



4 Elm View Barbers Bridge  
, Rudford, GL2 8DX

**£375,000**

 4  1  2 

This beautifully presented Cottage dates back to 1894, offering a delightful blend of character and modern living. The accommodation spans three floors, showcasing many original features that add to its unique charm, with three to four bedrooms.

One of the standout features of this property is its picturesque views towards May Hill, which can be enjoyed from rear. The property also includes garaging and a workshop, catering to those with hobbies or requiring additional storage space.

This residence is not only a home but a lifestyle choice, offering the peace and beauty of countryside living while still being conveniently located on the B4215 for access to local amenities.

#### Porch

**Sitting Room**  
16'1 x 12'0 (4.90m x 3.66m)

**Dining Room**  
16'1 x 11'0 (4.90m x 3.35m)

**Kitchen**  
11'4 x 7'7 (3.45m x 2.31m)

#### Bathroom

**Bedroom 1**  
15'3 x 11'11 (4.65m x 3.63m)

**Bedroom 2**  
12'10 x 10'11 (3.91m x 3.33m)





**Bedroom 3**  
11'4 x 11'3 (3.45m x 3.43m)



**Bedroom 4**  
13'9 x 11'10 (4.19m x 3.61m)

#### OUTSIDE

To the front of the property, a very well manicured front garden gated driveway with ample off road parking.

The rear gardens are laid to lawn with a large patio the rear. A pathway leads through the middle of the garden, with lawns and vegetable produce/composting area, greenhouse, wooden built workshop and brick outhouse ideal for storing wood, this garden is ideal for a keen gardener.



**Garage**  
16'10 x 10'0 (5.13m x 3.05m)  
Wooden built garage accessed via double opening doors to the front.

#### Services

Services - Mains water, septic tank shared between the 4 cottages located at number 1, all neighbours contribute £108.00 PA, oil-fired central heating.

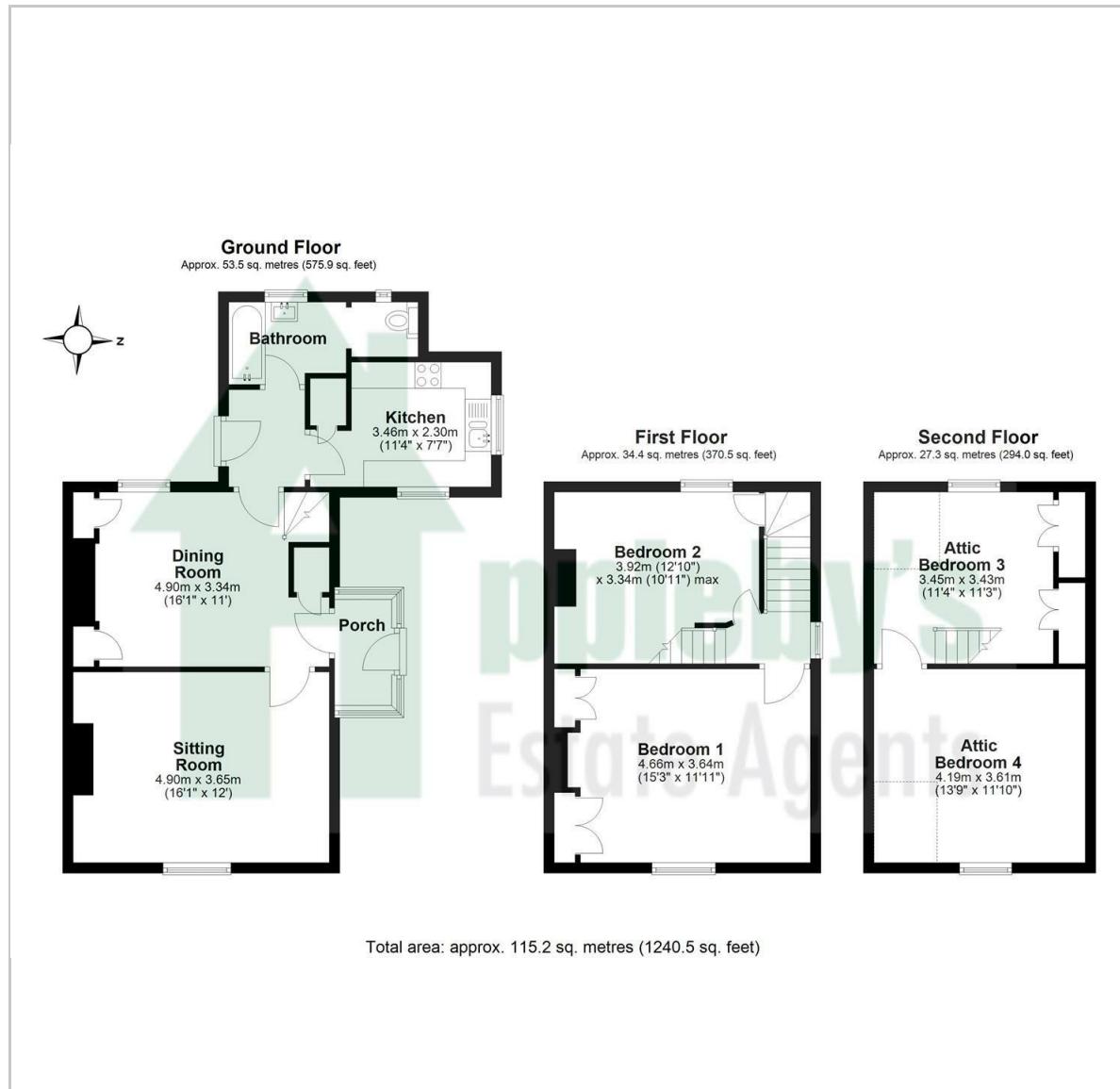
Solar Panels are owned by the property and bring in an annual income of £400-£500 approx.

