



MILLEND HOUSE

MILL END | COLEFORD | GLOUCESTERSHIRE



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MILLEND HOUSE IS A BEAUTIFUL GEORGIAN RESIDENCE SITUATED ON THE EDGE OF THE ROYAL FOREST OF DEAN OFFERING VERSATILE ACCOMMODATION ACROSS FOUR FLOORS. THIS CHARMING 18TH CENTURY HOME IS STEEPED WITH CHARACTER AND BOASTS A DELIGHTFUL, ELEVATED POSITION TO THE EAST OF THE SOUGHT AFTER VILLAGE OF NEWLAND WITH STUNNING VIEWS TOWARDS AN AREA OF OUTSTANDING NATURAL BEAUTY.

- Beautiful detached Georgian family home •
- Five bedrooms, three bathrooms and two reception rooms •
 - Superb recently finished bedroom suite with balcony opening Velux roof windows •
- Established gardens, private woodland, orchard and brook •
 - Two off-road parking areas, double garage and cellar •
- Just 6 miles to Independent schools in Monmouth and 12 miles to Independent schools in Chepstow •
- Surrounded by stunning Gloucestershire countryside yet boasting fantastic links to the larger centres of Gloucester/Bristol/Cardiff/London •
 - Offered for sale with no onward chain •

Coleford 1.4 miles • Monmouth 6.1 miles • Chepstow 12 miles
Gloucester 20.4 miles • Abergavenny 23.7 miles • Cheltenham 28.7 miles
Bristol 30 miles • Cardiff 41 miles • London 137 miles

Lydney Train Station 7.5 miles • Chepstow Train Station 13 miles
Gloucester Train Station 21.3 miles • Bristol Parkway Station 25.3 miles
Bristol Airport 39.6 miles • Birmingham Airport 82.1 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact. Your attention is drawn to the Important Notice on the last page of the text.



LOCATION & SITUATION

Millend House enjoys an excellent location and position to the east of the sought after village of Newland, 1.4 miles west of the small town of Coleford that has a range of shops and services which will meet all your daily needs.

The nearest public house is the renowned Ostrich Inn in Newland. A dog friendly, family run pub that offers a relaxed and informal atmosphere with good food and some of the best local ales. The Ostrich, Newland Village Room and All Saints Church are at the heart of the village organising many local activities and events. Puzzlewood and Clearwell Caves are just 1.8 and 1.5 miles from the property respectively, offering a magical ancient woodland attraction and a spectacular natural cave system that has been mined for thousands of years.

The Forest of Dean offers beautiful walks, extensive cycling opportunities and for riding enthusiasts there is some of the finest outriding in the country within the Wye Valley and Forest of Dean. A bridleway even sits to the northern boundary of the property.

Millend House offers peace and tranquillity, however, for commuters the motorway networks accessing Bristol, the Midlands and the South West can easily be reached by J2 of the M48 leading to the M4 or alternatively J1 of the M50 at Ross-on-Wye leading to the M5. The cities of Gloucester, Hereford, Cardiff and Bristol are all within an hour's drive and connections to main line trains, reaching London Paddington in under 2.5 hours, can be found at Bristol Parkway and Gloucester.

Monmouth boasts excellent schools including the Haberdashers' Monmouth School a co-educational independent school for children from 3-18 years old, and the state of the art Monmouth Comprehensive School. Monmouth also offers a traditional shopping street, with boutique shops, Waitrose, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities. An abundance of tourism and recreational activities exist within Monmouthshire, the Wye Valley and the Forest of Dean.

Bristol is just 30 miles away from the property with all the extensive benefits a University City has to offer such as shopping, arts and theatre, concerts and sports events. Cardiff, 41 miles from the property, has a similar offering. Gloucester and Cheltenham are 20 and 27 miles away respectively.





THE PROPERTY

Millend House is a charming detached family home built circa 1750. The rooms are light and welcoming due to the high ceilings and large sash windows, which frame far reaching views over the garden and orchard to the Wye Valley Area of Outstanding Natural Beauty.

Step inside, using either the formal entrance into the hallway or the practical entrance into the kitchen.

