



**Baldwins Oak**  
Castle Tump, Newent GL18 1LS



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985



# Baldwins Oak

Guide Price £950,000

## Castle Tump, Newent GL18 1LS

**A VERY RARELY AVAILABLE, INDIVIDUAL PERIOD PROPERTY** having **THREE / FOUR BEDROOMS** (planning previously passed for a first floor two extension), **LOTS OF CHARACTER FEATURES** to include **FIREPLACES, WOODEN LATCH DOORS, EXPOSED TIMBER FLOORING, DECEPTIVELY SPACIOUS THROUGHOUT, RANGE OF SUBSTANTIAL OUTBUILDINGS** to include **TWO STOREY BRICK-BUILT BARN, CAR PORT and GARAGE, AMPLE PARKING, LOVELY MATURE GARDENS** and **GROUPS** amounting to just over **FOUR AND A HALF ACRES, THREE PADDOCKS, LOVELY OUTLOOK ONTO MATURE ORCHARDS.**

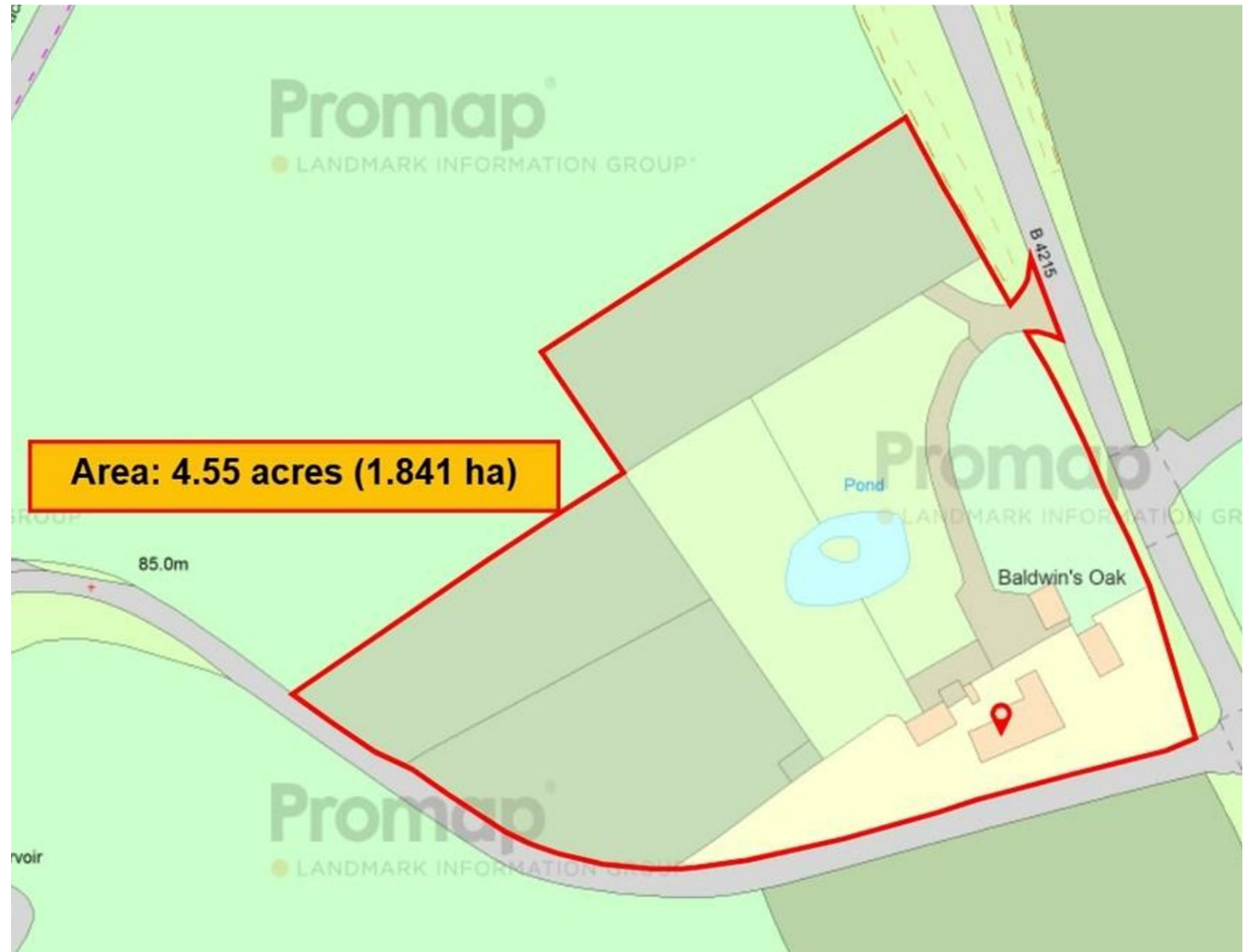
Newent itself offers a range of shops, supermarkets, a primary and secondary school, churches of various denominations, health, sports and community centres and library. Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, 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 HALLWAY

