



Trescillian House, Hart Lane, Ruardean
OIRO £325,000

3 bedroom terraced house for sale | Freehold

At first glance

- 3 Bedrooms
- Characterful and charming features
- Open plan layout
- Semi-rural location
- South Facing Garden
- Victorian townhouse
- 2 bathrooms
- Offered with NO onward chain

In detail

A well-presented and tastefully restored mid-terraced Victorian townhouse offering original and characterful features alongside more modern conveniences and an enclosed garden, situated in the historic village of Ruardean. Offered with NO onward chain.

This property offers comfortable living accommodation set over three floors, comprising; entrance hall, study, lounge, kitchen/diner, three bedrooms, bathroom and shower room. Externally, there is a well-maintained enclosed south-facing garden to rear.

Ruardean is a hillside village with outstanding views of the South Wales mountains. The village is famous for being the home of Horlicks Malted Milk Drink, its church with Saint George and the Dragon motif above the door and the story of 'The Bears'. Ruardean has a garage, shop, doctors' surgery and primary school, and is in the catchment area for both Dene Magna secondary school and Gloucester College's Forest of Dean campus. Cinderford and Coleford are just a few minutes away for everything from supermarkets to sports facilities. And there are regular bus services to the market town of Ross-on-Wye and the cities of Hereford and Gloucester.

The Forest of Dean offers a wide range of facilities including lovely pubs and eateries, cycle tracks, climbing, canoeing, and miles of woodland and river walks. The Severn crossings and M4 for London, Bristol and Cardiff are easily reached from the area, as well as the cities of Gloucester and Cheltenham for access onto the M5 for the Midlands.

Council Tax Band: B (Forest of Dean District Council)

Tenure: Freehold

The property has a "flying" freehold over a neighbouring property.

Parking options: On Street

Garden details: Enclosed Garden, Private Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Mains





Entrance hall

Wooden flooring, original Victorian wall panelling, access through to study and lounge.

Study

w: 9' 1" x l: 14' 1" (w: 2.77m x l: 4.29m)

Bay window to front aspect, Victorian feature fireplace with log burner, wooden flooring, Victorian wall panelling, radiator.

Lounge

w: 12' 1" x l: 13' 10" (w: 3.68m x l: 4.22m)

Victorian fireplace with log burner, stairs leading up to first floor, radiators, opening to kitchen/diner.

Kitchen/diner

w: 12' 1" x l: 17' 9" (w: 3.68m x l: 5.41m)

Fitted units at base level with worktop space, Victorian butlers sink unit with drainer, space and plumbing for washing machine, space for freestanding cooker, space for freestanding fridge freezer, radiator, velux roof light, wooden flooring, windows to rear aspect, doors providing access to outside.

FIRST FLOOR:

Landing

Radiator, storage cupboard, access to two bedrooms and bathroom, stairs leading up to the first floor.

Bedroom 1

w: 12' 2" x l: 15' 11" (w: 3.71m x l: 4.85m)

Window to front aspect with views over countryside beyond, carpeted flooring, radiator.

Bedroom 2

w: 12' 1" x l: 12' 2" (w: 3.68m x l: 3.71m)

Window to rear aspect with views overlooking garden, carpeted flooring, radiator.

Bathroom

Wash hand basin, WC, wooden flooring, bath.

SECOND FLOOR:

Landing

Carpeted flooring with storage space and access through to bedroom 3 and bathroom.

Bedroom 3

w: 8' 9" x l: 9' 6" (w: 2.67m x l: 2.9m)

Windows to front aspect with views of Ruardean church steeple and countryside beyond, radiator, carpeted flooring.

Bathroom

Wash hand basin, WC shower enclosure with electric shower, wooden flooring, radiator.

Outside

The rear garden is enclosed by fencing and stone walling and offers a brick paved area which is perfect for sitting outside and relaxing during warmer months, and also a lawned area with a variety of plants, flowers and shrubs. Please note: there are 2 x 47kg LPG bottles for cooking with an automatic change over regulator. There is a large log store, a garden shed for outdoor storage, and a wildlife pond. At the bottom of the garden, there is a double-bund 1000 litre oil storage tank which can be filled via an off-set pipe by the front door.

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: B

Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and <https://www.gov.uk/council-tax-bands> for the Tax Band.



Water Rates

Severn Trent - to be advised.

Money Laundering Regulations

To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

Please note

The property has side access via a right of way over a neighbouring property.



Town and Country



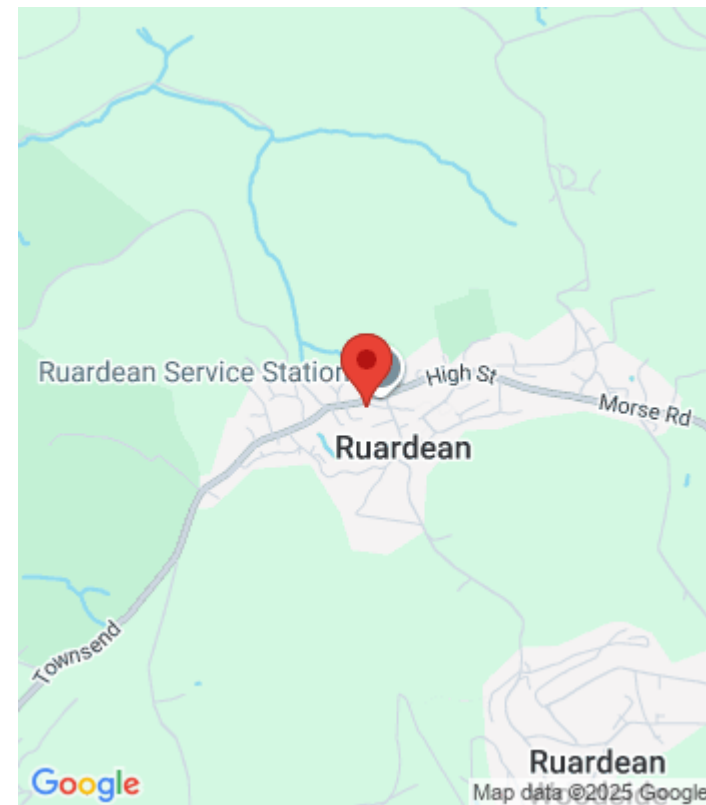
Commercial

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL FLOOR AREA - 1269 sq.ft. (117.9 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.