



Hazeldean
May Hill GL17 0NP



STEVE GOOCH
ESTATE AGENTS | EST 1985

Hazeldean

Guide Price £625,000

May Hill GL17 0NP

THREE DOUBLE BEDROOM DETACHED COTTAGE (formerly the POST OFFICE), IN NEED OF UPDATING and MODERNISATION, situated in a SUPERB, UNSPOILT LOCATION with FANTASTIC VIEWS TO THE REAR OVER SURROUNDING FIELDS, FARMLAND and WOODLAND, PLOT AMOUNTING TO APPROXIMATELY ONE AND A QUARTER ACRES, SUBSTANTIAL RANGE OF OUTBUILDINGS WITH MANY POTENTIAL USES, AMPLE PARKING, GARDENS and Paddock.

The popular rural village of May Hill offers lovely walks with stunning views across the countryside and surrounding farmland. There is a village hall, church and a popular public house.

Newent is approximately 4 miles away offering 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.



Entrance via half glazed frosted door through to:

ENTRANCE HALL / OFFICE

11'11 x 7'10 (3.63m x 2.39m)

Single radiator, part glazed door through to:

INNER HALLWAY

Under stairs storage cupboard, double radiator, stairs to the first floor.

KITCHEN

10'6 x 10'4 (3.20m x 3.15m)

One and a half bowl single drainer sink unit with mixer tap, cupboard under, base and wall mounted units, fitted electric oven, microwave over, plumbing for washing machine, part pine panelling, rear aspect window with a superb unspoilt outlook over gardens and grounds.

LIVING ROOM

24'0 x 12'3 (7.32m x 3.73m)

Stone fireplace with inset wood burning stove, parquet flooring, two single radiators, picture rail, exposed timbers, side and rear aspect windows. Half glazed door through to:

SUN ROOM

22'8 x 10'4 (6.91m x 3.15m)

Tiled flooring, lovely aspect to the rear over the gardens and grounds with wonderful views. Half glazed door through to the side.

FROM THE KITCHEN, DOOR LEADS TO:

REAR LOBBY

Single radiator. Door to:

SHOWER ROOM

Fitted double shower cubicle and tray, shower, tiled surround, wash hand basin, tiled splashback, close coupled WC, rear aspect window with a lovely outlook. Part glazed door through to:

BOOT ROOM

Tiled flooring, rear aspect windows. Half glazed door to the side. Door to:





WORKSHOP

23'10 x 12'2 (7.26m x 3.71m)

Rear aspect window.

FROM THE INNER HALLWAY, STAIRS GIVES ACCESS THROUGH TO THE FIRST FLOOR.

LANDING

Airing cupboard with slatted shelving, side aspect window.

BEDROOM 1

12'8 x 12'2 (3.86m x 3.71m)

Single radiator, picture rail, side and rear aspect windows with a lovely outlook over fields, farmland, woodland etc.

BEDROOM 2

10'6 x 10'4 (3.20m x 3.15m)

Radiator, vanity wash hand basin, side and rear aspect windows with lovely views over the gardens and surrounding fields and woodland.

BEDROOM 3

10'11 x 8'11 (3.33m x 2.72m)

Picture rail, single radiator, rear aspect window with a lovely outlook over the countryside.

OUTSIDE

From the lane, parking for four vehicles, leads through to:

SINGLE GARAGE

14'9 x 12'6 (4.50m x 3.81m)

Accessed via double timber doors.

There is also a secondary access to the other side of the property with double wrought iron gates, further parking for two / three vehicles, which also gives access to the main area of garden to the side and rear. There are lovely mature flower beds and borders, shrubs, bushes, trees etc., leading to greenhouse, paved patios and pathways with pond, large lawned area, original well, outside tap, hedging and fencing surround.

A gateway from the garden leads through to a good sized paddock with original chimney from the wood yard. There is also a separate five bar gate giving access off the rear track, redundant brick-built stable.

A separate range of buildings includes:

GARAGE

21'4 x 14'9 (6.50m x 4.50m)

Accessed via two single up and over doors.

FIVE BAY BARN

49'10 x 29'6 (15.19m x 8.99m)

Access to the front and rear.

BARN 2

29'6 x 27'11 (8.99m x 8.51m)

Accessed via double sliding doors, concrete base.

THE OLD DAIRY

13'1 x 13'1 (3.99m x 3.99m)

Brick-built two storey former dairy, ideal for office etc (subject to the necessary planning). The first floor is accessed via an external stone staircase.

SERVICES

Mains water and electric. Septic tank. Oil-fired heating.

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.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.





VIEWING

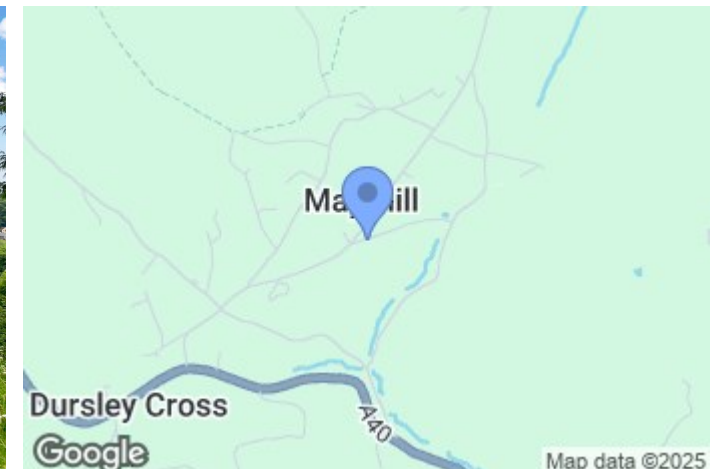
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

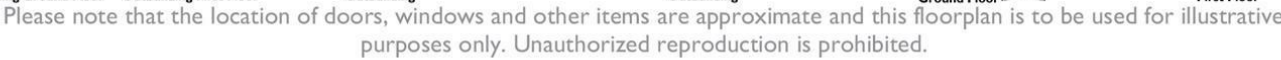
DIRECTIONS

From Newent, proceed out along the B4211 towards Huntley for 2/3 miles until you see a turning right signposted towards May Hill along Judges Lane, proceed along here until the end and at the T junction turn left, bearing right passing the Glasshouse Public House on the left hand side. Proceed up the Hill, until it levels out and the property will be found on your left hand side, as marked 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).





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		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	
(55-68) 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 ₂ emissions	





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