



- Substantial Detached Four Bedroom House with Potential Annexe and P.P To Extend
 - Large Garden Fenced Securely For Dogs
 - Stable Yard with Two Loose Boxes ● Paddock
- Elevated Position with Beautiful Views Over The Forest of Dean
 - Set in Just Under One Acre

GENERAL AND SITUATION

Approximate Distances:

Blakeney 0.5 miles • Lydney 3 miles • Chepstow 13.8 miles • Gloucester 18 miles
Bristol 31.3 miles

A substantial detached four-bedroom house with potential annexe and P.P. to extend. Large garden, stable yard with two loose boxes and a pasture paddock in an elevated position with beautiful views over the Forest of Dean.

The current vendor uses the property to house her rescue dogs and has two horses and some sheep. It is an ideal smallholding or equestrian property for a small number of animals, dogs and other domestic pets as well as ponies, sheep, goats or similar livestock.

Formerly two forest cottages, merged to form one dwelling in 2023 with many character features, thought to date back to the 19th century with the later addition of a flat roofed extension. Planning permission was granted, date Fri 11 Dec 2020 Forest of Dean Council - Planning Ref: P1784/20/FUL to merge the two cottages (which has already happened) and considerably increase the footprint including building on the first floor above the flat roof (copies of the plans are available on Forest Of Dean Council website and with the agents).

Although requiring some more updating, in its current form it offers a family home, with the opportunity of a self-contained annexe if required, having separate external access on either side of the house and internally having retained the two staircases. Heating is provided by two logburners and three rooms are fitted with electric panel heaters. Flooring to the bedrooms and living room is carpet with the hallways, dining room and kitchen being a mixture of laminate and cushion floor.

There are numerous footpaths in the area for walking and a short hack either way on the quiet lane leads to miles of open forestry riding. The proximity to the forest makes it ideal for wildlife lovers. The nearest village is Blakeney which is well served for local amenities including a pub, Post Office, school, general stores, takeaway chip shop, doctor's surgery and bus route on the main A48 between Chepstow and Gloucester. The nearest small town is Lydney which offers a wider range of amenities including supermarkets, train station and harbour (River Severn). Chepstow has a fantastic well known racecourse which is home to the Welsh Grand National and numerous other shops and activities. The larger cities of Bristol and Gloucester are within an hour's drive and Hartpury Collage and events venue is within easy driving distance.

THE RESIDENCE

A detached with character features. The windows are double glazed and the accommodation in brief in follows, please refer to the floor plan for approximate room sizes:

The Main Entrance is through the front garden with a door leading into the **Kitchen**, which has space for a small dining table, fridge, washing machine and dryer. Electric oven with a hob and extractor fan over, sink with a drainer and extensive built-in cupboards.



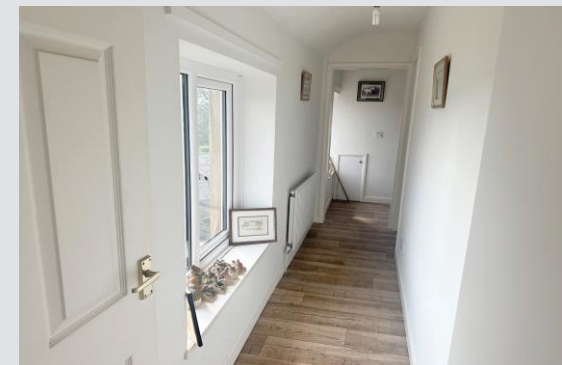


The tastefully decorated main **Living Room** has a log burner which heats the house (this one has a back boiler servicing some radiators and hot water). There is a **Second Living Room** that also has a log burner.

There are two downstairs **Bathrooms**, both with tiled flooring, wash hand basin, WC and bath with shower over and shower screen.

There is a **Second Kitchen** with space for a fridge, built-in cupboards and a sink with a drainer.

There are two staircases rising to the **First Floor**. On one side of the house there are **Two Double Bedrooms**, both with fitted cupboards. On the other side there is a smaller **Bedroom** which would be ideal as a nursery or an office, with a loft over the top which is boarded. The fourth **Bedroom** is large and has its own winding curved stairway.



OUTSIDE, OUTBUILDINGS & LAND

The property is accessed through tall gates from a small single-track lane offering a high degree of security and privacy with some lovely rural views across its own land and beyond.

The grounds are terraced with gardens on all sides and a paddock (steep at the top then levelling out) all contained within a ring fence.

