



Kennel Farm
Mill End | Coleford | Gloucestershire | GL16 8NF

Kennel Farm

Unique five-bedroom home dating back to the 18th century that successfully blends old and new to create an exceptional property with stunning views over the surrounding countryside. Close by is a detached barn converted to provide a modern and stylish two / three bedroom dwelling. Both lie within four acres, with plenty of space for leisure activities.

- Elegant five-bedroom country house spread over three spacious floors, with six bathrooms and a versatile loft room.
- Beautifully designed kitchen and family room, blending style and functionality for modern living.
- Detached two/three-bedroom barn conversion with two bathrooms, ideal for guests, multigenerational living, or rental income.
- Dedicated home office and gym with private access, perfect for remote working and fitness activities.
- Expansive four-acre grounds, including landscaped gardens, a paddock, and a field.
- Additional outbuildings include a double garage, summer house, and barn.
- Stunning rural views in a peaceful yet accessible location.
- Ideally situated for exploring the Forest of Dean and the Wye Valley.
- Offered to the market with no onward chain for a smooth transaction.

Location and Situation

Newland is a charming village with origins dating back to the Middle Ages, home to the stunning “Cathedral of the Forest,” All Saints Church, which dates to the 13th century. The heart of the village is centred around the church and its picturesque churchyard, overlooked by The Ostrich Inn, one of the best-preserved 17th-century inns in the country.

Situated less than 2 miles from Coleford and Clearwell, and just 6 miles from Monmouth, Newland is perfectly positioned at the crossroads of both the Forest of Dean and the Wye Valley, making it an excellent base for exploration and an ideal spot for walking enthusiasts. Additionally, it is well placed for access to a number of respected local independent schools. Kennel Farm is situated on the outskirts of the village.





STEP INSIDE

Kennel Farm

Believed to date back to the 1700s, the old farmhouse has retained attractive period features such as inglenook fireplaces, wooden beams, roof trusses, thick walls and exposed stonework but been lovingly modernised, extended and remodelled by its current owners to provide just over 5,000 square feet of space. Kennel Farm has well-chosen colours and attractive fittings throughout. Its original features are complemented by modern oak flooring and travertine stone tiles, with underfloor heating found throughout much of the property.

The entrance hall lies on the lower ground floor, with an attractive, modern, wooden staircase leading to the first floor and into the heart of the home, a spacious kitchen and family room measuring approximately 26 ft by 17ft.

No expense has been spared in this sleek and stylish area, a central island takes centre stage which has a granite work surface. Integral appliances include integrated dual ovens and warming drawers, a coffee machine, three wine chillers and two induction hobs with concealed extraction. One of the dual sinks has a Quooker water system.

Bi-fold windows allow plenty of light into this part of the house and can be opened out into the front terrace to provide direct access into the gardens and grounds. A utility room lies off the kitchen and there is underfloor heating beneath porcelain tiles ensure a comfortable environment during cooler weather.

Contrasting with the contemporary feel of this newer area of the house is the ample drawing room and intimate dining room, both of which have period features such as wooden beams, along with solid oak flooring.

The drawing room is the perfect space for entertaining. It has windows looking out onto the countryside in three directions, with a large picture window capitalising on an exquisite view and a balcony overlooking the grounds. The ceiling is vaulted and there's an inglenook fireplace fitted with a Jotul wood burner to enhance the ambience of this space.

The intimate dining room has a small niche currently used as a wine cellar.





SELLER INSIGHT

“ This magnificent family home has been inspirationally designed by its owner and is gently and discretely tucked quietly away within its natural surrounding environment, yet conveniently close to the picturesque market town of Coleford. Kennel Farm has been the much loved family home for its owners, Jeff and Helen for the past fourteen years.

“Jeff was in the area and, walking down this quiet lane, discovered a derelict farmhouse in this unbelievably beautiful location and knew, immediately, that this must be the perfect spot for the new family home. With much thought and imagination, he designed this inspirational house to suit such its exceptional natural landscape and, from Jeff's detailed drawings, our architect produced essential plans. Having much knowledge and experience in construction, Jeff managed the project to ensure that high standards of building techniques were met, alongside exacting specifications on qualitative materials, fixtures and fittings.

“Such an interesting and fascinating family home, and often the 'WOW' factor is exclaimed when friends visit our home. Built on different levels offering an 'upside down' concept where our main living space is on the upper ground floor, thereby providing panoramic outlooks from all rooms. The main reception room features a vaulted ceiling with exposed timbers and leads into the spacious dining room. The state of the art kitchen is also located here and is very much the hub of our family life. Large comfy sofas enable our family and guests to chat whilst meals are prepared and, also, to spill out through large bi-fold doors onto the patio. There are so many hidden, but magical, gems in this house, one being the external terrace accessed from the office and is an enviable spot on which to relax and savour its fabulous outlook. We do enjoy the company of others and have held many parties and celebrations here, whether in the house or in the garden, plus those special occasions, when we have had large marquees in the garden and welcome many guests.”

