



## BUCKSTONE LOG CABIN

Staunton, Gloucestershire, GL16 8PD



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- A Spacious Log Cabin Retreat
- Commercial Rental Property
- Enjoying a Wonderful Edge of Village Location
- Open Plan Kitchen / Dining / Sitting Room
- Five Bedrooms
- Sitting in Extensive Grounds of Approx. ½ Acre
- Private Driveway with Plenty of Off-Road Parking
- Excellent Access to Major Road Networks

Guide Price

£475,000

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www.david-james.co.uk

## DESCRIPTION

Tucked away in a serene woodland location, Buckstone Log Cabin offers the perfect blend of rustic charm and modern comfort. Thoughtfully designed and beautifully finished, the cabin features an open-plan living space with an industrial-style kitchen, a spacious dining area and a welcoming lounge, complete with a cozy wood burning stove. Currently used as a rental property, with five bedrooms, hosting up to fourteen people, potential for alternative uses subject to planning. The property is easily accessed from the village of Staunton, at the end of a country lane with a private driveway and spacious area for parking.

## SITUATION

Buckstone Log Cabin is situated in the popular village of Staunton, which boasts a church and popular pub, approximately 3 miles east of the historic market town of Monmouth with its comprehensive range of amenities including independent and state schools, all of which enjoy excellent reputations, together with shops, a leisure centre, theatre and restaurants. The small market town of Coleford is approximately 2 miles away to the southeast also providing a wide range of amenities. The area also offers the opportunity of many local places of interest to visit including the Wye Valley, the Sculpture Trail, Puzzlewood and Perrygrove Railway. The area also offers other adventures including water sports, cycling and hiking.

## ACCOMMODATION

Entering the property through partially glazed double doors, with a large wooden porch area with seating to both sides. The spacious ENTRANCE HALL leads into a wonderful open plan KITCHEN / DINING/ LIVING ROOM enjoying natural tiles on the floor and characterful wooden beams and partial wooden ceiling. This room enjoys dual aspect views of the front and side garden to the woodland beyond. The industrial style kitchen partially comprises of stainless-steel counter tops with shelves and cupboard storage below and additional wooden shelving unit with wooden counter tops. The kitchen benefits from a five-ring gas hob with three ovens below, grill and extractor fan above. There is a dishwasher and refrigerator. A large window overlooks the side of the property and a pedestrian door opens to the front garden with seating area. This room enjoys a large dining space fitted with wooden benches to two walls. A brick-built fireplace houses a cosy wood burning stove. To the opposite side of this space a large

seating area lends itself to housing sofas, creating a welcoming seating area, with window to the central hallway.

A door from the entrance hall opens to a DOUBLE BEDROOM, a light room enjoying views of the garden. Along the corridor a door opens to TWO FURTHER BEDROOMS, currently equipped with bunk beds, both rooms enjoying windows with views of the garden. The entrance corridor opens to a spacious inner hall area, a light space enjoying double doors opening to the outside.

There are two spacious BATHROOM FACILITIES, each comprising of three lavatory cubicles, two wash hand basins and two large shower units, all enjoying wooden doors with metal hardware. The shower cubicles also benefit from wash hand basins. A door from the corridor opens into a walk-in storage cupboard which also houses the boiler.

An additional pedestrian door opens to an OUTSIDE KITCHEN AREA. External glazed double doors to one end of the Cabin open into a further DOUBLE BEDROOM. This room benefits from an ENSUITE SHOWER ROOM comprising a lavatory, wash hand basin and a large shower cubicle. This room also enjoys wonderful views of the garden and has a paved seating area.

At the other end of the property a metal staircase leads up to a FURTHER BEDROOM, a spacious double with characterful beams to the ceiling, enjoying views across the garden to the woodland beyond.



## OUTSIDE

The property is approached via a private driveway with a large, gravelled parking area. There is an expansive flat lawned area to the front of the Cabin with the fence line bordering the neighbouring woodland. A paved patio area runs along the front of the property offering various areas for seating.

## GENERAL

Mains electricity  
Mains water  
LPG bulk gas tank  
Klargester sewage treatment plant

## EPC

Band D

## LOCAL AUTHORITY

Forest of Dean District Council

## VIEWING

Strictly by appointment with the Agents:  
David James, Monmouth  
Tel 01600 712916

## DIRECTIONS

From Monmouth, on approaching the village of Staunton, take the right-hand turning. Continue along the lane, over the speed bumps. When the road forks, follow the right and continue up the hill. Continue along the lane over the cattle grid. Buckstone Log Cabin is the last property on the lane with a wooden gate on the entrance.

## GUIDE PRICE

£475,000



### PLANS AND PARTICULARS

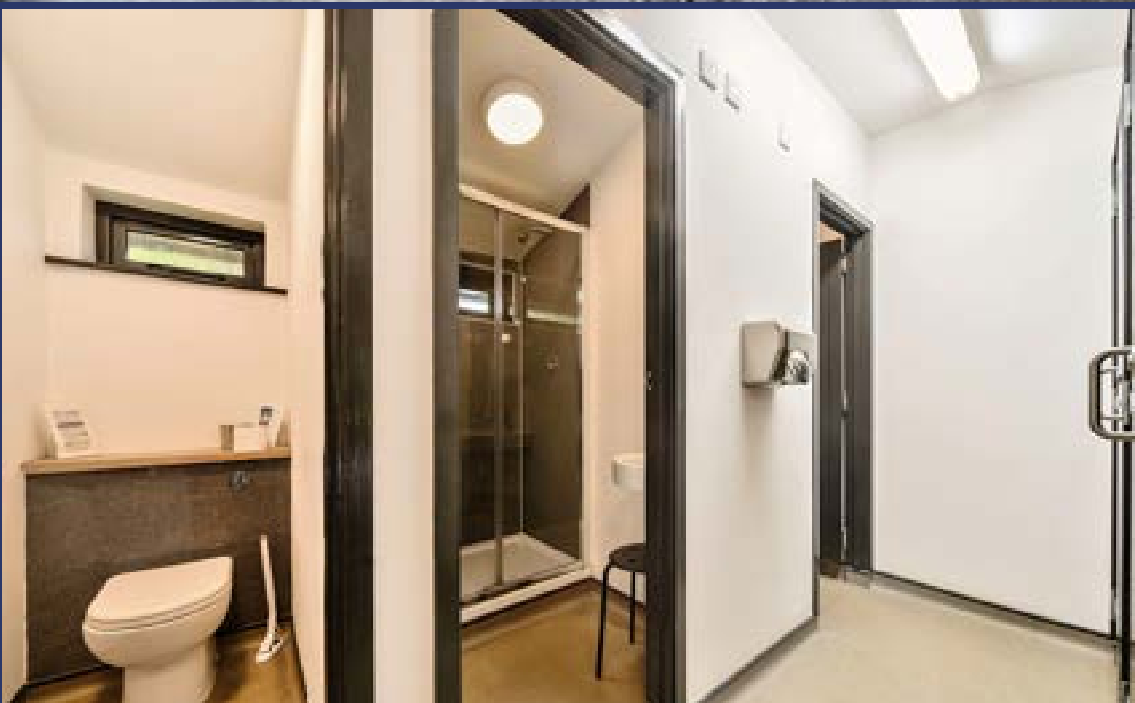
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### WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC.

The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.









## Buckstone Log Cabin, Staunton, Coleford, GL16

Approximate Area = 1759 sq ft / 163.4 sq m

Games Room = 149 sq ft / 13.8 sq m

Total = 1908 sq ft / 177.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©-H2Home 2008. Produced for David James. REF: 1295753