



Old Manse, Mitcheldean
Gloucestershire, GL17 0DS



MORRIS
BRICKNELL





Old Manse, Mitcheldean Gloucestershire, GL17 0DS

Guide:
£599,000

Period Property Built in approx. 1769 for the Church

Set in Approaching One Acre of Ground

Double Garage with Stairs to Large Storage Area Over

Fantastic Sunny Garden Room/Conservatory

Characterful Accommodation

Inter-Linking Sitting Room/Dining Rooms with Light to Front and Rear

Ground Floor Rooms with Potential for Separate Living/Granny Annexe

The Old Manse is situated on the outskirts of Mitcheldean, a small town which historically was once home to clock making, pin making, a brick works and brewery. Today the town provides all the necessary facilities such as supermarket, doctors and the well regarded secondary school Dene Magna. Just 10 miles from the Cathedral City of Gloucester and 9 miles from the tourist town of Ross-on-Wye, the property offers easy access to the A40 and both M5 and M40

Built in approx. 1769 for the Minister, The Old Manse remained a Church property until the 1960's. The current owners have been in occupation for in excess of 40 years and during that time have made some significant alterations and improvements to the house.

Offering a wealth of period features, the entrance hallway leads to the kitchen/breakfast room, with Shaker style units and range cooker. There are two sitting rooms both with wood burning stoves, as well as a separate dining area. A 14' fully glazed conservatory provides direct access to the garden and offers an ideal position to sit and enjoy the gardens beyond.



To the first floor are four well proportioned bedrooms and a family bathroom.

Connecting to the house via the entrance hallway is a 14' living room/bedroom, separate shower room and utility room offering potential for separate living accommodation if required. Beyond this single storey accommodation is the 21' garage with loft room over, providing generous storage.

The main gardens sit to the front of the property, with a seating area, all flanked by well established trees and shrubs. To the rear is an area of ground currently of grass, surrounded by well established trees, offering scope for a purchaser to create their own garden or wildlife area.

Directions: Leave the eastern outskirts of Ross at Hildersley Roundabout (Ross Fire Station) taking the A40 towards Gloucester. Pass through the village of Weston-under-Penyard and shortly after entering the village of Lea, carefully take the difficult turning right on to the B4224, as signposted to Mitcheldean. Continue into Mitcheldean until you come to a T junction. Bear right, and drive all the way through the village until you come to a mini roundabout. Turn left onto the A4136, and just a few hundred yards along the road towards Gloucester, the gates and driveway to The Old Manse will be seen on the right hand side.



BT Broadband Availability Speeds: Up to 72Mb
(Quoted from www.bt.com/broadband/availability by using the property's postcode)

Services: Mains water, electricity and drainage are connected.

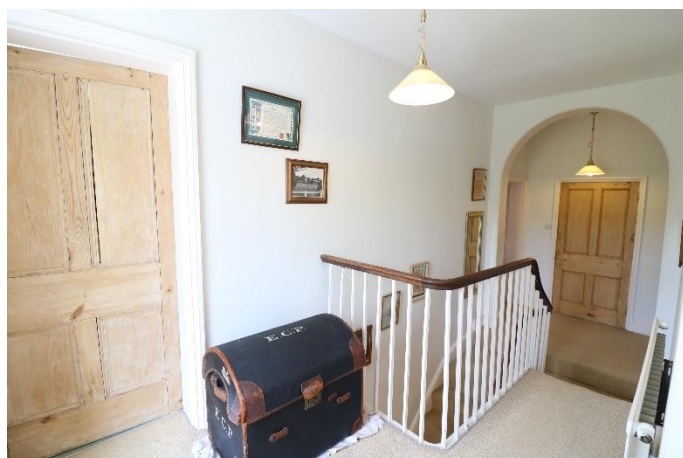
Outgoings: 'E' Council Tax Band **EPC Rating:** 'E' (Full EPC Rating available)

To View: Strictly and only please by prior telephone appointment through Morris Bricknell Tel: 01989 768320

What3words: [///insert.reviews.fortnight](#)

Tenure: We are advised that the property is Freehold

Money Laundering Regulations: To comply with money laundering regulations prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your co-operation in order that there is no delay in agreeing the sale.