The kitchen benefits from a range of cream base and wall units, granite work surfaces, a black Falcon induction range cooker, dual sink, dishwasher and American style fridge freezer. There is room for a family sized table and chairs where a view to the front aspect can be appreciated. Off the kitchen is a large convenient utility room with additional work surfaces, sink, space for a washing machine and tumble dryer and a boiler room and storage room.

A snug leads through to the boot room and cloakroom and also to the hallway. From the hallway lies a large reception room currently used as a dining room with an attractive fireplace and a sitting room which benefits from a fireplace with woodburning stove.

Completing the ground floor is a bright and airy sitting room with a marble fireplace and woodburning stove, with French doors leading out to a terrace and manicured lawn. The high ceilings and period features are in place throughout the ground floor which spans over 1350 sqft in total.

Stairs from the entrance hall lead up to four double bedrooms and a family bathroom. Bedroom one has an ensuite bathroom and a snug/study, Bedroom two has the benefit of a dressing room, Bedroom three has windows to the front and side aspect and Bedroom four is currently being utilised as a study.

Another set of stairs lead to the second floor bedroom suite that has recently been finished to an excellent standard. The space comprises of a generous fifth bedroom with an arched window to the side aspect and unique dual balcony opening Velux roof windows to the front aspect. An ensuite bathroom with Velux roof window and an attic room, perfect for an office, snug or dressing room, complete the suite. All five bedrooms have stunning views down the valley towards Newland.

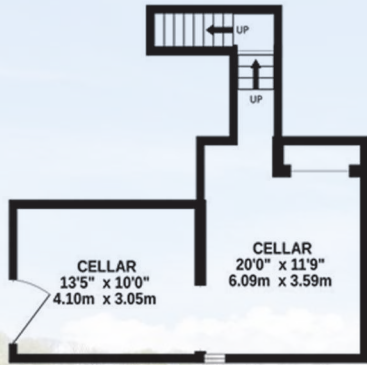
The cellar can be accessed internally via the snug and also externally by steps from the parking area.

OUTSIDE

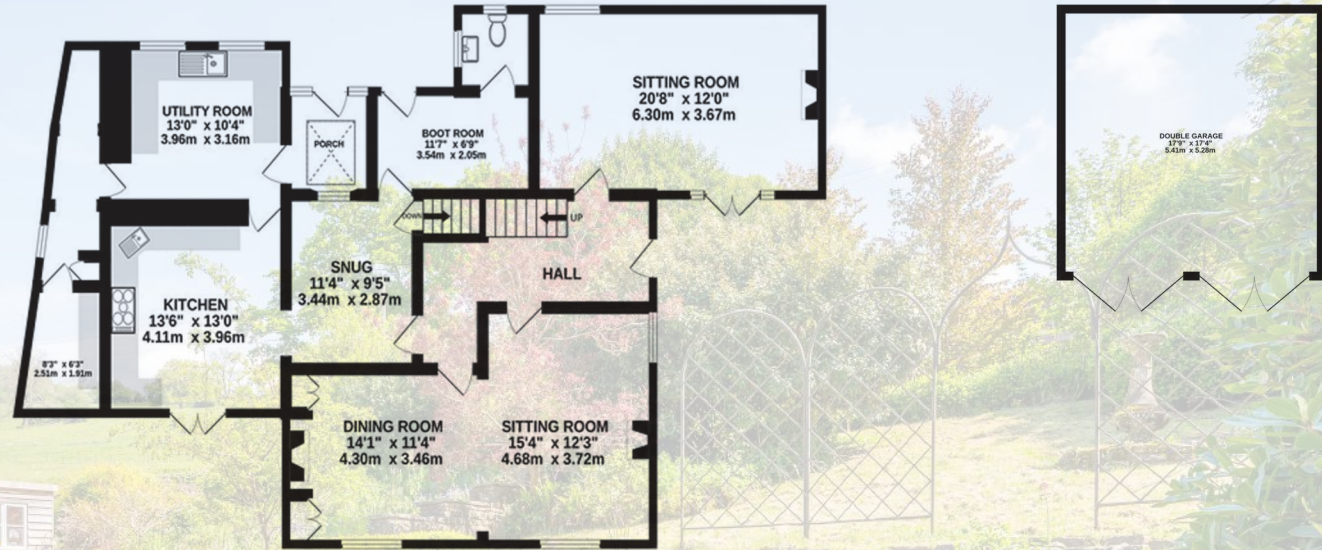
Millend House sits proudly within 1.7 acres of well-established gardens, woodland and formal lawn. The garden has been landscaped thoughtfully to allow for multiple seating areas, storage facilities and magical walks through the private woodland.

