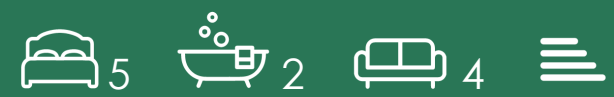




Nibley, Blakeney, GL15 4AR

£1,200,000









Dean Estate Agents are truly delighted to present Nibley Cottage, an exceptional and rarely available five bedroom detached residence, offering an outstanding blend of character, space and versatility. This impressive home is set within generous grounds and enjoys a high degree of privacy, with beautifully landscaped gardens and far-reaching countryside views.

The property has been thoughtfully arranged to provide flexible accommodation, including a self-contained section ideal for multi-generational living, guest accommodation or potential AirBNB use. Internally, the home boasts a wealth of character features alongside high-quality modern finishes, including a bespoke kitchen, multiple reception areas and stylish bath and shower rooms.

The main residence offers a welcoming entrance hallway leading to a stunning dining room with feature fireplace, a bespoke fitted kitchen with central island and adjoining utility room, and a spacious lounge with wood-burning stove. There is also a charming sun room providing additional living space and seamless access between the main house and the secondary accommodation.

The annexe-style accommodation offers its own living/kitchen space with wood burner, along with two bedrooms, one of which benefits from en-suite facilities—perfect for independent living.

To the first floor of the main house, a gallery landing leads to three generously sized bedrooms, including a superb master suite with en-suite, alongside a beautifully appointed family bathroom.

Externally, the property continues to impress. The front of the home is approached via a large gated sweeping driveway, providing ample parking and set within extensive, well-maintained gardens featuring mature trees, a pond, feature planting and multiple lawned areas. The rear garden is arranged over several tiers, offering a variety of spaces to enjoy. Nibley Cottage is a truly unique home offering space, flexibility and lifestyle, and must be viewed to be fully appreciated.





### Entrance Hallway:

Tiled flooring, radiator, power points and stairs to first floor landing. Opening through to dining room and doors leading to further accommodation.

### Dining Room:

16'6 x 12'1 (5.03m x 3.68m)

Dual aspect UPVC double glazed windows to front and rear, radiator, power points and feature stone fireplace with stunning wood burner. Thumb latch door giving access into Kitchen/Living Area and Stairs leading down to wine cellar/study and opening into inner hallway.

### Inner Hallway:

4'3 x 3'9 (1.30m x 1.14m)

Side aspect wooden double glazed window and door leading to W.C.

### Downstairs W.C.

4'2 x 4'9 (1.27m x 1.45m)

Close-coupled WC, vanity wash hand basin with mixer tap, heated towel rail and tiled finishes.

### Kitchen / Living Area:

15 x 28'11 (4.57m x 8.81m)

A bespoke fitted kitchen with side aspect UPVC double glazed windows, central island with quartz worktop, additional oak work surfaces, range of wall, base and drawer units, inset sink, space for range-style cooker, integrated dishwasher, extractor fan, spotlights and power points. Feature beams and open access to living space with wood burner with a stunning stone surround.

### Utility Room:

14'11 x 8'1 (4.55m x 2.46m)

Side aspect UPVC double glazed windows and rear door to garden, fitted units with marble worktops, inset sink, integrated coffee machine, space for American-style fridge freezer, washing appliances and spotlights.

From the dining room stairs give access down to:

### Wine Cellar / Study:

8'10 x 11'5 (2.69m x 3.48m)

A versatile space with power points and spot lighting, ideal for use as a study, snug or wine storage.

### Living Room:

14'8 x 30'1 (4.47m x 9.17m)

Front aspect UPVC double glazed patio doors leading to front patio, oak flooring, radiator, power points, TV point and feature stone fireplace. Double doors give access into the Secondary Living/Kitchen Area and Sun Room.

### Sun Room:

14'8 x 15'6 (4.47m x 4.72m)

A unique circular room with rear and side aspect UPVC double glazed windows and roof, radiator and power points, with double doors leading into the rear garden.

### First Floor Landing (Main House):

4 x 12'5 (1.22m x 3.78m)

Galleried landing with radiator, power points, airing cupboard and doors to:

### Bedroom One:

14'7 x 14'3 (4.45m x 4.34m)

Rear aspect UPVC double glazed window, radiator, power points and door to:

### En-Suite

4'8 x 9'4 (1.42m x 2.84m)

Walk-in shower with rainfall shower, close-coupled WC, wash hand basin, heated towel rail, spotlights and extractor fan. Rear aspect UPVC double glazed window.



**Bedroom Two** 12'3 x 13'6 (3.73m x 4.11m)  
Front aspect UPVC double glazed window, fitted wardrobe space, radiator, power points and spotlights.

**Bedroom Three:** 13'6 x 12'2 (4.11m x 3.71m)  
Rear aspect UPVC double glazed window, fitted wardrobe space with hanging and shelving options radiator and power points.

