



BLAKENEY

Guide price **£675,000**



KILNEVIN

Ayleford, Blakeney, Gloucestershire GL15 4AN



Substantial four bedroom cottage
Outbuildings
Beautifully presented & character throughout

The village of Blakeney benefits from a local Shop, Post Office, Doctors Surgery, Primary School, Public House and woodland walks. Lydney town (approx. 3 miles away) offers a range of facilities including a variety of Shops, Banks, Building Societies and Supermarkets, as well as a Sports Centre, Golf Course, Hospital, Doctors Surgeries, Train Station, Primary and Secondary Schools.

This substantial and charming extended detached cottage boasts an abundance of character and space. The property features four inviting reception rooms, a spacious kitchen/breakfast room, a utility room, and a ground floor cloakroom. Upstairs, you'll find four bedrooms, two of which have en-suite bathrooms.

The extensive outbuildings include a large timber workshop with a terrace and balcony, and a versatile summer house with living/bedroom space and a bathroom, perfect for various uses subject to planning consent. This summer house is nestled in the lower garden area, complete with adjacent decking and a wood-fired hot tub for ultimate relaxation.

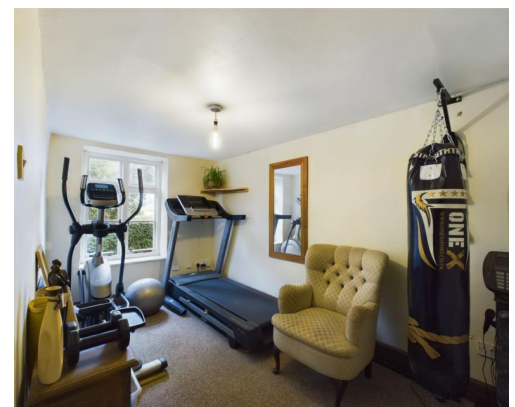


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KEY FEATURES

- Main cottage with four bedrooms
- Character features throughout
- Four reception rooms
- Set in approx. 2 acres with orchard & paddock
- Range of outbuildings
- Ample off road parking & garage



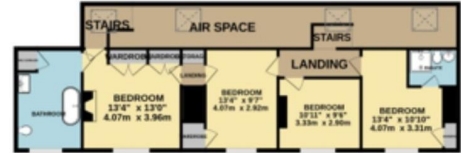
STEP INSIDE



GROUND FLOOR
1407 sq.ft. (130.7 sq.m.) approx.



1ST FLOOR
1037 sq.ft. (96.3 sq.m.) approx.



TOTAL FLOOR AREA: 2444 sq.ft. (227.0 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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STEP OUTSIDE



The property also offers two separate parking areas, with potential for garaging subject to necessary consents. This unique home provides a blend of traditional charm and modern convenience, ideal for those seeking a distinctive and spacious residence.

INFORMATION

Postcode: GL15 4AN

Tenure: Freehold

Tax Band: E

Heating: Gas LPG

Drainage: Private

EPC: F





DIRECTIONS

What3Words - ///slices.cleanser.nooks



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		54
	22	
England & Wales	EU Directive 2002/91/EC	

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