



The Old Mill & Malswick Mill
Newent GL18 1HF



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £899,995

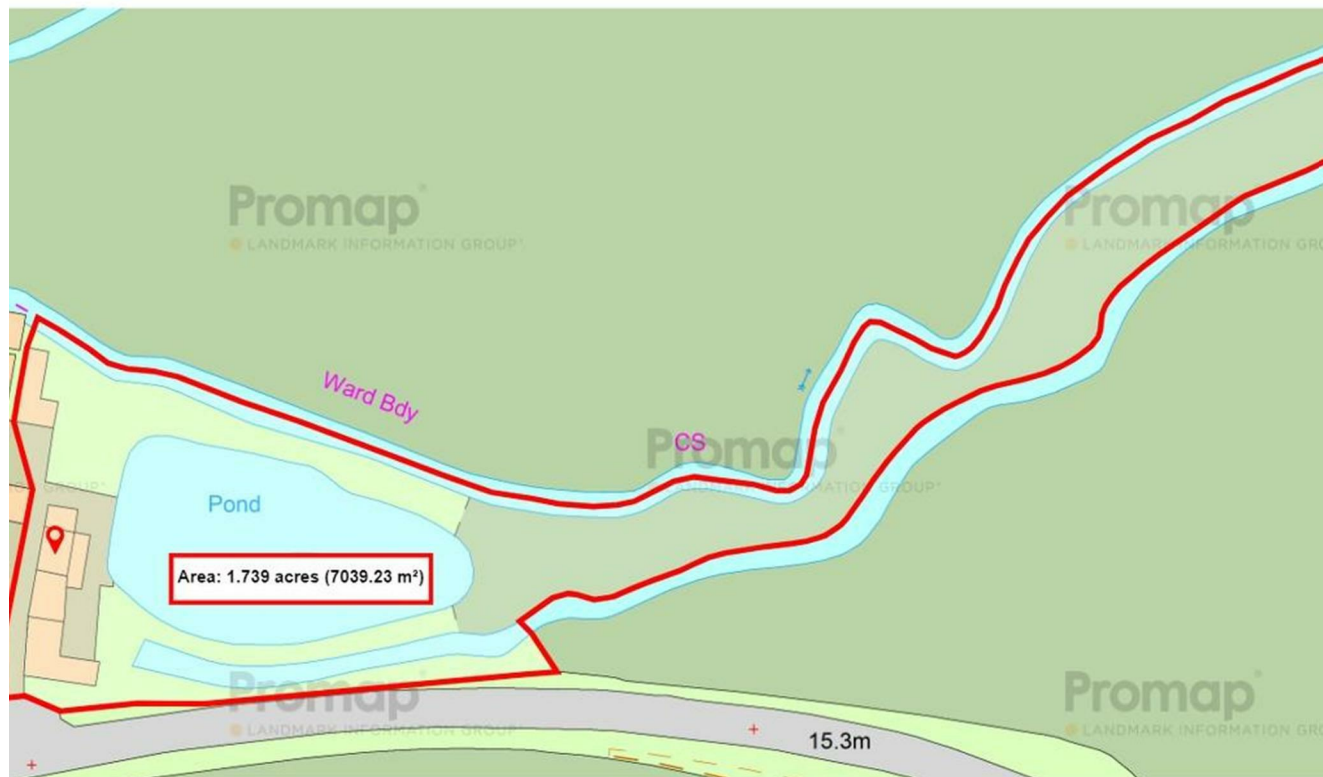
If you are seeking VERSATILE FAMILY LIVING with the CHARM OF A PRIVATE LAKE, THE OLD MILL AND MALSWICK MILL PRESENT A UNIQUE OPPORTUNITY. THESE TWO CHARACTERFUL PROPERTIES, BEING SOLD TOGETHER, PROVIDE FANTASTIC FAMILY LIVING OPTIONS along with SIX BEDROOMS and LOVELY COUNTRYSIDE VIEWS. THE GROUNDS EXTEND TO APPROXIMATELY ONE AND THREE QUARTER ACRES, OFFERING FISHING LAKE, AMPLE SPACE FOR VARIOUS OUTDOOR ACTIVITIES and ENJOYING NATURE'S BEAUTY, all being offered with NO ONWARD CHAIN.

