Dean
ESTATE AGENTS

Bullo Pill, Newnham, GL14 1ED

£685,000

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A truly stunning four-bedroom detached home, occupying an enviable plot of just over three acres and offering an exceptional combination of contemporary living, versatile accommodation and beautifully landscaped outdoor space. Set within the rarely available location of Bullo Pill, the property enjoys elevated views towards the River Severn, with no flood risk, creating a particularly desirable setting. A unique home in an outstanding position, which must be viewed to be fully appreciated.

Downstairs, the property centres around an impressive open plan kitchen, dining and living area, complete with feature exposed brick wall, wood burner and bi-fold doors opening onto the garden. Further accommodation includes three double bedrooms, a beautifully appointed family bathroom, separate study, utility room and downstairs WC, providing excellent flexibility for modern family living.

Upstairs, the impressive principal bedroom suite benefits from built-in wardrobes, dressing room, office space and a spacious en suite bathroom, creating a wonderful private retreat.

Outside, the property enjoys approximately three acres of beautifully maintained gardens and paddocks, ideal for those seeking extensive outdoor space. There are two enclosed paddocks, generous lawned gardens, an elevated seating area with stunning views towards the River Severn, woodland walks and direct access onto a public right of way. The property further benefits from ample off-road parking and a detached garage with planning permission approved for conversion into a two bedroom holiday let, offering excellent potential for holiday accommodation or, subject to the further relevant permissions, a self-contained annexe.

Being sold with no onward chain.

The property is accessed via a partially glazed composite door into:

Entrance Hallway:
Radiator and door leading into the open plan kitchen, dining and living space.

Open Plan Kitchen / Dining / Living Area: 15'0 x 32'11 (4.57m x 10.03m)

Living Area:
Front aspect UPVC double glazed window, radiator, television point, power points, feature exposed brick wall with LED mood lighting and inset wood burner.

Dining Area:
Radiator, power points and doors leading to the bedroom hallway and inner hallway.

Kitchen:
A beautifully fitted kitchen comprising of four rear aspect windows, side aspect UPVC double glazed bi-fold doors opening onto the patio and two Velux roof windows. Fitted with a range of wall, drawer and base mounted units, integrated oven, wine cooler, dishwasher, induction hob with extractor fan over, porcelain sink with mixer tap over, feature island with breakfast bar, upright contemporary radiator and inset ceiling spotlights.

Inner Hallway: 9'1 x 10'5 (2.77m x 3.18m)
Stairs to first floor landing, radiator, power points and doors leading to the utility room, study and downstairs WC.

Downstairs WC: 3'2 x 4'8 (0.97m x 1.42m)
Side aspect UPVC double glazed frosted window, close coupled WC, wash hand basin, heated towel rail, vaulted ceiling and fuse board.

Utility Room: 9'9 x 10'4 (2.97m x 3.15m)
Rear aspect UPVC double glazed window, rear Velux roof window, side aspect partially glazed composite door, fitted base units, space and plumbing for washing machine, oil fired boiler, radiator and inset ceiling spotlights.

Study: 12'10 x 7'8 (3.91m x 2.34m)
Dual aspect room with front and side aspect UPVC double glazed windows, radiator, power points and large understairs storage cupboard.

Bedroom Two: 13'6 x 12'1 (4.11m x 3.68m)
Front aspect UPVC double glazed window, radiator and power points.

Bedroom Three: 10'10 x 10'10 (3.30m x 3.30m)
Front aspect UPVC double glazed window, radiator, power points and feature fireplace.

Bedroom Four: 10 x 6'8 (3.05m x 2.03m)
Rear aspect UPVC double glazed window, radiator and power points.

Family Bathroom: 13'3 x 7 (4.04m x 2.13m)

Two rear aspect UPVC double glazed windows, walk-in shower with rainfall shower over, panelled bath with taps over, vanity wash hand basin with mixer tap, close coupled WC, partially tiled walls, radiator, inset ceiling spotlights and extractor fan.

First Floor Landing: 6'4 x 2'10 (1.93m x 0.86m)

Rear aspect Velux roof window, side aspect UPVC double glazed window and opening into dressing room.

Dressing Room / Storage Area: 8'9 x 8'9 (2.67m x 2.67m)

Useful dressing area leading into the office.

Office: 8'8 x 7 (2.64m x 2.13m)

Sloping eaves with full standing head height along the centre of the room. Front aspect Velux roof window, inset ceiling spotlights and power points.

Bedroom One: 17 x 12'1 (5.18m x 3.68m)

Sloping eaves with full standing head height along the centre of the room. Dual-aspect Velux roof windows to the front and rear provide excellent natural light. Fitted wardrobes offer both hanging and shelving space, complemented by a radiator, television point, power points, useful eaves storage, and a door leading to:

En Suite: 13'7 x 9'4 (4.14m x 2.84m)

Dual aspect room comprising side aspect UPVC double glazed window and rear Velux roof window, deep bath with freestanding taps, wash hand basin with mixer tap and close coupled WC.

Garage: 22'3 x 32'1 (6.78m x 9.78m)

Accessed via twin wooden barn doors with rear and side aspect windows and UPVC door to the garden. The garage has been re-roofed with new roof trusses and benefits from planning permission for conversion into a two bedroom holiday let. Subject to the relevant permissions, it could also offer excellent annexe potential.

