



Iona Blaisdon Lane
Blaisdon GL17 0AL



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £685,000

A RARELY AVAILABLE ELEVATED 1930's FOUR BEDROOM DETACHED COUNTRY PROPERTY SITUATED IN AN UNSPOILT RURAL LOCATION with TREMENDOUS VIEWS over the SURROUNDING COUNTRYSIDE towards the MALVERN HILLS and THE COTSWOLD ESCARPMENT, TWO RECEPTIONS with WOOD BURNING STOVES, situated in a MATURE PLOT OF JUST OVER ONE THIRD OF AN ACRE with PLANNING PERMISSION IN PLACE to erect a DOUBLE GARAGE with ROOM OVER (B&B PERMISSION).

The property is situated on the edge of the popular village of Blaisdon which offers a public house and church. The nearby village of Longhope is located just off the A40 and offers a range of amenities to include post office, thriving bakery and coffee shop, C of E primary school, 2 public houses, church, village hall, Harts Barn Craft Centre and veterinary practice with more comprehensive facilities in surrounding towns and cities to include Gloucester (just over 9 miles) and Ross-on-Wye (approximately 8 miles). Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

For the commuter, access to the motorway network can be gained via Junction 11a of the M5 (10 miles approximately) for onward travel linking up the Midlands, and the North, Wales and the South.



Entrance via part glazed door through to:

ENTRANCE HALL

Pine flooring, under stairs storage space, cloaks cupboard with hanging rail, stairs to the first floor.

CLOAKROOM

White suite comprising of close coupled WC, corner wash hand basin, under floor heating, front aspect frosted window.

LIVING ROOM

13'5 x 13'0 (4.09m x 3.96m)

Fireplace with inset Clearview wood burning stove, exposed pine flooring, double radiator, front aspect bay window with uninterrupted views over the surrounding fields, farmland towards the hills in the distance.

SNUG

19'10 x 13'1 (6.05m x 3.99m)

Fireplace with Clearview wood burning stove, exposed pine flooring, radiator, fully glazed French doors through to the west facing rear garden. Opens out to:

DINING AREA

Mandarin stone flooring, radiator, rear aspect window with a lovely outlook over the grounds. Opening through to:

KITCHEN / BREAKFAST ROOM

13'6 x 11'9 (4.11m x 3.58m)

The kitchen comprises of a single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, saucepan drawer units etc., central breakfast island with cupboards and drawers, NEFF integrated oven with hide and slide door, NEFF oven / microwave above, NEFF induction hob with five hot plates, cooker hood above, integrated AEG dishwasher, AEG full height fridge and freezer, Mandarin stone flooring, under floor heating, rear aspect window with lovely views over the fields and farmland beyond.





UTILITY

8'6 x 5'10 (2.59m x 1.78m)

Single drainer sink unit with mixer tap, cupboards under, oil-fired central heating and domestic hot water boiler, plumbing for washing machine, fitted water softener, front aspect window with lovely views over the surrounding countryside. Part glazed door through to the side.

FROM THE HALLWAY AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

LANDING

Single radiator, access to fully boarded loft.

FULLY BOARDED LOFT

Double radiator, power and light, rear aspect Velux roof light.

MASTER BEDROOM

14'10 x 12'3 (4.52m x 3.73m)

Double radiator, access to roof space, front aspect window with stunning outlook over the surrounding fields and farmland towards the Malvern Hills.

EN-SUITE

Fitted double shower cubicle and tray, shower, tiled surround, 'his' and 'hers' wash hand basins with drawers below, close coupled WC, heated towel rail, rear aspect frosted window.

BEDROOM 2

14'2 x 13'1 (4.32m x 3.99m)

Exposed pine flooring, fitted mirror faced wardrobes to one wall with various hanging rails and shelving, double radiator, front aspect bay window with stunning views towards the Malvern Hills.

BEDROOM 3

12'11 x 10'6 (3.94m x 3.20m)

Original fireplace, pine flooring, single radiator, rear aspect window with west facing views over the gardens and open fields and farmland beyond.

BEDROOM 4 / STUDY

8'10 x 6'7 (2.69m x 2.01m)

Single radiator, front aspect window with lovely views over the surrounding fields and farmland.

BATHROOM

White suite comprising of modern panelled bath with shower over, tiled surround, close coupled WC, pedestal wash hand basin, built-in airing cupboard with radiator, heated towel rail, tiled flooring, rear aspect frosted window.

OUTSIDE

A driveway leads to the front and side of the property where there is parking and turning suitable for the parking of several vehicles. The lovely mature gardens surround the property with good sized lawned areas, paved patio area with original well, summer house, wooden garden sheds, greenhouse, fruiting apple trees, outside light, outside power, outside water tap, vegetable produce area with raised beds to one corner, flower borders, various shrubs, bushes and trees. The gardens are west facing and the outlook to the front and rear of the property are exceptional with a completely unspoilt outlook over fields and farmland. The whole plot amounts to just over one third of an acre and has natural hedging and fencing surround.

AGENT'S NOTE

Planning has been passed for a double garage with room over which also has a B&B licence. This planning permission expires in November 2024. Please see Forest of Dean planning website, reference P1672/21/FUL.

