

ROSCOE ROGERS KNIGHT
Town and country properties

Deanpool Cottage
The Rocks, Clearwell









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The Rocks, Clearwell, Coleford

Set within approximately 0.6 acres of mature grounds, this beautifully presented and sympathetically extended four double bedroom stone-built cottage occupies an idyllic, tucked-away position on the edge of a pretty village, surrounded by mature woodland. The property offers generously proportioned and versatile accommodation arranged over two floors, with excellent levels of natural light and a wealth of original and quality features throughout. Externally, the property benefits from a private driveway, ample off-road parking for multiple vehicles and a range of detached outbuildings, all set within its attractive and established grounds.

The cottage is traditionally constructed of stone with painted rendered elevations, complemented by inset double-glazed wooden windows with stone-cut sills and doors, all set beneath a pitched tiled roof. Internally, features include moulded skirting boards and architraves, low-voltage downlighters, an inglenook fireplace, ledged and braced and part-glazed doors, exposed beams and a combination of ceramic tiled, wooden boarded and carpeted flooring. An oil-fired boiler provides domestic hot water and central heating via radiators throughout.

The main entrance to the property is from the side, through a pair of French doors into:



OPEN PLAN KITCHEN/DINING ROOM: 6.28m x 4.11m (20'7" x 13'6") opening up to 5.07m (16'8") Triple-aspect windows to the front, rear and side elevations. This beautifully appointed room is undoubtedly the heart of the home, offering a generous and welcoming space for family life and entertaining. There are double doors opening into the living room, together with a further door leading to the inner hallway. The kitchen is fitted with an attractive L-shaped butcher's block worktop, incorporating an inset one-and-a-half bowl sink with side drainer and matching upstands. An extensive range of Shaker-style base units provides ample storage, with an integrated dishwasher and a stainless steel Belling double cooking range with four-ring induction hob and matching extractor hood above. A complementary central island with granite worktop incorporates a breakfast bar and additional drawer storage, while a bespoke fitted cabinet provides a dedicated space for coffee preparation. Space for an American-style fridge/freezer.



From the dining area, through doors into:

LIVING ROOM: 7.06m x 3.23m (23'2" x 10'7")
Two windows to the front elevation and a glazed coloured-glass door into the formal entrance porch, which is glazed on two sides, with an external door opening onto the gravelled driveway. A feature inglenook fireplace with original bread oven houses a wood burner, set on a complementary stone hearth. Door into:



INNER HALLWAY:
Turning staircase with wooden balustrading and twisted newel posts leading up to the first floor landing. Understairs storage cupboard. Doors into the following:

UTILITY ROOM: 5.30m x 2.27m (17'5" x 7'5")
Dome light, two windows and an external door to the rear. Laminate worktops along two walls with an inset ceramic sink. A range of base units beneath, with space and plumbing for a washing machine and tumble dryer. Matching wall cabinets. Floor-mounted oil boiler. Space for an American-style fridge/freezer.

SHOWER ROOM:
Frosted window to the side and ceiling dome light. A contemporary white suite comprising a low-level WC, floating vanity unit with inset wash basin and fully tiled double-width shower enclosure with mixer valve, rain shower head and separate handheld attachment on an adjustable chrome rail. Ladder-style radiator and extractor fan at high level.



MUSIC ROOM: 6.64m x 3.27m (21'9" x 10'9")
A generously proportioned reception room with two pairs of French doors to the rear and front elevations. Consumer unit at high level.



From the inner hallway, up the turning staircase to:

FIRST FLOOR LANDING:
An incredibly spacious landing, currently utilised as an office space, with three windows to the rear enjoying pretty woodland and garden views. A pair of doors open into a linen cupboard with full-height wooden slatted shelving. Doors into the following. Integrated wardrobe with hanging rail, shelf and drawers beneath.



BEDROOM ONE: 4.15m (13'7") opening up to 6.48m (21'3") x 4.10m (13'5")
Triple-aspect windows to the front, rear and side, enjoying woodland views. Bespoke fitted wardrobes along two sides with hanging rails, shelving, storage and drawers beneath. Roof access hatch with fold down ladder. Part-glazed door into:



EN-SUITE BATHROOM:
Window to the rear. A white suite comprising a low-level WC, pedestal wash basin with tiled splashback and bath with panelled front, central mixer tap and separate handheld attachment.



BEDROOM TWO: 3.32m x 3.09m (into wardrobe) (10'11" x 10'2")
Window to the front with woodland views. A bank of bespoke fitted wardrobes along one wall with hanging rail, shelving, ample storage and drawers beneath.



BEDROOM THREE: 3.20m x 3.96m (10'6" x 12'12")
Window to the front. Bespoke fitted wardrobe with hanging rail, shelving, storage and drawers beneath. Roof access hatch.



BEDROOM FOUR: 3.43m x 3.90m (11'3" x 12'10")
Window to the side elevation and a pair of doors to the front, ideally suited for a Juliet balcony. Roof access hatch with fold down ladder.



