



Crookham Cottage Brains Green
Blakeney GL15 4AJ



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Auction Guide £420,000

A RARE AND EXCITING OPPORTUNITY to acquire A FOUR BEDROOM DETACHED HOUSE (formerly a pair of two bedroom semi-detached cottages) with PLANNING PERMISSION IN PLACE TO EXTEND, set in GROUNDS OF JUST UNDER AN ACRE with STABLE YARD and PASTURE Paddock, ideally LOCATED ALONG A QUIET COUNTRY LANE with STUNNING PANORAMIC VIEWS ON THE EDGE OF THE SOUGHT AFTER VILLAGE OF BLAKENEY.

The current dwelling requires updating and modernising however holds incredible potential to create a truly superb 'grand design' worthy home. The current owner has already started the conversion into one dwelling with building control signing off the knock through and changing over to one power supply, however this could be reverted back to two dwellings with relative ease if preferred, or to create a self contained annexe. The current planning permission (P1784/20/FUL) allows for a first floor extension over the existing ground floor flat roof extension to greatly increase the living space.



Crookham Cottage is an ideal smallholding/equestrian property that has been securely fenced for the safekeeping of dogs, goats, chickens, horses etc. There is a gated access to the parking area and stable yard with a track from here leading down to the paddock for ease of access. Miles of open Forest hacking can be accessed within a 5 minute walk from the property.

The heating is provided by two log burners, three rooms are fitted with electric heaters. There is a septic tank that was recently inspected.

AGENTS NOTE

Building work commenced in 2023 to convert to a 4 bed house.
P1784/20/FUL

BLAKENEY

Blakeney is a village located in the Forest of Dean district of Gloucestershire. It is situated about 15 miles (24.4 kms) from the cathedral city of Gloucester and it lies on the western bank of the River Severn. It is surrounded by woodlands and is part of the Gloucestershire Area of Outstanding Natural Beauty (AONB)

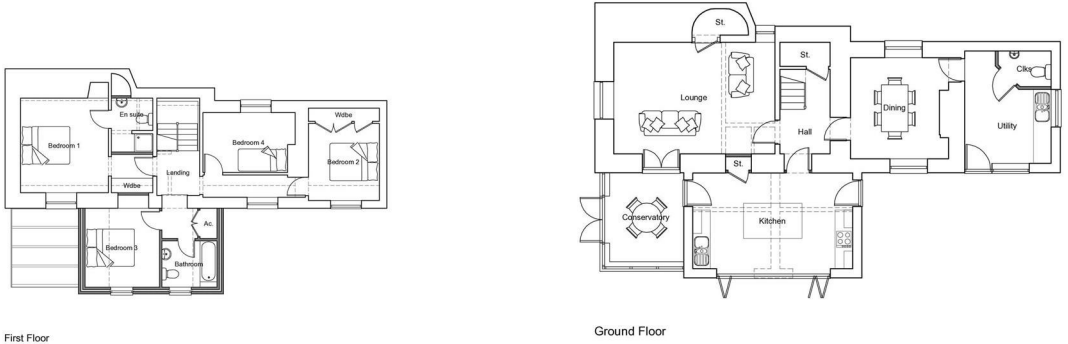
Historically, Blakeney had a coal mining heritage, and remnants of the industry can still be seen in the landscape. The village features a mix of architectural styles, including traditional stone cottages and more modern houses.

Blakeney's location provides residents and visitors ample opportunities for outdoor activities such as walking, hiking, cycling, and exploring the woodland trails. Nearby attractions at the Dean Heritage Centre and Clearwell Caves, offer insights into the local history and geology. Or take in the sights on a train trip from the Dean Forest Railway.

With a range of amenities, including a village hall, a primary school, village shop, garden machine repair business and a pub, it offers an idyllic place to enjoy the natural surroundings and embrace a slower pace of life.

DIRECTIONS

What3Words- ///hawks.lightly.prowl





SERVICES

Mains water, electricity. Septic tank. Solid fuel & electric heating.

WATER RATES

Severn Trent

LOCAL AUTHORITY

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

TENURE

Freehold

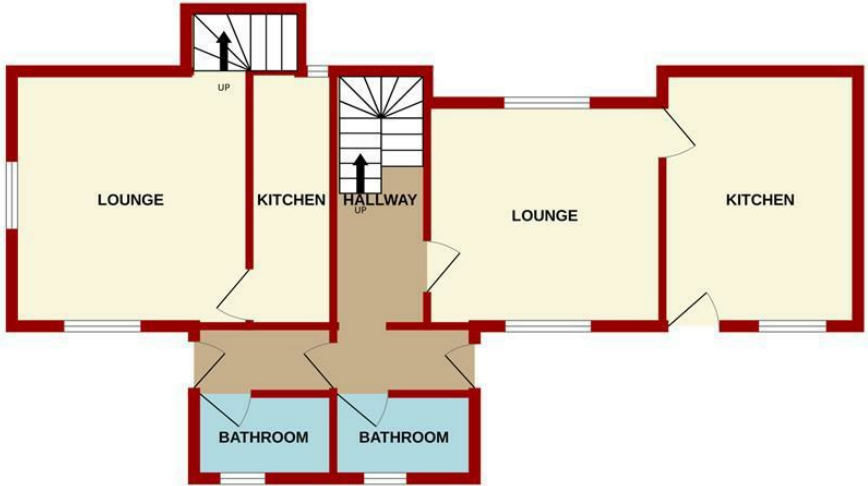
PROPERTY SURVEYS

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





GROUND FLOOR



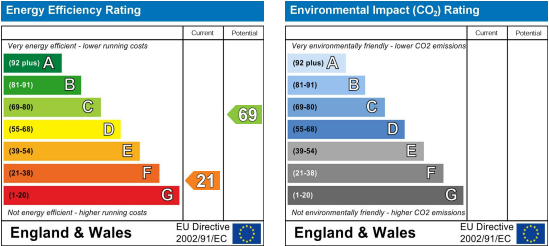
1ST FLOOR



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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