

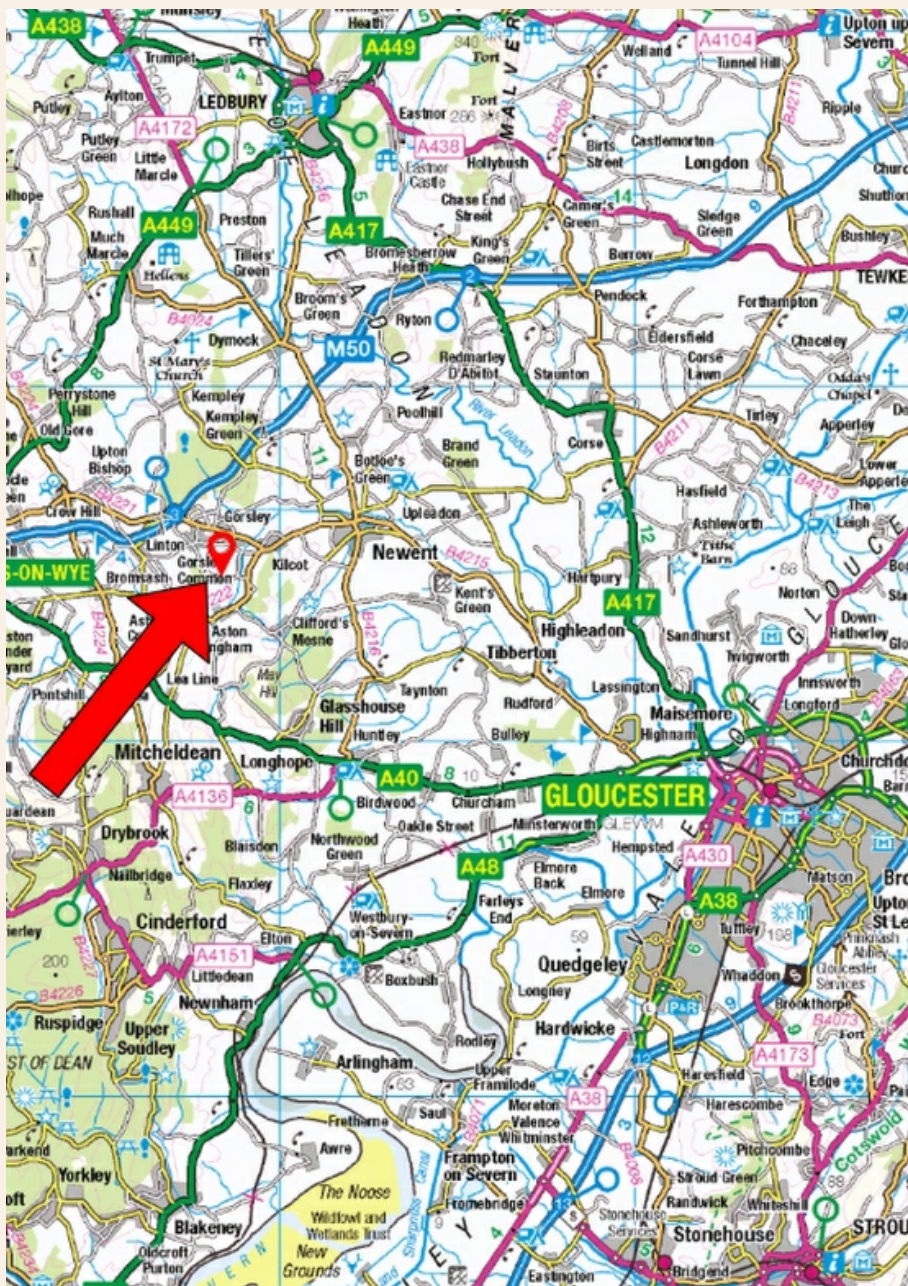
MORGANS FARM

KILCOT, NEWENT, GLOUCESTERSHIRE GL18 1PQ



CLASSIC &
COUNTRY
COLLECTION





MORGANS FARM

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DATING BACK TO 1668, MORGANS FARM IS A QUINTESSENTIAL
FIVE BEDROOM DETACHED GORSLEY STONE COTTAGE
SET IN A GLORIOUS RURAL LOCATION WITH
GARDENS AND GROUNDS OF 6.85 ACRES
WITH AN ARRAY OF OUTBUILDINGS AND AMPLE PARKING

MAIN HOUSE

FIVE BEDROOM DETACHED FARM HOUSE • LIVING ROOM • STUDY
FARMHOUSE KITCHEN • UTILITY ROOM
BATHROOM AND SHOWER ROOM

OUTBUILDINGS

BORDER OAK DOUBLE GARAGE • TWO WORKSHOPS • FURTHER GARAGING
STABLING • POLYTUNNEL

GARDENS & GROUNDS OF 6.85 ACRES

FREEHOLD £1,200,000



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KILCOT

The village of Kilcot has a public house and garage. The neighbouring town of Newent offers a range of shops, supermarkets, a 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.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.