There is a **Stable Block 24' x 12'** (about 7.3m x 3.6m) currently set as two stables, of timber construction, with part internal boarding, corrugated roofing, on skids. There is no water or electricity connected at this time. The vendor is in the process of relaying hard flooring and surfacing with rubber matting.

There is also a useful **Garden Shed**, approx.10' x 8' (about 3m x 2.4m)

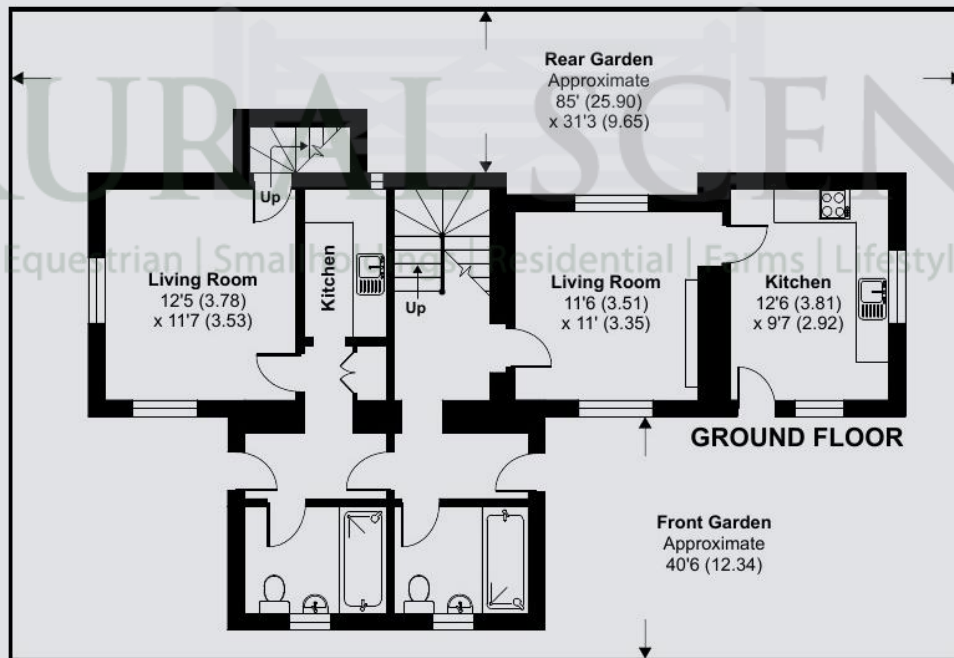
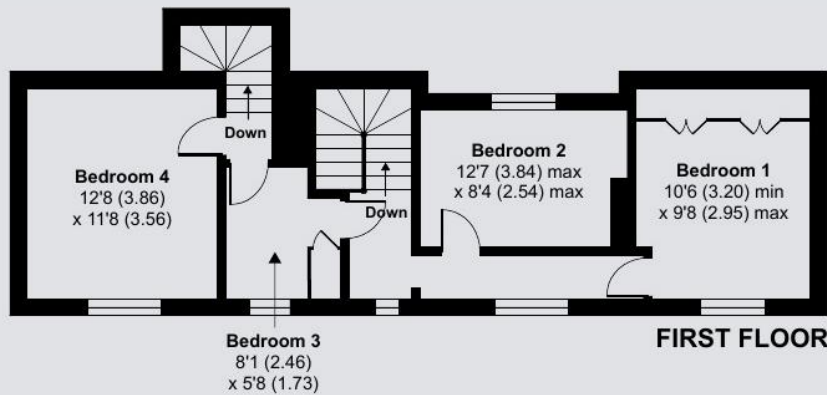
Two Log Stores attached to the house.

IN ALL APPROX. 0.9 ACRES
(About 0.37 Hectares)



RURAL SCENE
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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

FOREST OF DEAN DISTRICT COUNCIL
Tel: 01594 810000

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE (Via Septic Tank), TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING F COUNCIL TAX E

DIRECTIONS

Sat nav will leave you on the road below the property but there you should see 40mph signs. Turn immediately left after the sign (assuming you are coming from Blakeney) on to Loiterpin Lane follow this little lane round to the left (Prospect Cottage on your left) go on about quarter of a mile and it is the next property on left with high wooden fencing.

what3words ///bucks.loosens.eliminate

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Rural Scene have visited **Crookham Cottage** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

