



01452 690553



sales@applebys.estate



www.applebysestateagents.co.uk



## Mill Cottage , Highleadon, GL18 1HH Offers in excess of £365,000

The rural setting is certainly an "Escape the Country"! This charming thatched cottage dates back to the early 17th Century having been extended in the late 18th & 19th Century. You will still see all of the original character features, although still offering lots of potential, having recently had AIR SOURCE heat pumps installed! The outside space is idyllic, the garden wraps around the cottage in a plot in excess of 1/5th of an acre. There are various outbuildings and spaces to entertain, you even have your own ORCHARD to enjoy.

Highleadon is a small village located in Gloucestershire situated on the southwestern part of the county, being known for its charming villages and beautiful countryside. Easy access links to surrounding Gloucester, Newent, Hartpury and Staunton along the A417 corridor.

Lounge/Dining Room 15'6 x 13'7 (4.72m x 4.14m)

Sitting Room 15'4 x 8'10 (4.67m x 2.69m)

Kitchen 12'4 x 8'2 (3.76m x 2.49m)

Shower Room

Bedroom 1 14'10 x 12'0 (4.52m x 3.66m)

Bedroom 2 16'4 x 8'10 (4.98m x 2.69m)

## OUTSIDE

Leading from the country lane the driveway provides ample OFF ROAD parking with a secondary five bar wooden gate for additional parking, ideal for caravan, motorhome etc.

The garden wraps around the rear of the property, it is certainly idyllic for a keen gardener, there are sections to the garden to include a vegetable produce area with various trees and shrubs, there are large lawned areas with Pergola ideal for entertaining, you even have your own ORCHARD with various fruit trees to include pear, plum, eating and cooking apples. The outbuilding is being used as a storage/studio, the garden is all enclosed and in a PLOT approaching 1/5th of an acre.

## Services

Mains drainage and Air Source Heating.

Insurance is with Highworth Insurance to include building and contents £85PM (approx)

Electric is British Gas at £111PM (approx)

Forest of Dean District Council tax band D

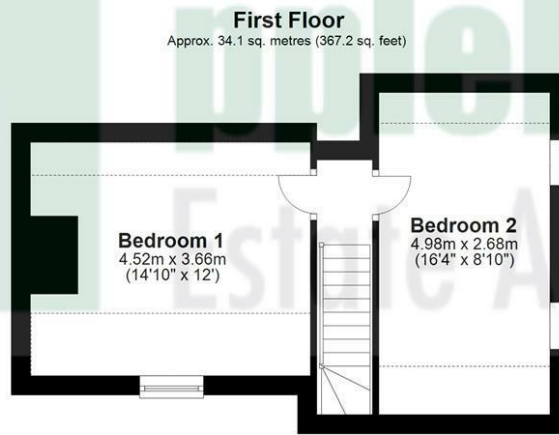
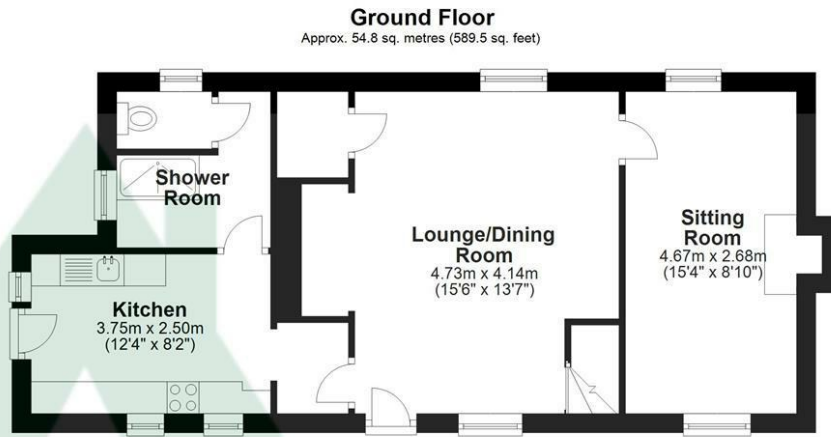
## Agents Note

Mill Cottage is Grade II listed.

## Tenure

Freehold

# Floor Plan



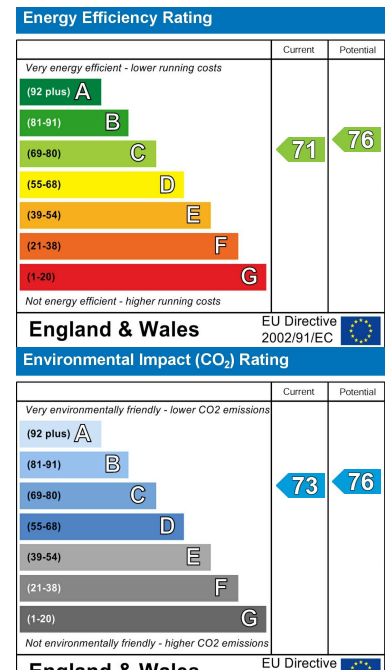
Total area: approx. 88.9 sq. metres (956.7 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.