ENTRANCE HALL

Double radiator, front and rear windows, rear aspect door to patio and gardens, shoe and coat storage area.

CLOAKROOM

WC, sink and extractor fan.

Opening from the entrance hall to:

DINING ROOM (22'8 x 9'11)

Two double radiators, turning staircase leading off, three front aspect windows, Velux roof light. Step up and door leads into:

KITCHEN / BREAKFAST ROOM (23'2 x 11'1)

Farmhouse kitchen comprising of a range of base and wall mounted units with wooden worktops and splashbacks, exposed Gorsley stone feature wall, exposed beamwork, tiled flooring, Everhot range oven, integrated appliances to include fridge / freezer, wine fridge, dishwasher, oven, five ring induction hob, kick heater, TV and telephone point, inset spotlighting, two rear aspect windows and a glazed door leading to patio and gardens offering lovely views. Thumb latch door to:



UTILITY ROOM (9'11 x 9'5)

Plumbing for washing machine, space for tumble dryer, one and a half bowl stainless steel sink, range of base units, wooden worktops, door into pantry cupboard with tiled flooring, side window, half glazed stable door to the rear.

LOUNGE (18'5 x 15'0)

Double radiator, TV point, exposed Gorsley stone fireplace with inset Villager cast iron log burner, wall light fittings, dimmer switch lighting, rear aspect window, side windows, double opening French doors to garden area offering lovely views.

OFFICE (11'10 x 11'5)

Radiator, inset spotlighting, BT Openreach socket, front aspect French doors.

FROM THE DINING ROOM, A TURNING STAIRCASE LEADS TO THE FIRST FLOOR.

LANDING

Inset spotlighting, double radiator, front aspect windows and side aspect Velux window.

LARGE CORRIDOR LEADING TO THE BEDROOMS

Radiator, spotlighting, front aspect windows, arrow slit window.

Thumb latch door leading to:



BEDROOM 1 (15'1 x 10'9)

Double radiator, spotlighting, side and rear windows offering beautiful tranquil views over the gardens and grounds.

BEDROOM 2 (11'3 x 10'10)

Ornate cast iron fireplace (not in use), double radiator, rear aspect window with a beautiful view towards May Hill and over the gardens and grounds.

BEDROOM 3 (11'5 x 8'11)

Double radiator, front and side aspect windows.

BEDROOM 4 (12'4 x 8'0)

Original beam work, double radiator, rear aspect window.

BEDROOM 5 (8'5 x 8'1)

Single radiator, side aspect window.

BATHROOM

Corner shower cubicle and inset Mira shower system, claw bath with central mixer tap and shower detachment, panelled walls, double radiator, Victorian style WC, pedestal wash hand basin, chrome heated towel, inset spotlighting, side aspect window, front aspect Velux roof light.

SHOWER ROOM

Large walk-in double shower cubicle with inset overhead shower system, vanity wash hand basin with mixer tap and cupboard below, WC, built-in linen cupboard, heated towel rail, tiled floor, mirrored light, spotlighting, rear aspect window offering lovely views over the gardens towards May Hill.

**OUTSIDE**

To the front of the property, a gravelled parking and turning area, suitable for parking four to six vehicles, leads up to:

ATTACHED GARAGE (18'3 x 13'8)

Accessed via double opening doors to the front, power and lighting, roof storage area, rear door leading to:

WORKSHOP (16'7 x 16'2)

Accessed via double doors, power and lighting, work bench area, rear aspect window.

From the front parking area, a gated access leads to an inner driveway and turning area. This leads to:

DETACHED BORDER OAK DOUBLE CAR PORT (17'8 x 16'3) WITH WORKSHOP (15'3 x 8'4)

The workshop is accessed via a pedestrian door to the side and is currently used as a utility space with power and lighting, tiled floor, consumer unit, storage space above, front aspect windows.

There is a concrete hardstanding housing:

SINGLE BAY STABLE BLOCK WITH ADJOINING TACK ROOM (16'7 x 16'2)

Power and lighting, water supply.





POLY TUNNEL

A recent addition to the outside space for those looking to grow their own fruit and vegetables.

FORMAL GARDENS

To the front of the property, formal gardens contain three old Perry Pear trees, mature Silver Birches, further mature trees and shrubs. There are large lawned areas, a wildlife pond, pergola area enjoying the vista through to the paddocks and towards May Hill. There is a further orchard area with apple, damson and plum trees; greenhouse and bee keeping area.

From the gardens, gated access leads into the three main paddocks.

