



FREEHOLD

**Offers in Excess of
£800,000**



**ELTON NURSERIES & THE ROOSTING PLACE, ELTON ROAD,
ELTON, NEWNHAM, GLOUCESTERSHIRE, GL14 1JN**

- Character Features
- Self contained Holiday let
- Rarely available in Elton
- Historic Property
- 2nd Holiday let/Annexe/Business Premises opportunity (Subject to Planning Consent)
- Circa 1.5 Acres
- Level Grounds
- Dual family living accommodation
- Superb Kitchen
- Outbuildings

www.kjtresidential.co.uk

THE NURSERIES & THE ROOSTING PLACE, ELTON ROAD, ELTON, NEWNHAM, GLOUCESTERSHIRE, GL14 1JN

DATING BACK TO THE 1600'S AND SITUATED IN THE SEVERN VALE, THE NURSERIES IS A DELIGHTFUL COTTAGE WITH ONE AND A HALF ACRE GARDENS AND GROUNDS, FURTHER TWO-STORY FORMER GRAIN STORE WITH POTENTIAL FOR DEVELOPMENT AS A HOLIDAY LET/ANNEX OR, AS CURRENTLY USED, A MAN CAVE & TEENAGE DEN. INTERNALLY THE PROPERTY HAS LOTS OF CHARACTER WITH COMPREHENSIVELY FITTED KITCHEN WITH GRANITE WORKTOPS, THERE IS EXCELLENT LIVING SPACE, WITH UTILITY ROOM, FURTHER LOUNGE AND CONSERVATORY. UPSTAIRS THERE ARE THREE BEDROOMS AND A BATHROOM.

THE ROOSTING PLACE IS A DETACHED COTTAGE WITHIN THE GROUNDS OF THE NURSERIES AND HAS AN OPEN PLAN LIVING ROOM, WITH UPSTAIRS SHOWER ROOM AND BEDROOM. THIS COULD BE USED AS A SEMI-INDEPENDENT PART OF THE ACCOMMODATION, OR, AS OUR CURRENT CLIENTS DO, RUN A SUCCESSFUL HOLIDAY LET.

ELTON IS SITUATED BETWEEN THE FOREST OF DEAN AND THE RIVER SEVERN AND IS WELL POSITIONED FOR TRAVEL TO THE AREA'S MAJOR CENTERS AS WELL AS BEING IDEAL FOR THE BOOMING TOURIST INDUSTRY IN THE LOCAL AREA. THE PROPERTY HAS AN EXISTING SECONDARY INCOME STREAM BUT COULD BE DEVELOPED FURTHER AS A STAYCATION DESTINATION.

THE NURSERIES:

Canopy entrance porch with door to –

Entrance Hall: Radiators, under-stairs storage cupboard, stable door to rear porch.

Downstairs W.C.: Two-piece suite, radiator, LPG gas boiler for central heating and domestic hot water, window.

Utility Room: 8' 0" x 5' 0" (2.44m x 1.52m), Fitted at wall and base level, plumbing for automatic washing machine, radiator.

Lounge: 14' 7" x 12' 0" (4.44m x 3.65m), Feature brick fireplace with woodburning stove, beams, radiators, two windows to front.

Conservatory: 13' 4" x 9' 3" (4.06m x 2.82m), Glazed construction, radiator.



From the hall a door, believed to be the original front door of the cottage, leads through to the -

Living Room: 13' 4" x 11' 0" (4.06m x 3.35m), Beams, two windows to front, radiator, feature fireplace with potential for installation of a solid fuel stove. Open plan to –

Kitchen: 15' 0" x 10' 0" (4.57m x 3.05m), Comprehensively fitted at wall and base level with leathered granite worktop and splash back, sink unit, integral fridge/freezer, dish-washer, and Rangemaster electric range with induction hob set in fireplace, beams, window to rear, radiator

Rear Porch (off Hall): Door to outside.

First Floor Landing: Radiator, window.

Bedroom 1: 14' 5" x 12' 8" (4.39m x 3.86m), Window to rear, two double wardrobes, radiator.



Bedroom 2: 15' 0" x 8' 11" (4.57m x 2.72m), Window to front, radiator, built-in wardrobe

Bedroom 3: 10' 5" x 7' 11" (3.17m x 2.41m), Window to front, radiator.

Bathroom: 9' 11" x 6' 2" (3.02m x 1.88m), Window to rear with views.

Outside: Approached via a tarmac driveway the garden and grounds extend to approximately one and a half acres (inclusive of The Roosting Place), with formal gardens immediate to the property. There is a patio area with raised pond and barbecue and also the original well and level lawned area. As the grounds extend away from the property there is a separate paddock with stable/single storey barn.

Attached Garage: 20' 0" x 13' 0" (6.09m x 3.96m), With power and light. Greenhouse being 30' x 9'.

Services: LPG gas central heating. Private drainage. Power and water.

THE ROOSTING PLACE

Living Room: 17'9" x 12' (5.41m x 3.65m), With kitchen area fitted at wall and base level, fitted oven and induction hob, fitted dishwasher and fridge. Living area has radiator, display fireplace with electric fire, windows to front and side. Stairs leading to –

Mezzanine Bedroom: 17'1" x 12' (5.20m x 3.65m), Window, radiator, exposed roof purlins and stone wall.

Bathroom: Panelled bath, W.C., sink unit, over-bath mixer shower, tiling to wall, radiator, extractor.

Outside: There is a garage being 20' x 11' with gas boiler for the cottage and power and light. There is separate parking and garden fenced from the main garden.

THE STORE (two storey building)

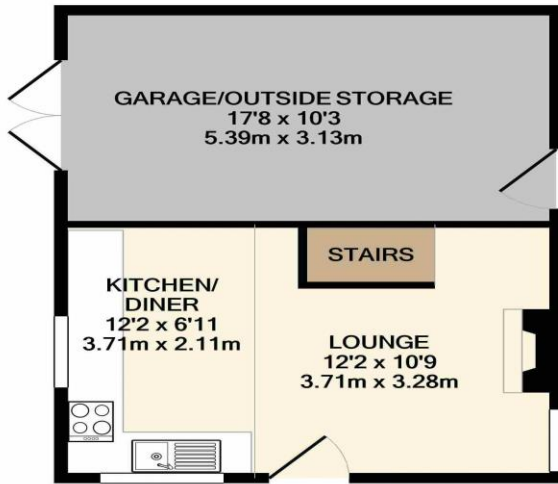
Ground Floor: 18' x 12' (5.48m x 3.6m) With power and light.

First Floor: 18' x 12' (5.48m x 3.6m), Accessed gained via external stone steps. With power and light, beamed ceiling.

This property could easily be converted to another holiday let or lets.



IMPORTANT INFORMATION: All measurements are approximate. We have not tested any fittings, appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending Purchasers should make appropriate enquiries through their own solicitor and surveyor etc., prior to exchange of contracts.



GROUND FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)

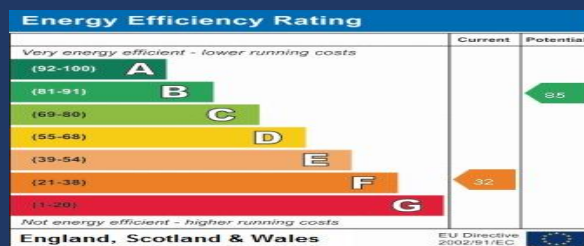


1ST FLOOR
APPROX. FLOOR
AREA 216 SQ.FT.
(20.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 613 SQ.FT. (56.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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PASSIONATE
ABOUT
Property
SINCE 1982