Via partly glazed door, flagstone flooring, exposed wall and ceiling timbers, single radiator, understairs storage cupboard, stairs to the first floor.

## LIVING ROOM

15'11 x 13'6 (4.85m x 4.11m)

Fireplace with inset wood burning stove, solid timber flooring, exposed wall and ceiling timbers, double radiator, front aspect window.

## SITTING ROOM

15'6 x 15'3 (4.72m x 4.65m)

Fireplace with inset wood burning stove, solid timber flooring, exposed brick walling, exposed wall and ceiling timbers, radiator, built in double cupboard with shelving, front aspect window overlooking the gardens. Door to:

## STUDY

15'0 x 13'7 (4.57m x 4.14m)

Solid timber flooring, walk in cupboard with shelving, front aspect window overlooking the gardens. Door to:

## FURTHER RECEPTION/BEDROOM 4

22'8 x 14'4 (6.91m x 4.37m)

Fireplace with raised hearth and solid wooden beam over, solid timber flooring, two double radiators, built in shelving, front and side aspect windows overlooking the gardens. Fully glazed upvc French doors leading to the rear patio enjoying a private outlook.

## DINING/GARDEN ROOM

27'0 x 12'4 (8.23m x 3.76m)

Flagstone flooring, feature brick walling, radiator, exposed timbers, three rear aspect roof lights, rear aspect windows enjoying a lovely outlook over the gardens. Fully glazed French doors leading out to the rear. Opening into:

## KITCHEN

16'1 x 14'4 (4.90m x 4.37m)

Belfast sink unit with mixer tap over, range of base and wall mounted units, breakfast island with cupboards and drawers below, space for American style fridge, integrated dishwasher, Rangemaster cooking range with six ring gas hob, electric oven and built in cooker hood above, pantry cupboard with shelving, tiled flooring, exposed timbers, double radiator, side aspect window, stairs to the first floor. Fully glazed doors into:







## REAR HALLWAY

Tiled flooring, side aspect window. Half glazed doors leading out to the rear.

## UTILITY / CLOAKROOM

One and a half bowl sink unit with cupboard beneath, close coupled W.C., plumbing for automatic washing machine, tiled flooring, radiator, exposed brick walling, rear aspect window.

FROM THE ENTRANCE HALLWAY, STAIRWAY LEADS TO THE FIRST FLOOR.

## LANDING

Exposed timbers, access to roof space, front aspect window. Door into:

## MASTER BEDROOM

**16'1 x 14'6 (4.90m x 4.42m)**

Exposed wall and ceiling timbers, radiator, front aspect window enjoying a pleasant outlook over the gardens and orchards beyond. Door to:

## EN SUITE BATHROOM

White suite comprising bath with shower attachment over, separate double shower cubicle with tiled surround, vanity wash hand basin with cupboard below, close coupled W.C., solid timber flooring, heated towel rail, two side aspect windows, Velux roof light.

## BEDROOM 2

**15'8 x 13'11 (4.78m x 4.24m)**

Exposed timbers, double radiator, large built in storage cupboard, front aspect window enjoying a lovely outlook over the gardens and orchards beyond. Door into:

## EN SUITE SHOWER ROOM

Fitted shower cubicle with tiled surround, pedestal wash hand basin with tiled splashbacks, close coupled W.C., single radiator, exposed timbers, rear aspect Velux roof light.

