



**TOOMBS
& TOOMBS**
PROPERTIES
experts in property since 1982

Kilnevin, Ayleford, Blakeney, Glos., GL15 4AN

Guide Price £695,500



FREEHOLD

Guide Price £695,500

A SUBSTANTIAL EXTENDED DETACHED FOUR/FIVE BEDROOM (TWO EN-SUITE) CHARMING CHARACTER COTTAGE SET IN APPROX. TWO ACRES OF GARDEN AND GROUNDS, INCLUDING FORMAL GARDEN AND ORCHARD WITH A RANGE OF OUTBUILDINGS WITHIN THE GROUNDS.

Property Description

ENTRANCE HALL: 10' 2" x 12' 5" (3.10m x 3.78m), quarry tiled floor, radiator, through to

STUDY/SITTING ROOM/OCCASIONAL BEDROOM: 13' 4" x 10' 11" (4.06m x 3.32m), window to front, book shelving, radiator.

REAR HALLWAY: 27' 9" x 5' 3" (8.45m x 1.60m), stairs off, quarry tiled floor, velux roof lights, access to Cloakroom.

LOUNGE: 19' 3" x 13' 0" (5.86m x 3.96m), window to front, French doors to rear, stairs to first floor, exposed stone walling, beamed ceiling, radiator, power points. Access to

FAMILY ROOM/GYM: 12' 6" x 8' 8" (3.81m x 2.64m), window to front, radiator.

DINING ROOM: 15' 1" x 13' 4" (4.59m x 4.06m), window to front, quarry tiled floor, feature stone fireplace, store cupboard, radiator. open plan to

FARMHOUSE KITCHEN/BREAKFAST ROOM: 16' 2" x 13' 4" (4.92m x 4.06m), window and door to side, fitted with a range of Shaker style colour coded base and eye level units, worktop space, tiled splashbacks, quarry tiled floor, radiator, Belfast sink, plumbing for dishwasher, larder unit, integrated hob with hood over, lower loft access. Access to

UTILITY ROOM: 6' 9" x 4' 3" (2.05m x 1.30m), window to rear, tiled floor, single drainer sink unit, shelving, wall mounted gas boiler (not tested), plumbing for automatic washing machine.

CLOAKROOM: 5' 11" x 5' 3" (1.80m x 1.60m), with WC, wash hand basin, tiled floor, airing cupboard.

STAIRS TO FIRST FLOOR LANDING: 10' 2" x 2' 8" (3.10m x 0.81m),

BEDROOM ONE (Stairs from Lounge): 13' 1" x 13' 1" (3.98m x 3.98m), window to front. Access to

EN-SUITE BATHROOM: 7' 0" x 12' 2" (2.13m x 3.71m), free standing Victorian style bath, wash hand basin in vanity unit, WC, tiled splashbacks, window to front.

BEDROOM TWO: 9' 5" x 12' 7" (2.87m x 3.83m), window to front, store cupboard, loft access.

BEDROOM THREE: 10' 7" x 9' 4" (3.22m x 2.84m), window to front, timber floor, shelving.

BEDROOM FOUR: 12' 0" x 7' 10" (3.65m x 2.39m), window to front. Access to

EN-SUITE SHOWER ROOM: 8' 10" x 3' 10" (2.69m x 1.17m), shower cubicle, wash hand basin, WC, tiled splashbacks, radiator, loft access.

OUTSIDE: ornamental lawned garden to the front adjoining a sloping area leading to the brook below. To the right-hand gable end an orchard with apple, plum, cherry, quince and pear trees. Adjoining the road above (sloping in part) a walkway to the lower garden. An upper area with timber workshop, views, polytunnel with water supply. Lower parking area plus additional upper parking area (off the lane), both areas have potential for garaging with the necessary consent. From the workshop area a gate and path to an upper enclosed paddock, below this a walkway down to the lower orchard area and building.

TIMBER WORKSHOP: 19' 8" x 9' 10" (5.99m x 2.99m), with power and lighting, having a balustrade and decking area adjacent, views, polytunnel with water supply.

SUMMER HOUSE (with potential for various uses, subject to planning consent): which sits adjacent to the stream and is approached by decking set on three levels with steps up to a wood fired hot tub.

LIVING AREA: 13' 10" x 13' 7" (4.21m x 4.14m), access via double doors (off decking area), dual aspect windows to front and side, handmade kitchen with Belfast sink, open plan to:

BEDROOM AREA: 13' 7" x 11' 7" (4.14m x 3.53m), window to front, access to

SHOWER ROOM: tiled floor, shower cubicle, wash hand basin, compost WC, door to rear decking area.

SERVICES: LPG gas central heating, private drainage, mains water and electricity. **THE SERVICES AND CENTRAL HEATING SYSTEM, WHERE APPLICABLE, HAVE NOT BEEN TESTED.**

VIEWING: STRICTLY BY APPOINTMENT WITH THE OWNERS SOLE AGENTS.

OUTGOINGS: COUNCIL TAX BAND 'E'.

t: 01594 844444

e: hello@toombs.properties

www.toombs.properties



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.
Made with Metropix ©2023



IMPORTANT INFORMATION. These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. We have not tested any fittings, appliances or services within the property and cannot verify them to be in working order or within the vendors ownership. No guarantee can be given with regards to planning consents or fitness for purpose or building regulations relating to the property. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. Intended purchasers should make appropriate enquiries through their own solicitors and surveyors etc. prior to exchange of contracts.

Claremont House, High Street, Lydney
Gloucestershire GL15 5DX

t: 01594 844444
e: hello@toombs.properties

Residential, commercial & land sales



www.toombs.properties