FAMILY BATHROOM:
Window to the rear. A contemporary white suite comprising a low-level WC, floating vanity unit with inset wash basin and P-shaped bath with shower over, mixer valve and curved screen. Tiling to wet areas. Chrome ladder-style radiator. Extractor fan at high level.



OUTSIDE:

The property is approached from a quiet country lane, leading to a five-bar wooden gate which opens onto an extensive gravelled parking area, providing ample space for multiple vehicles. To one corner is a useful storage shed alongside a purpose-built wooden workshop, constructed with a corrugated metal roof, concrete base and the benefit of power and lighting. A paved pathway continues around the perimeter of the property, with a paved sun terrace adjoining the rear of the music room and stone steps leading up to the main garden with a small pond on the right. The extensive rear garden is predominantly laid to lawn, gently sloping and meticulously maintained. Well-stocked herbaceous borders provide colour and interest, while a further sun terrace and interspersed seating areas offer space in which to enjoy the surrounding woodland. The grounds have been thoughtfully established over the years and include an impressive dedicated vegetable garden with raised beds, a young fruit orchard and a greenhouse with a brick base.

SERVICES:

Mains electricity and water. Oil-fired central heating system and private drainage. Council Tax Band D. EPC Rating D.



Asking price of £625,000

DIRECTIONS:

From Monmouth, take the A466 Wye Valley Road and turn left as you enter the village of Redbrook. Follow the woodland road uphill, around the sharp right-hand bend, until you reach the village of Newland. Continue through the village, remaining on this road for approximately 1.6 miles until you reach Clearwell. Shortly after passing The Wyndham, turn left at the triangular junction and continue for a further 0.3 miles before taking the sharp right-hand turn into The Rocks. Follow the lane uphill, where Dean Pool Cottage can be found on the left-hand side after approximately 0.2 miles.



Roscoe Rogers & Knight would like to draw your attention to the following notes:

These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.

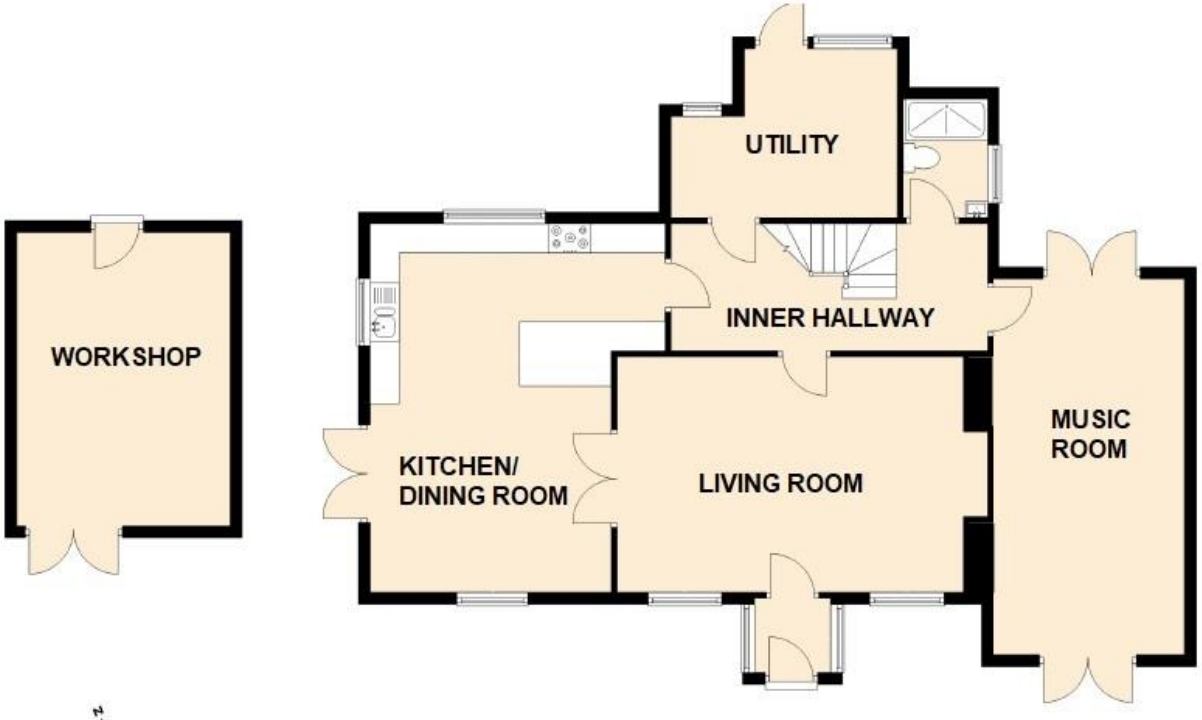
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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GROUND FLOOR

APPROX. 130.7 SQ. METRES (1406.3 SQ. FEET)



FIRST FLOOR

APPROX. 88.9 SQ. METRES (956.8 SQ. FEET)



TOTAL AREA: APPROX. 219.5 SQ. METRES (2363.1 SQ. FEET)



