Ravenshill Farmhouse Cliffords Mesne
Newent GL18 1JW

STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £825,000

A ONCE IN A LIFETIME OPPORTUNITY TO ACQUIRE A PROPERTY OFF THE BEATEN TRACK, situated in a STUNNING ELEVATED LOCATION with PANORAMIC VIEWS. FIVE / SIX BEDROOM DETACHED GRADE II LISTED FARMHOUSE dating back to the 17th CENTURY, in need of SOME MODERNISATION and REFURBISHMENT, with ANNEXE POTENTIAL, SUBSTANTIAL OUTBUILDINGS, STUNNING TWO ACRE GARDENS with an ABUNDANT ARRAY OF FLORA AND FAUNA, ORCHARD with FRUITING TREES, all being offered with NO ONWARD CHAIN.

Cliffords Mesne has a village hall and is located approximately 2 miles from Newent which offers a range of shops, supermarkets, primary and secondary school, churches of various denominations, health, sports and community centres and library. A regular bus service runs to Gloucester, Ross-on-Wye and surrounding areas. The City of Gloucester (10 miles approximately) has more comprehensive facilities including a mainline train station.

Sporting and leisure facilities within the area include a choice of golf clubs, various forms of shooting and fishing, a dry ski slope, and active sporting teams such as football, rugby and cricket.

For the commuter, access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away for onward connection with the M5 motorway, linking up the Midlands, the North, Wales and the South.

Set in a tranquil, leafy setting, this charming country residence blends timeless character with inviting outdoor space. The handsome red-brick façade, topped with a traditional pitched roof and classic chimney, exudes warmth and heritage appeal. Symmetrical windows frame the front elevation, while a welcoming entrance porch adds a touch of rustic charm.

A sweeping gravel driveway curves gracefully toward the house, providing ample parking and a sense of arrival. The property is surrounded by beautifully maintained gardens, with lush green lawns, mature trees, and vibrant flowering shrubs creating a private and picturesque environment.

Bathed in natural light and framed by clear blue skies, this home enjoys a peaceful countryside ambiance while remaining refined and elegant—perfect for those seeking a harmonious blend of comfort, space, and timeless rural beauty.

Entrance via solid timber door through to:

ENTRANCE HALL / SITTING ROOM
21'9 x 15'7 (6.63m x 4.75m)
Flagstone flooring, brick fireplace with inset wood burning stove, solid wood beam over, two double radiators, side aspect window with a lovely outlook over the gardens and grounds. Stairs to the first floor. Steps down to:

CELLAR
14'11 x 14'11 (4.55m x 4.55m)
Door to the outside.

DRAWING ROOM
21'11 x 15'10 (6.68m x 4.83m)
Brick fireplace housing a wood burning stove, exposed solid timber flooring, double radiator, front, side and rear aspect windows with a lovely outlook.

CLOAKROOM
White suite comprising low-level WC, two wash hand basins, double radiator, side aspect windows.

GROUND FLOOR BEDROOM / RECEPTION
11'9 x 10'11 (3.58m x 3.33m)
Pine panelled walls, double radiator, shower cubicle to one corner, side and rear aspect windows.

KITCHEN / BREAKFAST ROOM
15'8 x 12'2 / 10'10 x 8'6 (4.78m x 3.71m / 3.30m x 2.59m)
Stainless steel sink unit, fitted cupboards, in need of a complete overhaul and renovation, radiator, side and rear aspect windows with a lovely outlook. Half glazed door to the outside. Doorway through to:

DINING ROOM
12'8 x 8'6 (3.86m x 2.59m)
Solid timber flooring, large picture window to the side with beautiful views over the countryside towards the Malvern Hills, rear aspect window.

UTILITY
13'1 x 10'6 (3.99m x 3.20m)
Belfast sink unit, single radiator, plumbing for washing machine, side aspect window.

SIDE PORCH
Door to the outside, walk-in pantry cupboard with shelving.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

LANDING
Exposed Elm floorboards and ceiling beams.

MASTER BEDROOM
17'8 x 16'1 (5.38m x 4.90m)
Exposed wall and ceiling timbers, Elm floorboards, original fireplace, single radiator, built-in wardrobe cupboards, front, side and rear aspect windows with stunning outlook and views over the gardens and grounds, fields beyond. Door to:

EN-SUITE SHOWER ROOM
Exposed wall and ceiling timbers, fitted shower cubicle and tray (not tested), vanity wash hand basin, close coupled WC, single radiator, rear aspect window.

