



Kilcot House

Kilcot Lane | Kilcot | Newent | Gloucestershire | GL18 1NQ

FINE & COUNTRY



Step inside

Kilcot House

Guide price £715,000

Dating back to the early 1800s, this charming period home has been lovingly cared for by the same owner for 40 years, and boasts a wealth of character features throughout.

The accommodation retains its historic charm, and includes two spacious reception rooms, a large kitchen/dining room, a pantry-utility room to the ground floor and separate toilet. To the first floor are five bedrooms, a bathroom, separate shower room and separate toilet.

Set within over an acre of land, the property enjoys formal gardens to the front, a large wooded paddock with stunning countryside views, plenty of parking with a hard standing area. In addition, in the grounds there is a static caravan.

Situated in the village of Kilcot, just outside the market town of Newent, the property offers easy access to road networks, as well as the cathedral city of Gloucester and the beautiful Forest of Dean. Kilcot itself enjoys a highly regarded village pub, The Kilcot Inn, serving food and local ale, and offers access to a range of countryside walks including in the immediate vicinity, as well as in the nearby Forest of Dean and Wye Valley.

There is a bus service running through Kilcot every two hours, allowing for access to Ross-on-Wye, Newent and Ledbury, with an hourly bus service between Newent and Gloucester. The nearest train stations can be found in Ledbury, Hereford and Gloucester for longer commutes.

Step inside

As you step into the entrance hallway, you are immediately struck by the period charm of the house, with original flagstone flooring, staircase to the first floor and a door beneath leading down to a cellar.

From the hallway entrance, you have access to two delightful reception rooms, each with bay windows looking out to the gardens. These rooms both enjoy a classic elegance typical of the time period, one with fitted bookshelves and a woodburning stove and the other with open fire, all with sympathetic décor.

The kitchen/dining room is exceptionally spacious, with quarry tiled floor, windows to two sides, farmhouse style units and work surfaces, Leisure' range cooker, space for appliances and an electric fire set within an original fireplace. Just off the kitchen is a smaller room with Rayburn cooker, additional storage units and doors leading into the conservatory and entrance hallway.

The conservatory is the most recent addition to the house, and offers another wonderful, bright space to sit and enjoy the garden views.



A rear passageway gives access outside, with doors to a cloakroom with W.C and wash basin, and a large pantry-utility room, with fitted shelving and plumbing for appliances.

To the first floor are five bedrooms, with lovely garden views. Two of the bedrooms have feature fireplaces and one has a wash basin, and are served by a family bathroom, a separate shower room and a separate WC.

DIRECTIONS

The best approach from Ross-on-Wye is on the M50 heading east to junction 3, and taking the turning for Newent. Continue through the village of Gorsley, and after another mile or so you will enter Kilcot. Continue past the garage on your right hand side and up the hill, and take the left turning into Kilcot Lane just before the brow of the hill. The property is immediately on your left hand side.







Step outside

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One of the defining features of this wonderful home is the expansive grounds, which come to approximately 1.2 acres in total, and include areas of formal gardens to the front elevation, outbuildings and a large paddock full of native trees.

From the rear door, you turn left and are greeted by a good sized area of formal garden, with flat lawns dotted with an array of colourful shrubs and fringed with native trees.

There is a driveway which leads to a parking area with hard standing and outbuildings.

Following on from the driveway, a pathway leads you to the largest area of the plot; a long paddock full of mature native trees, and enjoying a stunning west facing view over surrounding countryside. There is an additional gated entrance to the paddock, allowing for vehicle access if required.

Further to the grounds are a timber built garden shed, numerous seating areas and a large static caravan offering a fantastic option for storage or home working.



Approximate Gross Internal Area 236 Sq M/2540 Sq Ft

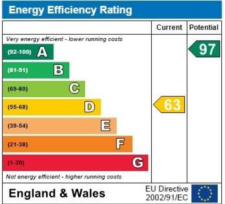


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: GL18 1NQ | Tenure: Freehold | Tax Band: F | Authority: Forest of Dean District Council | Heating: Gas | Drainage: Private



*Internet speed according to the BT Availability Service using the postcode and landline
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