“We do enjoy being in our spacious garden and its design does reflect its surroundings. It is a lovely space in which to relax, watch the seasons unfold and, also, to enjoy the unending visits of wildlife, especially birds; one day we counted fifty-seven species.”

“Everything required is close at hand, including a first rate choice of schools. Coleford has a strong sense of community and has many events taking place, with lots of interesting shops, plus friendly places to dine to meet up with friends or enjoy an excellent meal.”

“We have loved every second of our life here, but the house has outgrown our needs and it time for us to move. We have no hesitation in stating that, whoever comes to live here, will enjoy an exceptional quality of life whilst living in this fabulous house in such an outstanding location.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





The first floor also has a small cloakroom, which lies at the top of the staircase.

Four of Kennel Farm's five bedrooms are located on the ground floor, with three having en suites and access outdoors. Two are located in the older part of the house and have many attractive period features. There are also two shower rooms.

The charming principal bedroom has heavily beamed ceiling timbers, a large inglenook fireplace with a flagstone hearth, exposed stone and a Jotul wood burner. A hand-crafted oak door leads into a luxurious en suite bathroom with a slipper bath, twin sinks set within a wooden vanity unit with a granite top, and a large walk-in shower, while double doors open onto a private terrace that can accommodate a hot tub.

A second double bedroom has a stone fireplace with a feature bread oven, along with a Jotul wood-burning stove.

Completing the ground floor is a laundry room and separate cloakroom.

A further bedroom suite with a vaulted ceiling, free-standing slipper bath and separate en suite facilities is located on the second floor. Leading from it is a galleried sitting room that overlooks the drawing room below.

The second floor also has a loft room with a restricted head height that lies at the top of a short flight of steps. The current owners use this space as a guest bedroom for children.

Attached to the main house but with its own external access, is a fantastic and spacious home office, offering the perfect opportunity to work from home while remaining separate from the main living space. A door at the rear of the office opens to reveal steps leading down to a gym, complete with a shower room.









Kennel Barn

Lying to the south of Kennel Farm is Kennel Barn, a two / three bedroomed, stone-built former coach house, decorated to a high standard and offering an independent living space for extended family members or friends, or even a useful rental property to provide an extra income.

The ground floor has a spacious fitted kitchen with adjoining utility room, a large sitting room and a timber garden room with an atrium and bi-fold doors, The dining room could be used as an additional sleeping area if required. Stairs lead to the first floor, on which both bedrooms have en suites.

A sunny paved garden can be found outside.





STEP OUTSIDE

Kennel Farm

Lying along a quiet lane at Mill End, a pair of electric iron gates open into a driveway that splits to provide access to both the lower and upper levels of Kennel Farm, before sweeping past an adjoining field to reach Kennel Barn beyond.

Close to the main house is a gym and a home office building that can be accessed both from within the house and through its own separate entrance. It has a kitchenette, WC and shower room. Above it is a roof terrace for relaxing and enjoying the views. While currently used as an office and gym, this area could be converted to provide further self-contained accommodation, subject to planning approval.

Large areas of well-tended lawns with ornamental trees, box hedges and maturing shrubs provide an attractive setting for Kennel Farm.

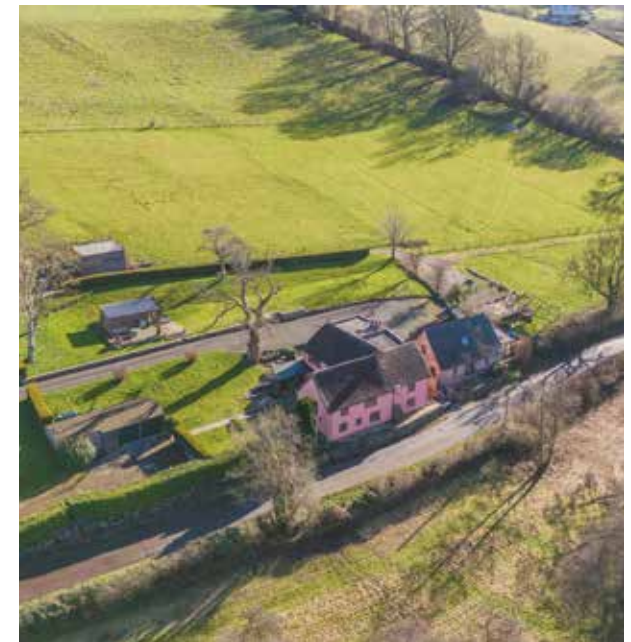
The bi-fold windows at the far end of the kitchen/breakfast /family room open onto the rear terrace, creating a large space for entertaining both inside and out and a lovely spot to enjoy the views.