In the lower field, there is an adjoining Millennium wood area and with all being enclosed by post and rail fencing and mature hedging. The two main paddocks have vehicular access from Darks Lane and Gypsie Lane.





FLOORPLAN

Morgans Farm, Kilcot, Newent, Gloucestershire
Approximate Gross Internal Area
208 Sq M/2239Sq Ft

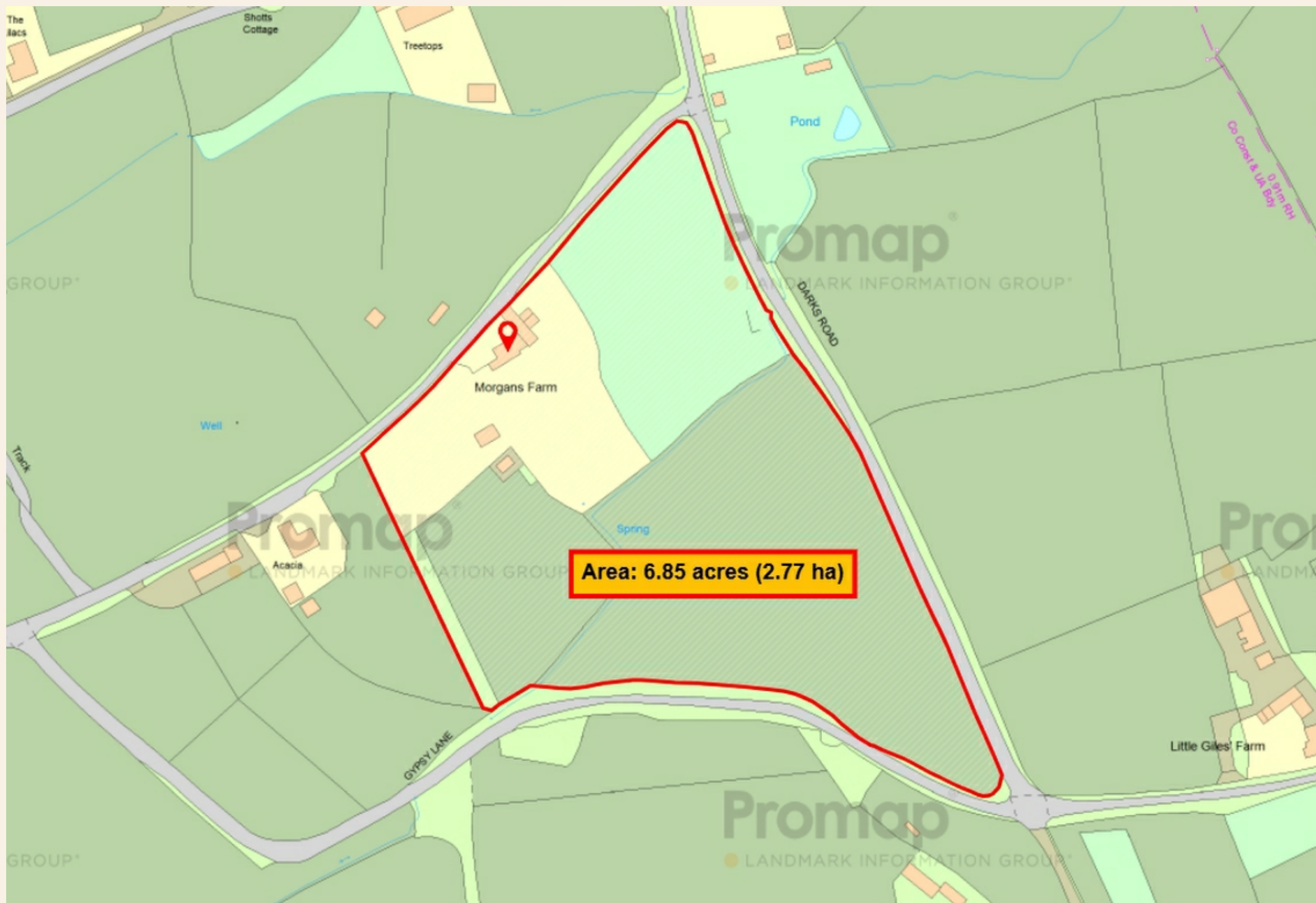


Ground Floor



First Floor

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.





SERVICES

Mains water, electric, private drainage, oil fired heating, two solar panels that heat the water.

WATER RATES

Welsh Water - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: G.

Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

TENURE

Freehold.

DIRECTIONS (GL18 1PQ)

From our Newent office, take the Ross Road turning left onto the Aston Ingham Road. Proceed along, taking the second right hand turning into Mill Lane, continue along taking the second right into Darks Lane, then first left where the property can be located on the left hand side.

what3words **///racetrack.modem.removers**

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.

PROPERTY SURVEYS

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



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