BEDROOM 2
11'3 x 10'8 (3.43m x 3.25m)
Double radiator, built-in cupboards, exposed Elm flooring, front and side aspect windows.

BATHROOM
Suite comprising bath, sink and WC, rear aspect window.

FROM THE FIRST FLOOR LANDING, STAIRS LEAD TO THE SECOND FLOOR.

LANDING

BEDROOM 3
23'0 x 16'6 (7.01m x 5.03m)
Exposed timbers, radiator, access to roof space, front and rear aspect windows with stunning countryside views.

BEDROOM 4
13'3 x 8'0 (4.04m x 2.44m)
Exposed Elm floorboards, single radiator, exposed beams, front and side aspect windows.

BEDROOM 5
13'3 x 8'2 (4.04m x 2.49m)
Explosed Elm flooring, exposed beams, single radiator, rear aspect window.

CLOAKROOM
White suite comprising pedestal wash hand basin, low-level WC, exposed timbers, rear aspect roof light.

POTENTIAL ANCILLARY ACCOMMODATION
Entrance via fully glazed door through to:

LIVING / WORK ROOM
31'4 x 28'2 (9.55m x 8.59m)
Night storage heaters, pine flooring, front, side and rear aspect windows. Half glazed door through to:

KITCHEN
15'7 x 11'11 (4.75m x 3.63m)
Single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated oven and microwave, four ring hob with cooker hood above, dishwasher, timber flooring, corner wood burning stove, dual aspect windows overlooking the gardens. Glazed door to the outside. Door to:

SHOWER ROOM
Open shower cubicle, shower, vanity wash hand basin with cupboards below, close coupled WC, window.

BEDROOM
10'0 x 8'4 (3.05m x 2.54m)
Side aspect window overlooking the gardens, door to the outside.

OUTSIDE
Access to the property is gained by a long track, approaching three quarters of a mile long, until a five bar gate gives access through to a long driveway, which leads to a gravelled parking and turning area, suitable for the parking of several vehicles, horse boxes, caravan etc. The property is situated in the most idyllic elevated location with mature gardens surrounding with various lawned areas, an abundance of mature shrubs, bushes and trees etc., flower beds and borders, large cultivated vegetable produce area, greenhouse, small orchard with various fruiting trees, further enclosed vegetable produce area. The whole plot amounts to approximately two acres and occupies a very sought after, elevated position with stunning views of the surrounding countryside.

OUTBUILDINGS

STONE OUTBUILDING
39'9 x 14'10 (12.12m x 4.52m)
Offering a wealth of potential for a variety of uses, solid concrete base, original mill wheel, power and lighting, wealth of exposed beams, windows overlooking the gardens

LARGE STORE (FORMERLY A STABLE)
26'0 x 10'8 (7.92m x 3.25m)
Power and lighting.

GARDEN WC
Close coupled WC, wash hand basin, plumbing for washing machine.

AGENT'S NOTE
The vendor has requested that ideally, completion doesn't take place until the end of September 2026 but this can be negotiable.

SERVICES
Mains water and electricity, septic tank, LPG.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY
It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES
Severn Trent - to be confirmed.

LOCAL AUTHORITY
Council Tax Band: G
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE
Freehold.

