



## Memorial Hall Cottage Millend

Blakeney, GL15 4ED

£535,000



Dean Estate Agents are delighted to present this beautiful and most attractive four bedroom detached family home, situated in the sought after village of Blakeney.

The property is a stunning example of a lifestyle choice property with a blend of both traditional features and contemporary notes but for most, the size of the gardens and outbuildings will attract your attention. The gardens to the rear are vast, level grounds which lead to a substantial detached part of the former Memorial Hall offering a number of practical uses to include potential conversion to an annexe, Air BNB, storage, offices and so on. Subject to the relevant planning permission, this aspect of the property has the potential to increase the value depending on the use agreed. Internally, there are four 1st floor bedrooms, a kitchen/breakfast room, separate dining room, lounge, utility room, bathroom and shower room and all offered in good condition.

In this area, it is rare to have such large, level grounds whilst retaining a good degree of privacy. The overall size of the property can't be appreciate from the front and we therefore invite you to



#### Entrance Hall;

20'7" x 3'1" (6.28m x 0.95m)

A welcoming entrance hall having fitted carpet, radiator, power point, doors to lounge, dining room, WC, kitchen and utility room.

#### Lounge;

19'9" x 11'10" (6.03m x 3.63m)

Having bi-fold doors leading to rear patio and garden, log burning stove with stone hearth, window to side, radiator and power points.

#### Dining Room;

14'2" x 10'2" (4.33m x 3.11m)

A beautiful ornate fireplace with slate hearth and mantle, sash window to front, fitted carpet, power points and radiator.

#### Kitchen/Breakfast Room;

12'5" x 10'6" (3.79m x 3.21m)

Tile effect laminate flooring, range of wall and base units, pull out larder cupboard, integrated electric double oven and grill, four burner gas hob, tiled splash backs, space for larder fridge/freezer, plumbing for dishwasher and dual aspect window.

#### WC;

5'5" x 6'9" (1.67m x 2.08m)

Wash hand basin, WC, radiator and window to side and rear elevation.

#### Utility Room;

8'9" x 7'6" (2.67m x 2.31m)

Base unit with stainless steel sink and drainer, plumbing for washing machine and tumble drier, wall mounted gas boiler, window to side and door to rear garden.

#### Stairs to First Floor;

#### Landing;

8'3" x 3'1" (2.52m x 0.95m)

Sash window to front, airing cupboard housing Megaflo hot water tank and having wood slat shelving. Floor to ceiling double storage cupboards. Radiator, power points and two access areas to loft,

#### Bedroom One;

13'4" x 10'5" (4.08m x 3.20m)

Sash window to front and side, fitted carpet and radiator.

#### Bedroom Two;

11'1" x 11'10" (3.40m x 3.63m)

Window to rear, fitted carpet and radiator.

#### Bedroom Three;

10'2" x 10'6" (3.12m x 3.21m)

Dual aspect windows, fitted wardrobes, fitted carpet and radiator.

#### Bedroom Four;

8'3" x 7'0" (2.54m x 2.15m)

Window to side, fitted carpet and radiator.

#### Bathroom;

8'7" x 7'6" (2.62m x 2.29m)

A good size bathroom with pedestal wash hand basin, claw foot bath, part tiled walls, WC, tall wall mounted bathroom cabinet, window to rear, shaver point and light, radiator.

#### Shower Room;

5'9" x 7'1" (1.76m x 2.17m)

A spacious walk in shower with rain shower and hand held shower attachment. mosaic tiled floor, part tiled walls, pedestal wash hand basin, WC, chrome ladder radiator, window side, extractor fan, wall mounted bathroom cabinet.

#### Garage/Workshop;

23'11" x 26'2" (7.31m x 7.99m)

This was part of the original Memorial Hall which provides a generous space and has power, lighting with basic plumbing and drainage.

#### Outside;

To the front there is a block paved driveway providing off road parking, through the double gates the parking and driveway continues down the garden to the garage/workshop. The rear garden is well stocked with a variety of shrubs, flowers and fruit trees. Large greenhouse, garden shed, wood store and summerhouse with power and lighting. The rear gardens borders a stream at the very bottom of the garden.



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Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form. Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

## Road Map



## Hybrid Map



## Terrain Map



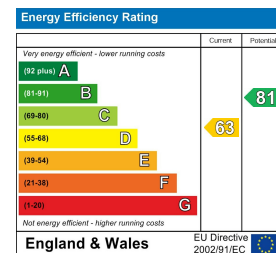
## Floor Plan



## Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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