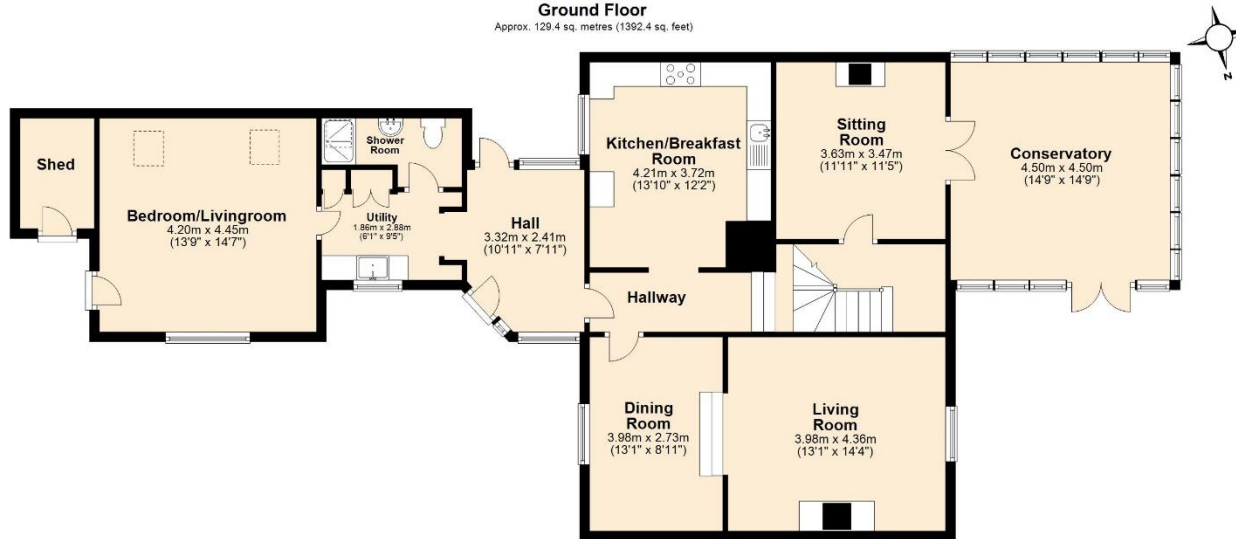


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SKETCH PLAN ONLY. ALL DIMENSIONS APPROXIMATE. DO NOT SCALE

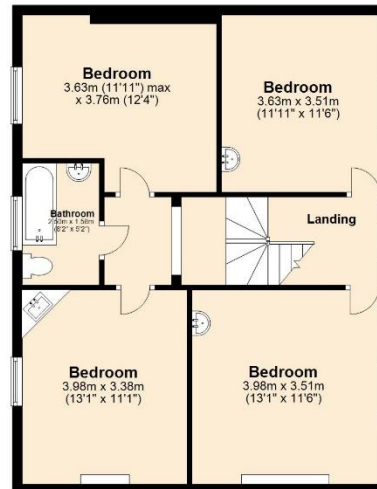
Ground Floor

Approx. 129.4 sq. metres (1392.4 sq. feet)



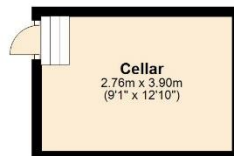
First Floor

Approx. 70.7 sq. metres (760.5 sq. feet)



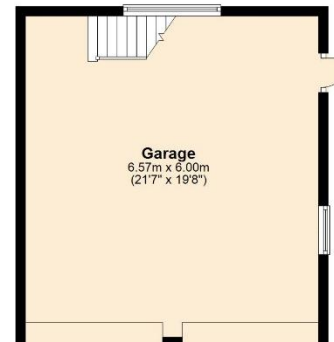
Basement

Approx. 10.8 sq. metres (115.9 sq. feet)



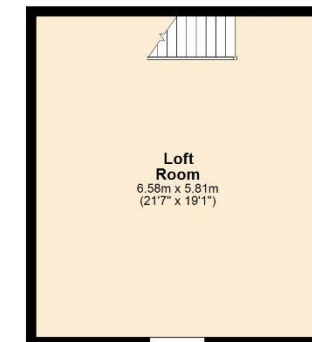
Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 210.8 sq. metres (2268.8 sq. feet)



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