**Bathroom:** 9'9 x 8'1 (2.97m x 2.46m)  
Rear aspect UPVC double glazed window, panelled bath with mixer taps, walk-in shower with rainfall shower, close-coupled WC, wash hand basin, heated towel rail, spotlights and extractor fan.

**Secondary Living / Kitchen Area (Annexe):** 18'7 x 28'6 (5.66m x 8.69m)  
A self-contained living space with front aspect patio doors and rear access, tiled flooring, radiator, power points, wood burner and fitted kitchen area with units and built in wine cooler. Stairs to first floor.

**First Floor Landing (Annexe):** 9'8 x 3 (2.95m x 0.91m)  
Side aspect UPVC double glazed window, radiator, airing cupboard and doors to:

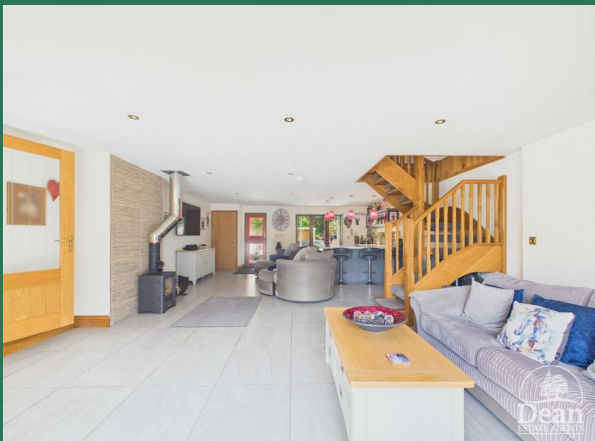
**Bedroom Four (Annexe):** 14'3 x 12'9 (4.34m x 3.89m)  
Rear aspect UPVC double glazed window, spotlights and power points. Door to en-suite.

**En-Suite (Annexe):** 3'11 x 12'8 (1.19m x 3.86m)  
Walk-in shower with rainfall shower and panelled surround, close-coupled WC, vanity wash hand basin, heated towel rail and spotlights.

**Bedroom Five (Annexe):** 18'6 x 10'2 (5.64m x 3.10m)  
Dual aspect UPVC double glazed windows, radiator, power points and storage space.

**Outside:**  
To the front, the property is approached via a large gated sweeping driveway providing ample off-road parking. The grounds are beautifully maintained with extensive lawned areas, mature trees including a stunning weeping willow tree and monkey puzzle tree, feature pond, rockery and a high degree of privacy.

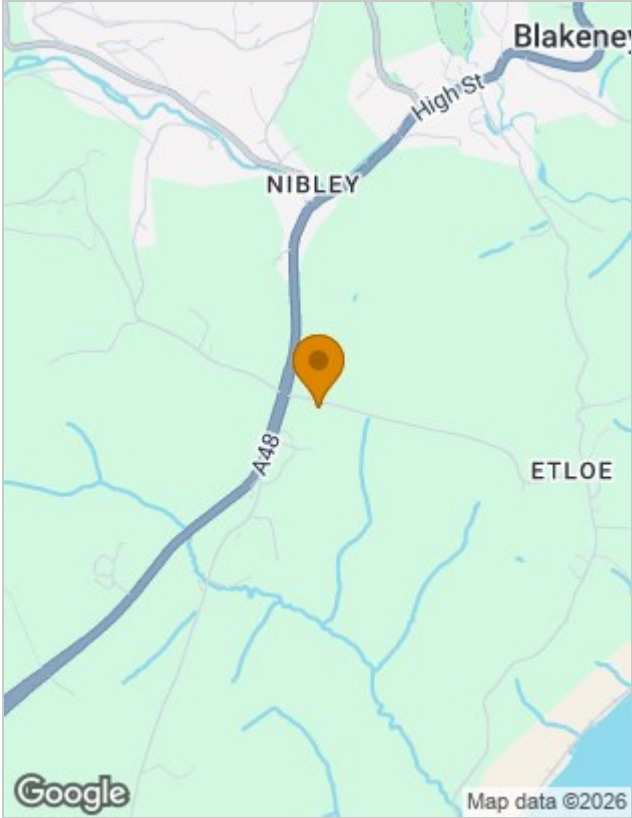
To the rear, the garden is arranged over several tiers. The lower level offers a patio and covered pergola area ideal for a hot tub and entertaining. Steps lead to a lawned area, planting sections and additional tiers offering potential for vegetable plots or outbuildings. The top tier enjoys stunning far-reaching countryside views and provides a peaceful seating area.



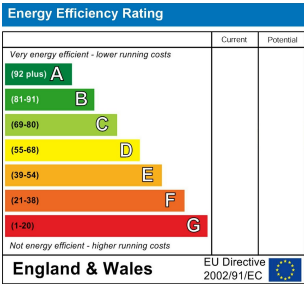
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.