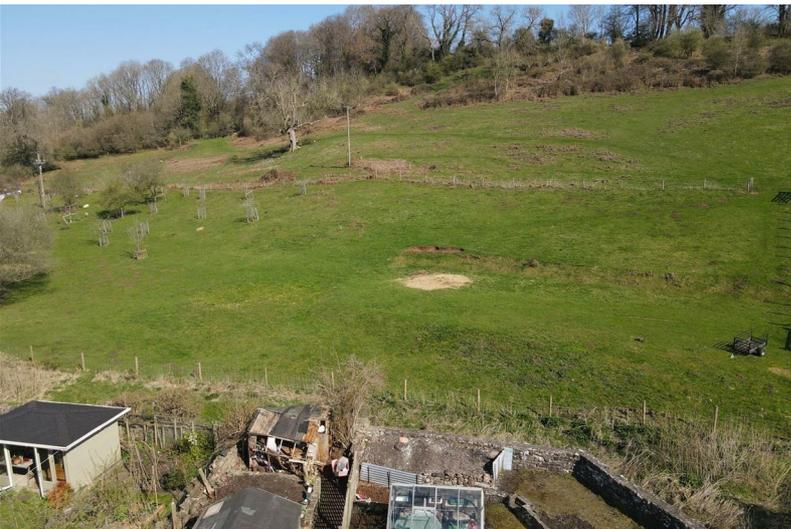




## Cross House The Cross

Clearwell, Coleford, GL16 8JT

£350,000



Nestled in the picturesque village of Clearwell, this rare opportunity presents a large historic property filled with charm and potential. The ground floor welcomes you with a spacious living room and a cosy snug, perfectly designed for relaxation, along with a sizeable kitchen, bathroom, a utility room, and a convenient W.C.

Ascending to the first floor, you'll find a generously-sized master bedroom accompanied by three additional bedrooms, each offering ample natural light and character. The top floor, currently a blank canvas, holds the exciting possibility of transforming into two expansive double bedrooms complete with a bathroom.

Outside, a large flat garden unfolds, showcasing stunning views of the rolling countryside, creating an idyllic backdrop for both leisure and entertainment. This remarkable property not only offers a glimpse into history but also presents a unique canvas for your dream home in a sought-after location.



#### Entrance Hall:

5'11" x 16'4" (1.81 x 5.00)

Power and lighting, stairs to first floor, doors to living room, second hallway and kitchen.

#### Living Room:

15'5" x 16'3" (4.72 x 4.96)

Double glazed wooden sash windows to front aspect, double panelled radiator, open fireplace, power and, lighting.

#### Second Entrance Hall:

6'9" x 6'1" (2.06 x 1.87)

Double glazed wooden sash window to front aspect, door into snug, door into pantry/storage room, power and lighting.

#### Snug:

12'4" x 16'5" (3.77 x 5.02)

Open fireplace, double glazed wooden sash window to front aspect, power and lighting, double panelled radiator.

#### Pantry/Storage Room:

5'2" x 9'11" (1.59 x 3.03)

Door to kitchen, power and lighting.

#### Kitchen:

12'0" x 12'5" (3.68 x 3.80)

A range of base level units, stainless steel sink with mixer tap and drainer unit, space for washing machine, boiler, space for cooker, two windows to rear aspect, power and lighting. Door to bathroom. door to utility room.

#### Bathroom:

4'1" x 7'8" (1.27 x 2.35)

Stand up bath with shower head above, hand wash basin with built in storage below, two frosted windows, wall mounted storage cupboard. Power and lighting.

#### Utility Room:

7'1" x 10'0" (2.17 x 3.05)

Door to W.C, space for tumble drier, door to entrance hallway, door to rear garden.

#### Cloakroom:

W.C, window.

#### First Floor Landing:

6'3" x 3'8" (1.91 x 1.12)

Doors to bedroom one, four and three, door leading to top floor landing. Power and lighting.

#### Bedroom One:

15'0" x 16'5" (4.58 x 5.01)

Two double glazed wooden sash windows to front aspect, one double glazed wooden window to rear aspect, power and lighting, double panelled radiator.

#### Bedroom Two:

10'11" x 16'4" (3.35 x 4.99)

Double glazed wooden sash window to front aspect, power and lighting.

#### Bedroom Three:

7'8" x 16'4" (2.35 x 4.99)

Double glazed wooden sash window to front aspect, power and lighting, door to bedroom two.

#### Bedroom Four:

6'3" x 5'8" (1.91 x 1.75)

Power and lighting. Double glazed wooden sash window to front aspect.

#### Top Floor:

The top floor offers great potential for transformation, with ample space to create two spacious double bedrooms, each filled with natural light. A

well-positioned bathroom could be added between the rooms, providing convenience and privacy. With a bit of creativity and renovation, this floor could be reimagined into a comfortable, functional living area perfect for guests or family members.

### Attic Space:

Only accessible via the rear garden.

This room holds great potential to be transformed into a luxurious master bedroom. With its spacious layout, it offers a unique sense of privacy and tranquility. The peaceful outdoor setting provides the perfect backdrop for a serene retreat. With a little imagination, this space could be reconfigured into a stunning bedroom

### Outside:

This property boasts a large, flat garden, offering plenty of space for outdoor activities or gardening. At the far end, an outbuilding provides convenient storage, perfect for tools or equipment. The garden is beautifully complemented by stunning views over the rolling countryside fields, creating a peaceful and serene setting that invites relaxation and a connection to nature.



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## Road Map



## Hybrid Map



## Terrain Map



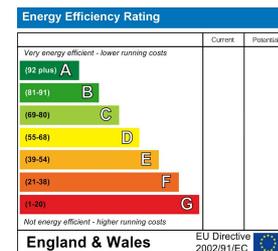
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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