



Glenville Cottage Millend
Blakeney GL15 4ED



STEVE GOOCH
ESTATE AGENTS | EST 1985

Glenville Cottage Millend Blakeney GL15 4ED

Offers In The Region Of £239,500

Steve Gooch Estate Agents are delighted to offer for sale this **CHARMING STONE COTTAGE BRIMMING WITH CHARACTER and DATING BACK TO CIRCA 1850. EXTENDED IN 1983, with SPACIOUS LIVING ACCOMMODATION AND OCCASIONAL BEDROOM TWO, the property is LOCATED ON A QUIET COUNTRY LANE in the sought after village of Blakeney.**

The property benefits from ENCLOSED PRIVATE GARDEN, DOUBLE GLAZING and MODERN ELECTRIC FISCHER ZONED HEATING SYSTEM.

The property comprises of GENEROUS LOUNGE, KITCHEN/DINING ROOM, REAR HALLWAY and BATHROOM to the ground floor, with BEDROOM and LARGE LANDING ideal for use as an occasional bedroom to the first floor.

The village of Blakeney has local amenities to include post office, shop, primary school, doctors surgery, church and 2 public houses. Further amenities can be found in the market town of Lydney approximately 3 miles away.



The property is accessed via a woodgrain upvc obscure glazed panel door with lead light to top. This leads into the:

LOUNGE

22'05 x 12'00 narrowing to 8'10 (6.83m x 3.66m narrowing to 2.69m)

Ceiling lights, exposed ceiling timbers, large inglenook style fireplace with woodburning stove inset, exposed stone and large timber lintel, alcoves to either side with shelving and storage cupboard housing the electric consumer unit, feature timber frame wall, original three plank thumb latch door giving access to stairs leading to the first floor, understairs storage cupboard, power points, wall mounted electric heater, tv point, telephone point, two front aspect upvc double glazed windows. Thumb latch plank door with step down giving access into:



KITCHEN/DINING ROOM

13'01 x 11'05 (3.99m x 3.48m)

Butler sink with taps over, solid woodblock worktops, inbuilt drainer, range of base and wall mounted units, space for freestanding electric cooker with filter hood over, space for freestanding fridge/freezer, tiled surrounds, power points, quarry tiled flooring, wall mounted electric radiator, hot water timer controls, door giving access into the airing cupboard with hot water cylinder and slatted shelving space, space and plumbing for automatic washing machine, rear aspect upvc double glazed window overlooking the garden and towards trees and woodland. Thumb latch door giving access into:



INNER HALLWAY

Ceiling light, continuation of the quarry tiled flooring, upvc obscure double glazed stable style door. Thumb latch door giving access into:

BATHROOM

7'06 x 5'06 (2.29m x 1.68m)

White suite with close coupled w.c, modern side panel bath with tiled side panels, mixer shower tap and drencher head fitted over, tiled flooring, vanity wash hand basin with wall mounted taps and cupboard beneath, ceiling light, extractor fan, wall mounted electric heated towel radiator, side aspect upvc obscure double glazed window.



From the lounge, a three-plank thumb latch door gives access to the stairs leading to the first floor:

LANDING/OCCASIONAL BEDROOM

12'00 x 8'04 (3.66m x 2.54m)

Potential to be partitioned to form an additional bedroom, exposed timber floorboards, exposed roof timbers, wall mounted electric heater, access to roof space, ceiling light, power points, front aspect upvc double glazed window. Three plank door gives access into:

BEDROOM ONE

13'03 x 12'00 (4.04m x 3.66m)

Ceiling light, exposed ceiling timbers, chimney breast with alcove cupboard and shelving to sides, wall mounted electric heater, exposed floorboards, power points, front aspect upvc double glazed window.

OUTSIDE

A gate and steps lead up the the property where you'll be greeted by a lovely flagstone crazy-paving courtyard garden area, enclosed by a charming small stone wall and railing surround. The area is illuminated by an outside light.

Moving to the rear garden, accessible from the rear hall, you'll find a delightful decking area that provides a space for seating and relaxation. A wooden thumb latch door grants access to an outhouse suitable for storage. The outhouse is equipped with power, lighting, and a small, obscure glazed steel crittal window. Additionally, an outside tap and a wooden store shed are available.

Steps lead to the lawned area, where you'll come across a gravel rockery adorned with shrubs and bushes. The garden is enclosed by a combination of walling and fencing, ensuring privacy. A gated access and steps lead to a terraced lower garden, featuring various flower borders with trees, shrubs, and bushes. Further steps lead down to the bottom of the garden which gracefully backs onto a serene stream.