On the upper level of the garden there's a south-facing summer house and barbecue area surrounded by decking that provides a great spot for entertaining, relaxing and enjoying panoramic views while children play. The summerhouse has electric and water supplies,

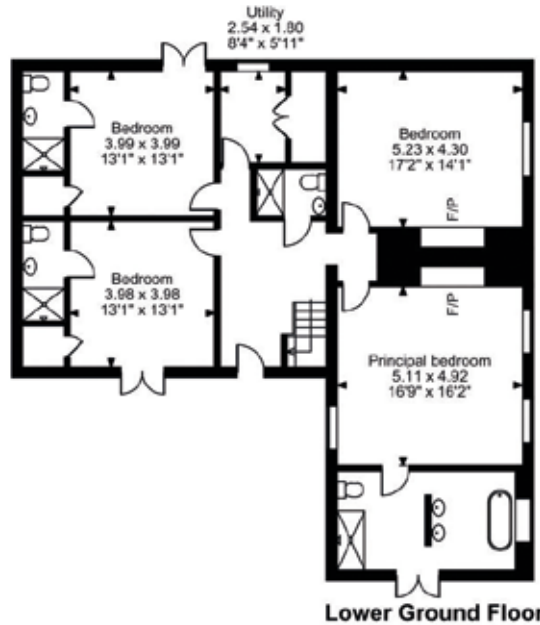
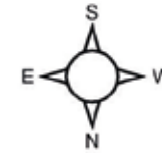
The double garage, previously a stone barn, offers plenty of room for vehicles and storage. It has dual electric doors, along with lighting and power. A pathway leads from the garage to the lower courtyard garden area and front door. There's plenty of room for parking near the garage and close to the home office and gym. In addition to the garage but set up next to the large field is a timber clad barn.

Agents Note

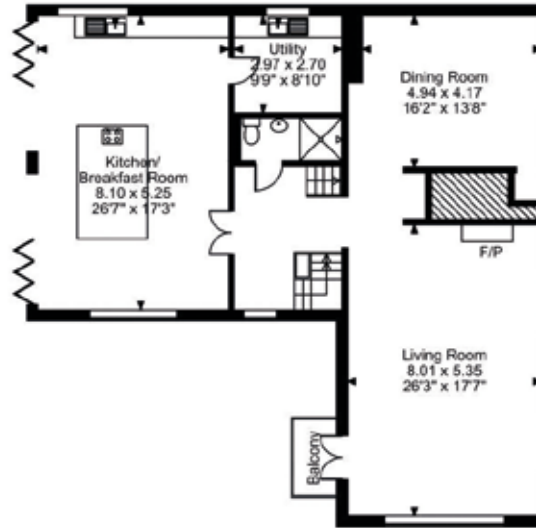
A public footpath can be found at the edge of the driveway providing wonderful countryside walks straight from the doorstep.



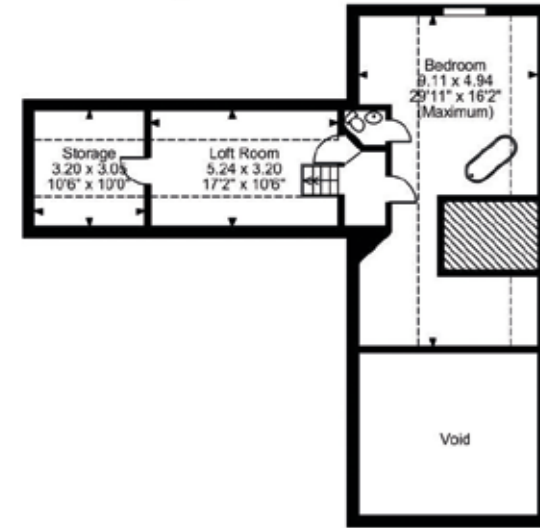
Kennel Farm Mill End, Coleford
Approximate Gross Internal Area
Main House = 3407 Sq Ft/317 Sq M
Annexe = 571 Sq Ft/53 Sq M
Total = 3978 Sq Ft/370 Sq M



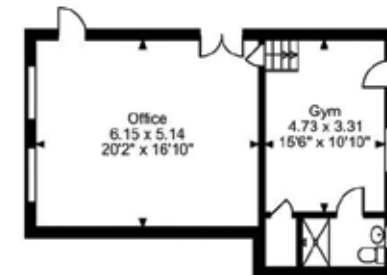
Lower Ground Floor



Ground Floor



First Floor



Annexe



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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FINE & COUNTRY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08974309. Registered Office: 4 Brackley Close, Bournemouth International Airport, Christchurch, Dorset, BH23 6SE. Printed 20.12.2024



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