Planning reference number: P0948/24/FUL

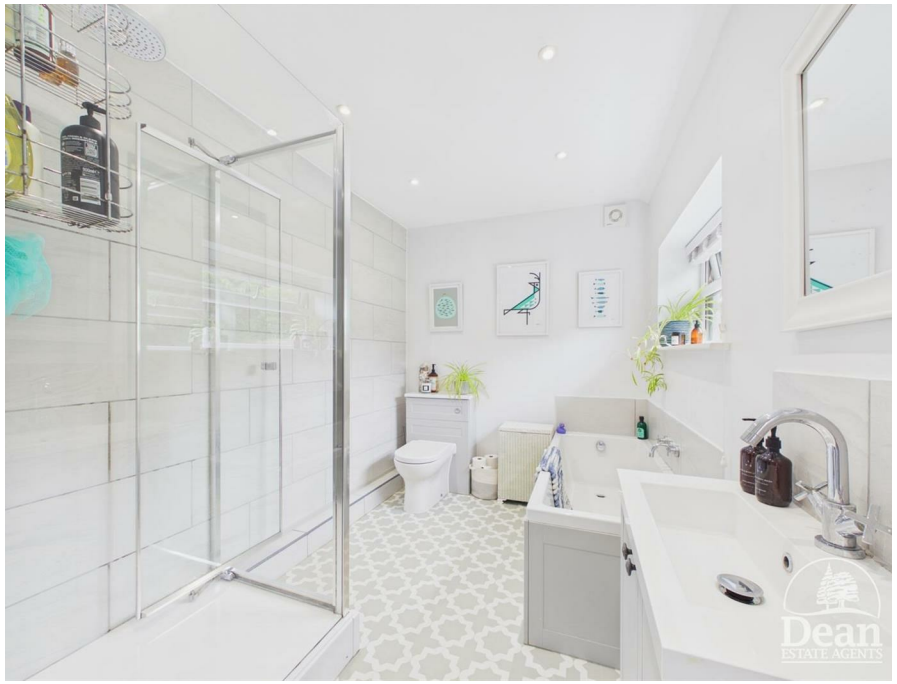
Outside:

The property is accessed via an unmade road leading from the main road. The road is maintained by the residents, reflecting the area's wonderful sense of community and neighbourly spirit, with everyone working together to keep it in good condition when required.

To the front of the property is a large driveway providing ample off-road parking for numerous vehicles together with an additional stone chipped parking area. A generous front lawn with established floral borders and pathway leads to the entrance.

To the rear is a substantial patio seating area with outside water tap and gated access to the surrounding gardens. The patio opens onto a large lawn bordered by established planting with direct access into one of the enclosed paddocks.

Beyond the formal gardens are two enclosed paddocks, together with woodland areas, established trees and pathways leading through the grounds. An elevated seating area enjoys panoramic views towards the River Severn, whilst a further pathway lined with mature trees leads to a gate opening directly onto the public right of way.



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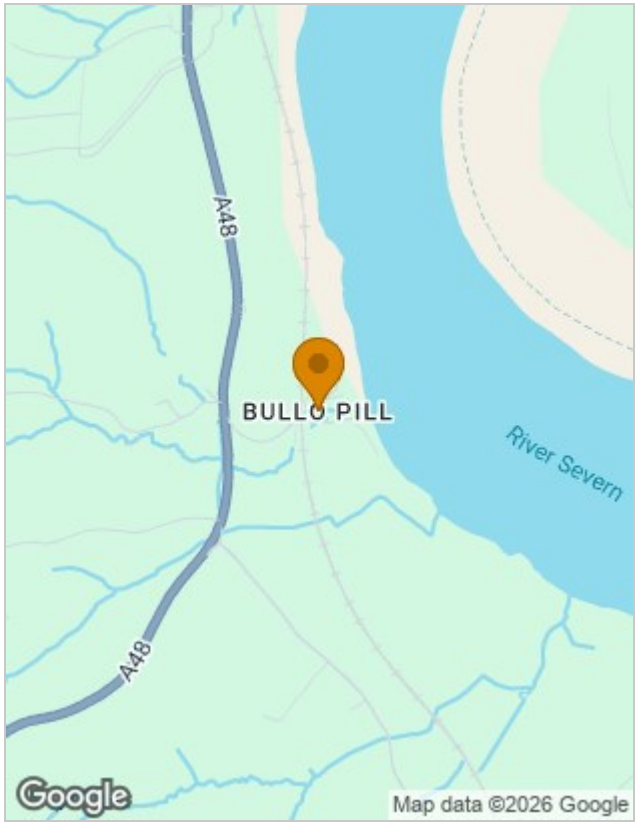
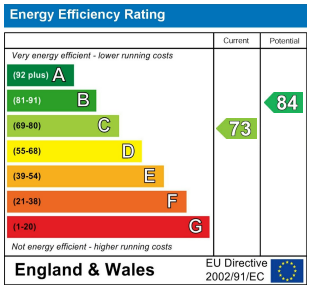
Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Floor Plans

Location Map



Energy Performance Graph



Viewing

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