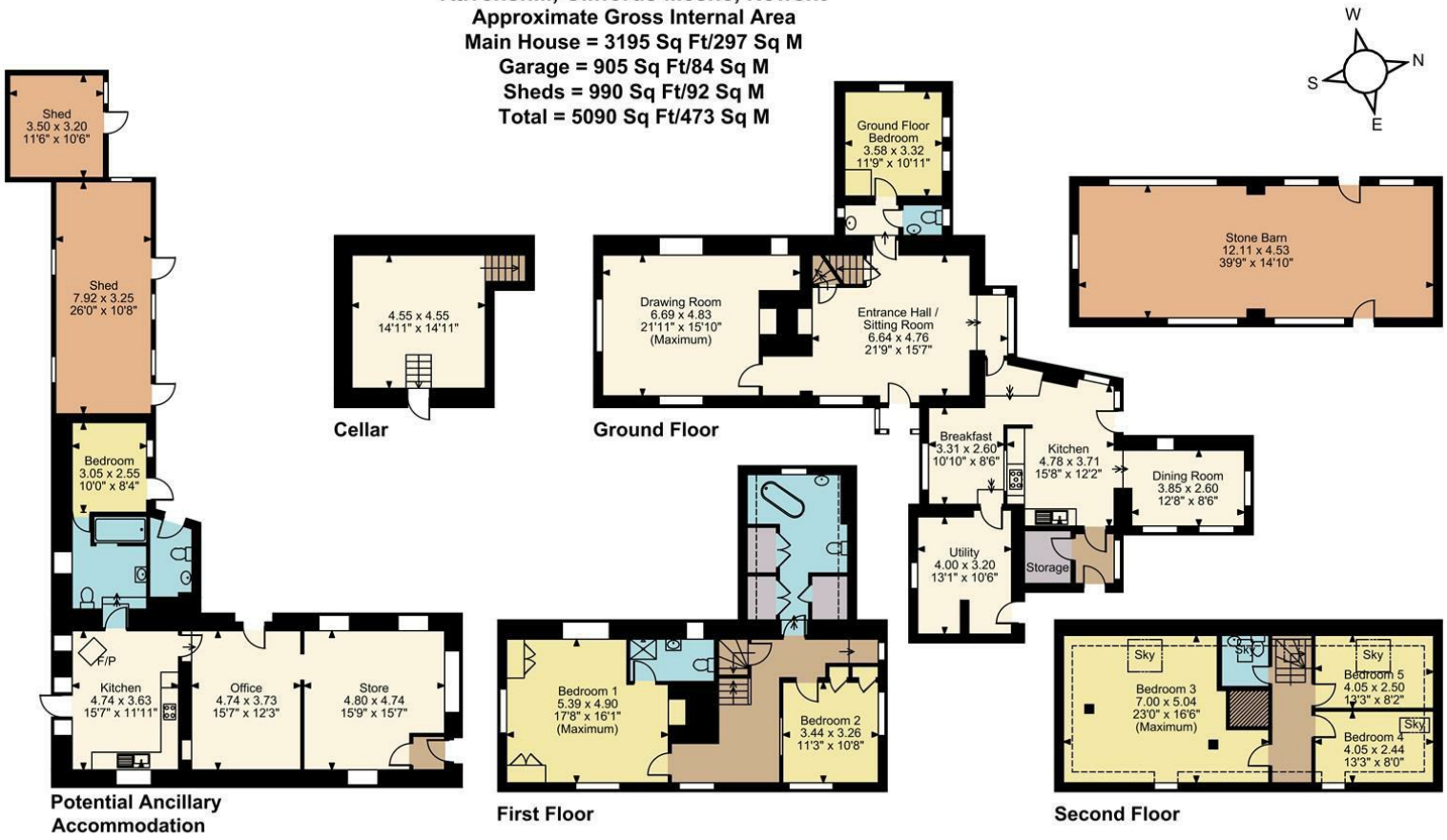
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS
From Newent, proceed along Watery Lane towards Cliffords Mesne, passing the old Birds of Prey Centre on the left hand side. On reaching Cliffords Mesne, passing the telephone box on your left hand side, proceed up the hill until you see a lane off to your right at the top of the hill. Turn right here, proceed down this lane for a quarter of a mile until you see Field House on your left hand side. At Field House, turn left onto a track. Follow this track for three quarters of a mile until you arrive at the property.

what3words///overdone.battle.suckle

PROPERTY SURVEYS
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

Ravenshill, Cliffords Mesne, Newent
Approximate Gross Internal Area
Main House = 3195 Sq Ft/297 Sq M
Garage = 905 Sq Ft/84 Sq M
Sheds = 990 Sq Ft/92 Sq M
Total = 5090 Sq Ft/473 Sq M



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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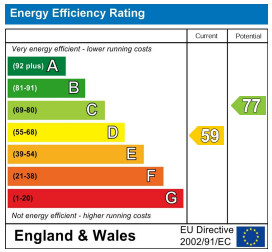

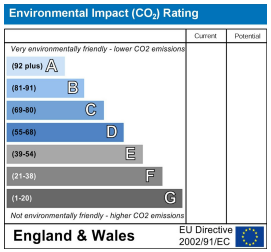

MISREPRESENTATION DISCLAIMER
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