SERVICES

Mains water and electricity, septic tank, oil-fired heating.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: E
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

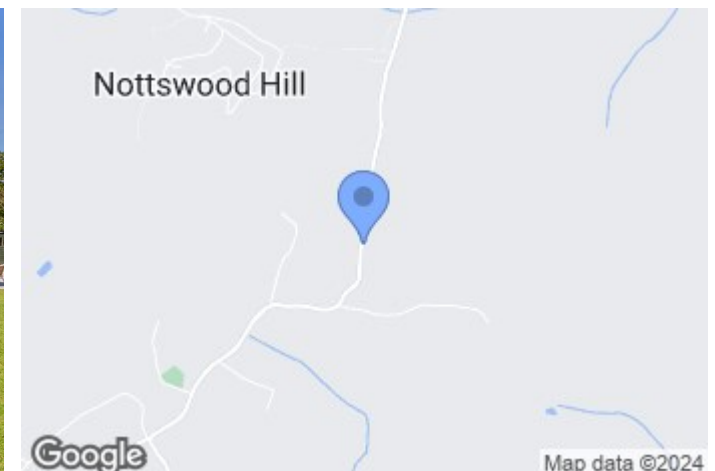
From Gloucester, proceed along the A40 towards the Forest of Dean. Upon reaching Huntley, turn left on the A4136 signposted Longhope at the traffic lights. Continue along, turning left towards Blaisdon. After a short distance, the property will be found on your right hand side as indicated by our 'For Sale' board.

PROPERTY SURVEYS

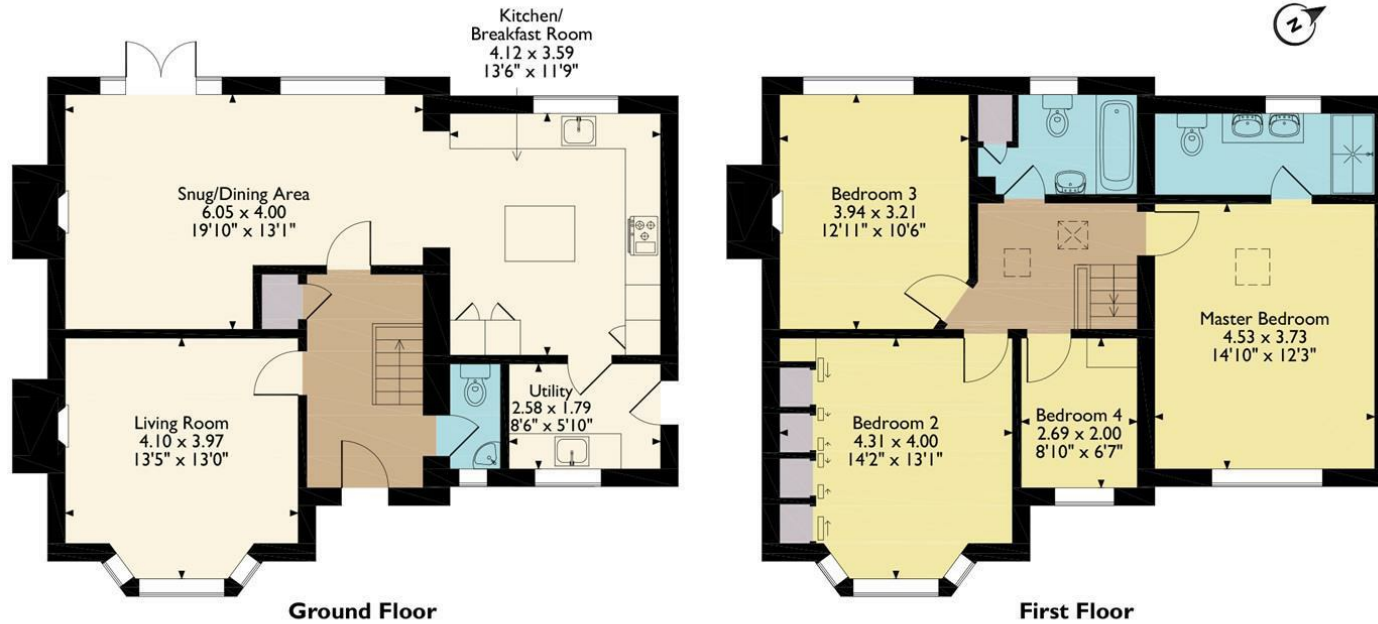
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



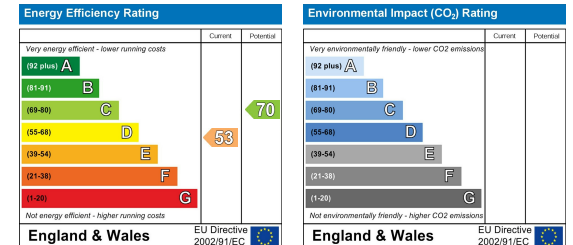
Iona, Blaisdon Lane Blaisdon, Longhope, Gloucestershire,
 Approximate Gross Internal Area
 140 Sq M/1506 Sq Ft



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.





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