



## Farthing Cottage Church Square

Blakeney, GL15 4DX

£325,000

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Farthing Cottage is the most super property with a Tandem garage, three bedrooms, kitchen with appliances, lounge/diner with log burner, Oak engineered flooring, shower room, Hive operated gas central heating system, private enclosed gardens and offered for sale in a well presented condition. The property is located in the village of Blakeney which offers a local shop, Doctors Surgery and many local walks with the nearby Cannop Ponds a short drive.

Blakeney is also located near to the town of Lydney and centre to the town of Chepstow and the city of Gloucester.



**Entrance Porch;**  
with outside lighting and entrance door to the hallway.

**Entrance Hall;**  
11'3" x 7'11" (3.44m x 2.43m)

Oak engineered wooden flooring, stairs lead to the first floor with an under stairs storage cupboard, radiator, telephone point, power point, alarm control panel, smoke alarm, front and rear aspect sealed unit double glazed windows.

**Cloakroom;**  
4'1" x 3'8" (1.25m x 1.13m)

White suite comprising of a W.C, wash band basin with tiled splash backs, radiator, tiled flooring and extractor fan.

**Lounge Area;**  
16'0" x 10'7" (4.90m x 3.24m)

There is an open fireplace incorporating the wood burner and tiled hearth, Oak mantle, radiators, power points, TV point, BT master telephone point, oak engineered wooden flooring, central heating thermostat and timer controls, two front aspect double glazed windows with window shutters. Archway opening into:

**Dining Area;**  
Radiator, power points, continuous oak engineered wooden flooring. Rear aspect double glazed French style doors leading out to the cottage garden.

**Kitchen;**  
7'1" x 9'11" (2.18m x 3.03m)

Complete with a range of base and wall mounted units, four ring gas hob with electric oven beneath and filter hood over, one and a half bowl single drainer sink unit with mixer tap, rolled edge worktops, integrated dishwasher, 50/50 fridge freezer and washing machine, tiled surrounds, power points, under cupboard lighting, wall mounted Worcester gas fired central heating and domestic hot water boiler, radiator, tiled flooring, rear aspect double

glazed window. Side aspect panel door leading out to the cottage gardens.

From the Entrance Hall, stairs lead to the first floor landing:

**Landing;**  
6'10" x 5'6" (2.09m x 1.69m)

Access to roof space, power point, storage cupboard with slatted shelving.

Door into:

**Bedroom One;**  
15'7" x 9'5" (4.77m x 2.89m)

A range of built in bedroom furniture to include two double wardrobes, shelving unit, dressing table, radiators, power points, bedside shelving, telephone point, tv aerial point, two front aspect double glazed windows with wooden secondary sealed unit windows enjoying views towards fields and countryside.

**Bedroom Two;**  
14'7" x 7'0" (4.45m x 2.15m)

Range of built in furniture to include two double wardrobes, radiator, power points, rear aspect double glazed window.

**Bedroom Three;**  
9'6" x 11'10" (2.90m x 3.61m)

Access to roof space, built in storage cupboard, radiator, wall cupboard, power points, front and side aspect double glazed windows.

**Bathroom;**  
4'11" x 7'6" (1.52m x 2.29m)

Double walk in shower cubicle with rainfall shower and handheld shower head, tiled surrounds, vanity unit with wash hand basin built in and mono bloc mixer tap, W.C, extractor fan, heated wall mounted towel rail, tiled flooring, half tiled walls, rear aspect obscure double glazed

window, extractor fan, shaver point and light, mirrored medicine cabinet and glass shelf.

### Outside:

The property is accessed via wrought iron gates, paved pathway leading to the courtyard and front door. Gated access to the side of the property leads to the rear.

The rear cottage garden has outside lighting, outside tap, stone paved seating area, gravelled areas, lawned area, raised planters with shrubs and bushes, water butt, wall mounted water feature, timber summer house with glazed windows, mains power and lighting and double opening doors, stone wall and fenced boundaries. Pathway leads to the:

### Tandem Garage/Workshop:

Accessed via up and over door and a rear door from the gardens, power and lighting.

### Note:

The property is currently used as the owners' holiday 'getaway' and can be sold as 'all furniture included' within an agreed selling price. An inventory will be available should any prospective buyer be interested.



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## Road Map



## Hybrid Map



## Terrain Map



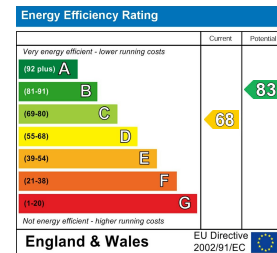
## Floor Plan



## 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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