This is a RARE OPPORTUNITY TO OWN TWO DISTINCT PROPERTIES TOGETHER that create an EXCEPTIONAL FAMILY HOME in a BEAUTIFUL SETTING.

Malswick is situated on the outskirts of the beautiful market town of Newent. Newent offers a range of shops, supermarkets, primary and secondary school, churches of various denominations, health, sports and community centres and library.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

For the commuter access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for connection with the M5 motorway, linking up the Midlands, and the North, Wales and the South.



MALSWICK MILL

ENTRANCE HALL

Via solid wooden door, wood effect laminate flooring, radiator, access to loft space, inset ceiling spotlights. Part glazed wooden door to:

INNER HALLWAY

Laminate flooring, radiator, under stairs storage, inset ceiling lights, stairs to the first floor, rear aspect wooden double glazed window. Wooden door to:

KITCHEN

15'01 x 12'11 (4.60m x 3.94m)

Range of base, drawer and wall mounted units, single drainer sink unit, mixer tap, breakfast bar, rolled edge worktops, space for Rangemaster five ring cooker, appliance points, power points, space for double fridge/freezer, sliding doors to storage, front and side aspect wooden double glazed windows. Door to:

BATHROOM

Bath with shower over, low level w.c., pedestal wash hand basin, tiled flooring, part tiled walls, side aspect wooden double glazed window.

FROM THE INNER HALLWAY, DOOR TO:

LOUNGE

16'00 x 13'09 (4.88m x 4.19m)

Wood effect flooring, power points, tv point, front and side aspect wooden double glazed windows, rear aspect double glazed sliding doors.

FROM THE INNER HALLWAY, STAIRS LEAD TO:

SPLIT LEVEL LANDING

Door to:

BEDROOM 3

12'11 x 4'10 (3.94m x 1.47m)

Radiator, power point, access to loft space, velux roof light.

FURTHER STAIRS LEAD TO:

LANDING

Side aspect double glazed window. Door to:





BEDROOM 1

17'08 x 10'05 (5.38m x 3.18m)

Radiator, power points, front aspect wooden double glazed window with pleasant views.

BEDROOM 2

9'05 x 8'07 (2.87m x 2.62m)

Radiator, access to loft space, power points, side aspect wooden double glazed window.

THE OLD MILL

ENTRANCE

Via double upvc wood effect double glazed doors through to:

KITCHEN/FAMILY/ENTERTAINING ROOM

26'08 x 20'01 (8.13m x 6.12m)

Various seating areas, base, drawer and wall mounted units, breakfast bar with seating, beautiful exposed brick walls, wood burner, exposed ceiling beams, three side aspect upvc double glazed windows, a further four side aspect upvc double glazed windows enjoying a lovely outlook over the lake. Opening through to KITCHEN PREPARATION AREA with large five ring cooker, space for fridge, plumbing for dishwasher, appliance points, power points, single bowl single drainer sink unit, mixer tap, side aspect upvc double glazed window. Double wooden doors to:

DINING AREA

18'05 x 13'07 (5.61m x 4.14m)

Tiled flooring, space for large table plus other tables, exposed brick walls, side and rear aspect wooden double glazed windows, further side aspect wooden double glazed windows overlooking the lake, wood effect upvc double glazed doors to the outside.

INNER HALLWAY

Thumb latch door to:

WC

Low level w.c., tiled flooring, vanity wash hand basin with cupboard below, wall mounted hand dryer, tiled flooring, tiled walls, extractor fan, inset ceiling lights, side aspect frosted upvc double glazed window.

OFFICE/STORAGE ROOM

6'01 x 4'09 (1.85m x 1.45m)

Tiled walls, power points.

UTILITY

9'05 x 6'06 (2.87m x 1.98m)

Plumbing for washing machine, space for tumble dryer, work space with shelving, tiled flooring, tiled walls, inset ceiling lights, extractor fan. Steps up to:

LANDING

Power points, exposed beams, wooden door to large storage cupboard, side aspect double glazed wooden window. Door to:

MASTER SUITE

18'08 x 18'01 (5.69m x 5.51m)

Door to storage cupboard with shelving, exposed beams, tv point, radiator, side aspect double glazed windows to either side with one having views over the fishing lake. Door to:

EN-SUITE BATHROOM

P-shaped bath with shower attachment over, low level w.c., vanity wash hand basin, part tiled walls, wall mounted heated towel rail, velux roof light.