SECOND STAIRCASE GIVES ACCESS TO THE FIRST FLOOR.

## LANDING

Door to:

## BEDROOM 3

**13'11 x 13'11 (4.24m x 4.24m)**

Single radiator, side and rear aspect windows enjoying a lovely outlook over the gardens and grounds. Door giving access to master en suite.

## OUTSIDE

From the road a long sweeping gravel driveway leads to a gravelled parking and turning area providing parking for several vehicles leading to:



## DOUBLE CAR PORT

19'3" x 19'1" (5.89m x 5.84m )

Exposed timbers and lighting.

## GARAGE

19'11 x 10'3 (6.07m x 3.12m)

Accessed via double timber doors.

## SUBSTANTIAL BRICK BUILT BARN

38'9 x 17'8 (11.81m x 5.38m)

Separate gated access if required, power and lighting, two storey height, exposed timbers, (previous planning permission was granted for conversion to residential use).

## OUTBUILDING / WORKSHOP

31'6 x 15'11 (9.60m x 4.85m)

Open fronted store/stable, power and lighting. external steps stairs leading to the loft area/workroom which measures 30'10 x 15'10, windows to the front, side and rear, power.

## POTTING SHED

12'00 x 6'00 (3.66m x 1.83m)

Power and lighting, side aspect window.

## GARDENS

Pathway leads to the front door with lawn area to either side, flower borders, mature shrubs, bushes and trees, outside lighting, original well, enclosed paved courtyard area with walling surround, outside tap.

## REAR GARDEN

Large expanse of gardens with lawned area, pond having central island, mature trees, shrubs and bushes, small mature copse separated by post and rail fencing, large flagstone patio, seating area, outside tap to the rear, greenhouse. A five bar gate gives access to three paddocks with various natural hedging and fencing boundaries, mains water supply, backs onto mature fruit orchards. All gardens and grounds amount to approx 4.5 acres.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries.

However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.







## SERVICES

Mains water, mains electric, septic tank, oil.

## WATER RATES

Severn Trent - To be advised.

## LOCAL AUTHORITY

Council Tax Band: TBC  
Forest of Dean District Council, Council Offices, High Street,  
Coleford, Glos. GL16 8HG.

## TENURE

Freehold.

## VIEWINGS

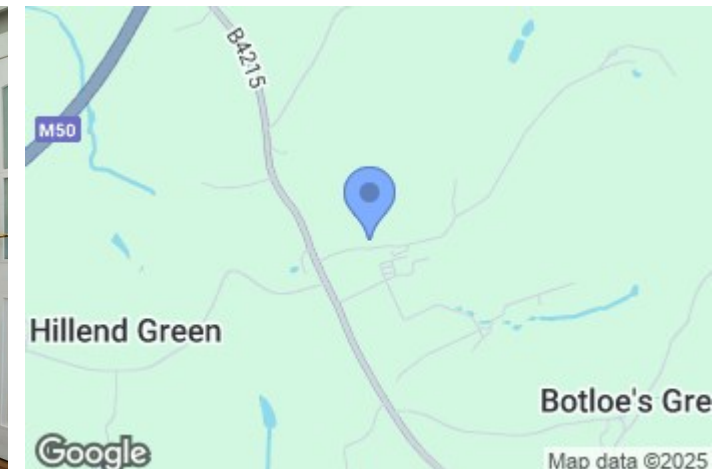
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

From Newent, proceed on the B4214 towards Dymock. Continue along this road for approximately a mile and a half until you see a sign for "Four Oaks". Just after this turning, Baldwins Oak will be found immediately on the left hand side 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)





### First Floor

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 Source	Energy Efficiency Rating (%)	Environmental Impact (CO <sub>2</sub> ) Rating (g/kWh)
Very energy efficient - lower running costs	92 plus (A)	Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) (B)		(81-91) (B)
(69-80) (C)		(69-80) (C)
(55-68) (D)		(55-68) (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 <sub>2</sub> emissions





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