Dean
ESTATE AGENTS

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Main Road

Mile End, Coleford, GL16 7BY

Offers Over £260,000

2 2 2





A charming and characterful two-bedroom cottage offering well-proportioned accommodation, a generous private garden and delightful views. The property boasts a cosy living room featuring a wood-burning stove, creating a warm and inviting atmosphere, alongside a separate dining room with double doors opening directly onto the garden, perfect for indoor-outdoor living. The ground floor also benefits from a fitted kitchen, a practical shower room/utility room and an inner porch. Upstairs, there are two spacious double bedrooms and a large family bathroom, with the main bedroom enjoying stunning views overlooking the beautiful rear garden.

Outside, the property truly comes into its own, boasting a generously sized, private garden predominantly laid to lawn, providing an idyllic setting for relaxing, entertaining and enjoying the outdoors. A substantial outbuilding offers excellent additional storage or potential for a variety of uses, whilst off-road parking adds further practicality. This delightful cottage combines character, comfort and versatile living spaces, making it an ideal home for those seeking a peaceful retreat with plenty of outdoor space.





Enter via composite front door into:

Inner Porch:
Door to shower room/utility room, lighting, door to lounge.

Shower Room/Utility Room:
Walk in shower cubicle, vanity unit with inset hand wash basin, W.C,, UPVC double glazed frosted window, space & plumbing for washing machine, space for tumble drier, extractor fan, lighting, heated towel rail.

Lounge:
Feature woodburner, TV point, power & lighting, double panelled radiator, arch way to kitchen, glass doors to dining room.

Dining Room:
UPVC double glazed windows to rear aspect, UPVC double glazed double doors to rear garden, double panelled radiator, power & lighting.

Kitchen:
A range of wall units & base units, two UPVC double glazed windows to front aspect, space for fridge/freezer, gas hob & oven with extractor hood above, stainless steel one & a half bowl sink with drainer unit, radiator, power & lighting, stairs to first floor landing.

First Floor Landing:
Doors to bedrooms & bathroom, power & lighting, loft access, smoke alarm.

Bedroom One:
UPVC double glazed window to rear aspect, power & lighting, radiator.

Bathroom Two:
Velux double glazed window, airing cupboard housing the boiler, power & lighting, radiator.

Bathroom:
UPVC double glazed frosted window, roll top bath, W.C., hand wash basin, extractor fan, lighting, radiator.

Outside:
Outside, the property benefits from a small patio area with steps leading up to a generously sized garden, predominantly laid to lawn and

enclosed by fencing, providing a private and versatile outdoor space ideal for relaxing, entertaining or family enjoyment. A substantial outbuilding offers excellent additional storage or potential for a variety of uses. To the front of the property, there is off-road parking for two vehicles.

Outbuilding:

Lighting and power, double glazed upvc window.

AML/ID & Source of Funds Check:

Dean Estate Agents, as the appointed selling agent, is required to conduct AML/ID & source of funds checks. To date, we have absorbed the associated administrative & third party costs, however, from 1st November 2026, we will be introducing a charge to purchasers of £20.00 plus VAT per person to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.









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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map



Hybrid Map



Terrain Map



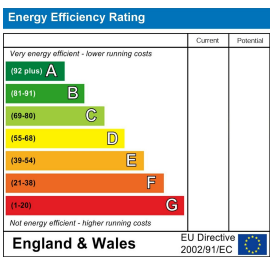
Floor Plan



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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The Property Ombudsman