At the front of the property, across a quiet country road, there is an off-road parking area with a double garage. Behind the garage bordered by an attractive stone wall is an orchard well-stocked with an abundance of mature trees. A brook runs alongside the bottom of the orchard which really adds to the rural charm of this property. Whilst the orchard is located in the Wye Valley AONB, Millend House is not.

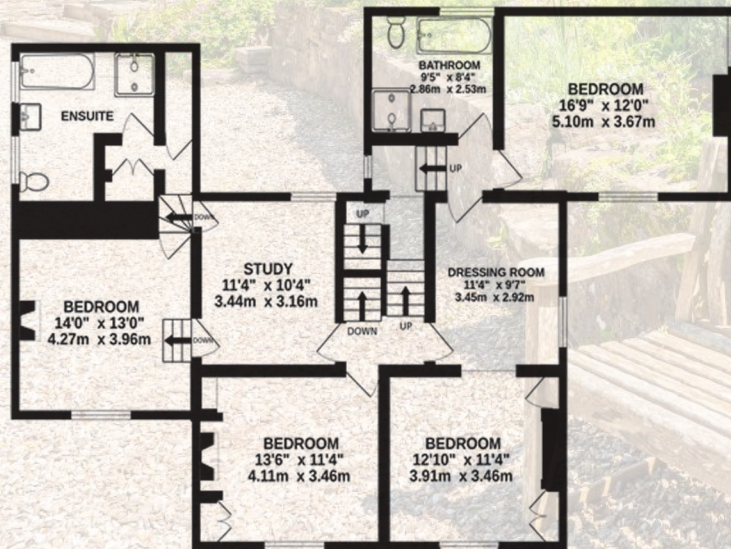
BASEMENT
345 sq.ft. (32.0 sq.m.) approx.



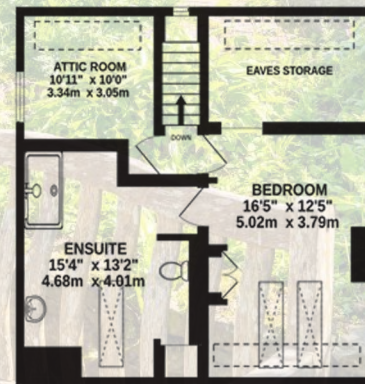
GROUND FLOOR
1369 sq.ft. (127.2 sq.m.) approx.



1ST FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



2ND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



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TOTAL FLOOR AREA : 3493 sq.ft. (324.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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KEY INFORMATION

Services: Mains electricity, water, drainage and oil fired central heating.

Tenure: Freehold.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: G

Local Authority: Forest of Dean District Council. Telephone 01594 810000.

Viewings: Strictly by appointment with the selling agents

Directions: From Monmouth head over the Wye Bridge and at the roundabout take the second exit onto the A466, the Redbrook road. Continue on Redbrook road for 2.5 miles and turn left towards Newland. Continue on this road through Upper Redbrook, bear right towards Newland and once through the village turn left, signposted to Coleford. Millend House is on the right. Please use the parking area on the left hand side next to the garage.

From Bristol take the Severn Bridge crossing on the M48, exiting at junction 2, Chepstow. At the roundabout take the third exit onto the A466, the Wye Valley link road and then take the third exit again onto the A48, towards Chepstow. Continue through Chepstow, through the traffic lights and crossing over the River Wye. Take the first left towards Tutshill. Continue until you reach a mini roundabout then take the third exit onto the B4228. Continue on this road for approximately 10 miles passing through St Briavels. After approximately, 2 miles turn left towards Clearwell and follow the road through the village and out the other side. Shortly after the village, turn right signposted Coleford. Millend House is on the right. Please use the parking area on the left hand side next to the garage.

Postcode: GL16 8NF



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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