DIRECTIONS

From the Mitcheldean Office, proceed down to the mini roundabout, turning left onto the A4136 and immediately right onto the Abenhall Road. Follow this road until reaching the junction at Gunmill House, turning left signposted to Newnham/Westbury. Follow the road until meeting the A48. Turn right signposted to Newnham/Blakeney. Proceed through the village of Newnham. Continue onto the village of Blakeney. Upon reaching the bottom of the hill, turn immediately left onto Mill End. Follow this road for approximately a third of a mile where the property can be found on the left hand side.

SERVICES

Mains water, Drainage, Electricity, Fibre Broadband.

WATER RATES

Severn Trent - Rate to be confirmed

LOCAL AUTHORITY

Council Tax Band: B
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.

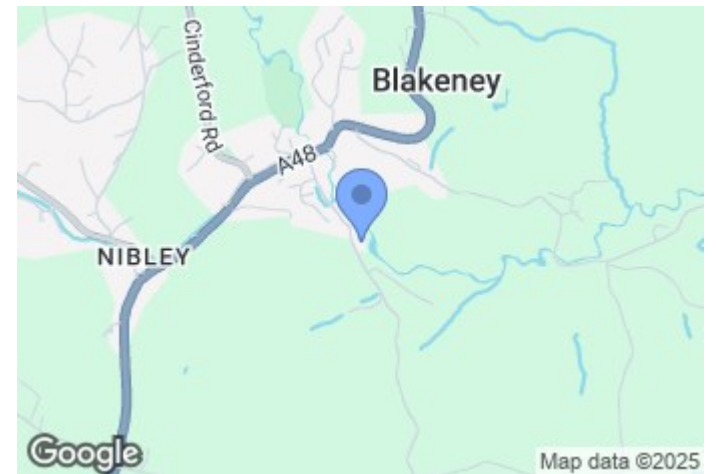
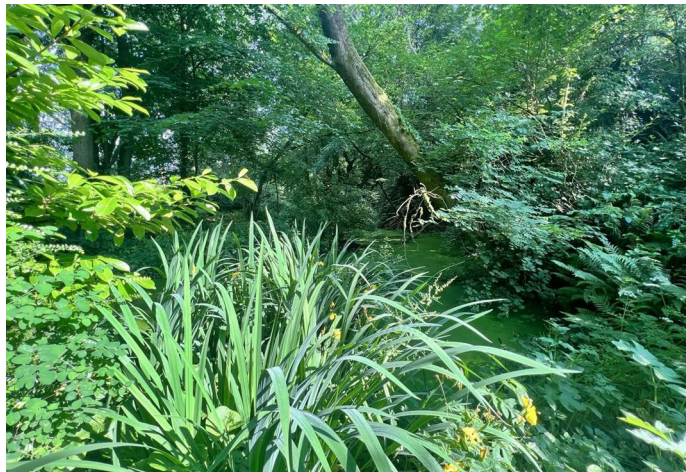
PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys

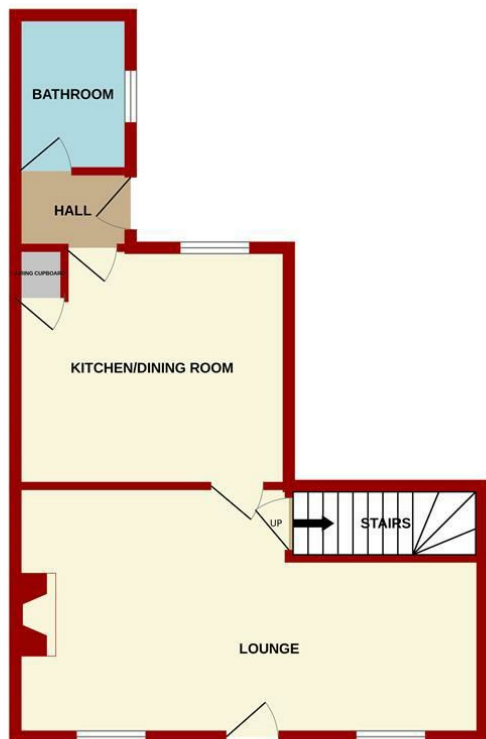
AWAITING VENDOR APPROVAL

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





GROUND FLOOR



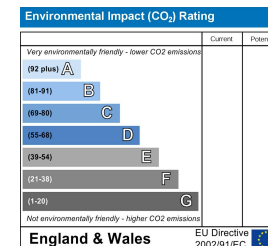
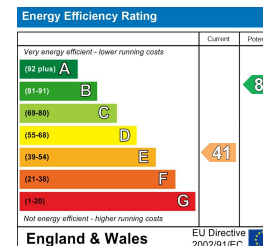
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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