Forest Of Dean district council tax band D



**Tenure**  
Freehold

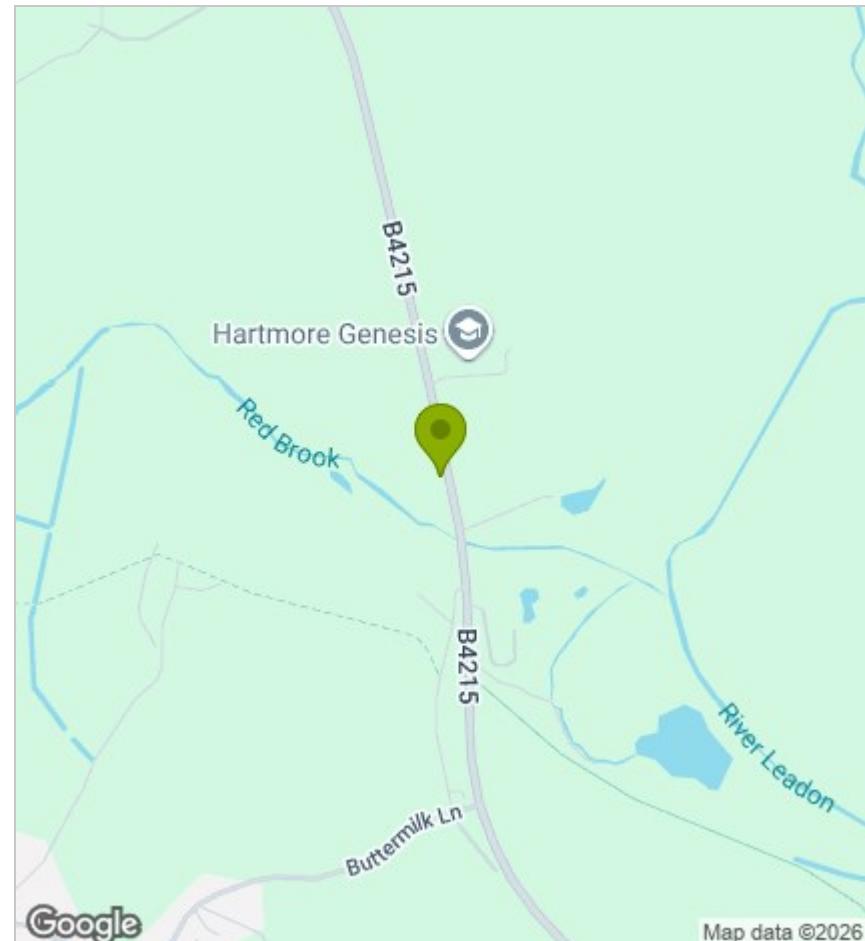
## Floor Plan



## Viewing

Please contact our Appleby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