STAIRS GIVE ACCESS TO THE SECOND FLOOR VIA A SPLIT LEVEL LANDING WITH DOOR TO:

ROOF TERRACE

31'00 x 10'01 (9.45m x 3.07m)

Enjoying lovely views over the Fishing Lake and surrounding countryside.

LANDING

Roof light. Door to:

BEDROOM 2

16'02 x 15'08 (4.93m x 4.78m)

Radiator, power points, tv point, exposed beams. Wooden door to:

EN-SUITE SHOWER ROOM

Corner shower cubicle, low level w.c., pedestal wash hand basin, heated towel rail, roof light, inset ceiling lights, part tiled walls, storage area.

BEDROOM 3

9'03 x 7'05 (2.82m x 2.26m)

Power points, tv point, radiator, exposed beams, rear aspect wooden double glazed window.

OUTSIDE

From the road, a shared driveway (entrance part only) with feature mill wheel, leads straight to the ample off road parking area. This in turn leads to:

DOUBLE BAY CAR PORT

19'01 x 15'04 (5.82m x 4.67m)

Enclosed at the rear and to the side, power points.

The whole plot amounts to approximately one and three quarters of an acre. The gardens are simply beautiful, have various seating areas, picturesque tree lined walkway to the meadow, to the left hand side there is a river and to the right hand side has a stream with beautiful countryside views. There is a half acre Fishing Lake stocked with Chubb, Roach, Perch and Carp upto 20lb.

There are various outbuildings to include:

CHALET / OUTBUILDING 1

20'08 x 11'02 (6.30m x 3.40m)

UPVC wood effect double glazed door which leads into a fully lined room, inset ceiling lights, radiator, television point, double wardrobes, front aspect wood effect double glazed window. To the rear of the room, a door gives access to:

CHALET / OUTBUILDING 1 - EN-SUITE

Shower cubicle, low-level WC, wash hand basin, extractor fan, double glazed frosted UPVC window.





AGENTS NOTE

During the exceptional floods of 2007, water came into the cellar but there have been no issues since.

The property is in the curtilage of a Grade II Listed building.

SERVICES

Mains water and electric. Shared private drainage.

LPG heating to Malswick Mill and The Old Mill.

Water purification system.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: The Old Mill - Band D, Malswick Mill - Band C.
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos.
GL16 8HG.

TENURE

Freehold.

VIEWING

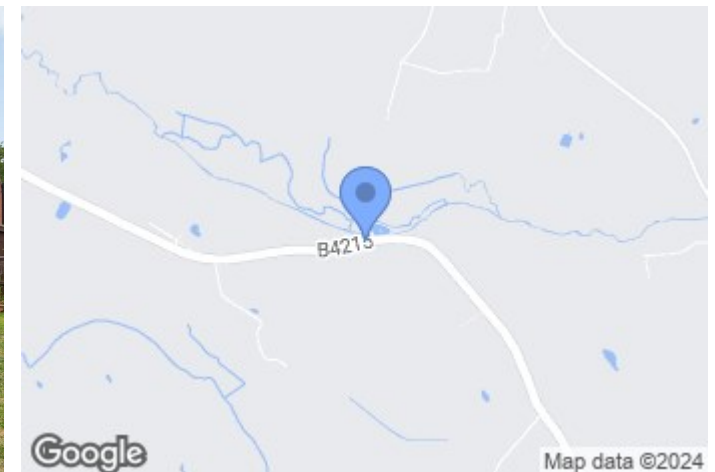
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Newent, proceed along the B4215 towards Gloucester for approximately two miles where the property can be found on the left hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



Malswick Mill, Malswick, Newent, Gloucestershire
 Approximate Gross Internal Area
 Main House 1 = 104 Sq M/1119 Sq Ft
 Main House 2 = 224 Sq M/2410 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-64) D				(55-64) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





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