



Ferneyfield Abenhall Road
Mitcheldean GL17 0DT



STEVE GOOCH
ESTATE AGENTS | EST 1985

Ferneyfield Abenhall Road

Mitcheldean GL17 0DT

Guide Price £1,450,000

An exceptional opportunity to acquire this IMPRESSIVE SIX/SEVEN-BEDROOM RESIDENCE, occupying a PRIME POSITION ON THE EDGE OF MITCHELDEAN and SURROUNDED BY OPEN FIELDS. Offering APPROXIMATELY 3,900 SQ. FT. OF HIGHLY VERSATILE ACCOMMODATION, the property is PROMINENTLY SET WITHIN GARDENS AND GROUNDS APPROACHING 4 ACRES. It includes a RANGE OF USEFUL OUTBUILDINGS SUCH AS STABLES and benefits from FULL PLANNING PERMISSION (P0637/24/FUL) TO CONVERT THE ATTACHED ANNEXE—formerly a commercial carpentry workshop—into THREE SELF-CATERING TOURISM UNITS, along with the creation of a BIO-DIVERSITY NATURE AREA within part of the garden. With its EXCELLENT LOCATION and LEVEL PLOT, this property is ALSO IDEALLY SUITED TO BUYERS WITH EQUESTRIAN INTERESTS.

There is currently an INTEGRAL PURPOSE BUILT DISABLED SUITE that could be utilised as ANNEXE/MULTI GENERATIONAL LIVING ACCOMMODATION comprising a BEDROOM, LOUNGE and BATHROOM and has its own access via an external staircase. Dene Magna Secondary School is located a very short distance from the property as are SCENIC COUNTRY WALKS and LOCAL AMENITIES.

Mitcheldean is a small town located in the Forest of Dean district of Gloucestershire, England. It is situated in the northern part of the Forest of Dean, approximately 12 miles west of the city of Gloucester.

Known for its historic charm and its location within the beautiful countryside of the Forest of Dean, the town has a rich history, and evidence of its past can be seen in the architecture of its buildings. The 13th-century church of St. Michael and All Angels is a notable landmark in Mitcheldean.

With a strong sense of community, the town has a good range of amenities to serve its residents. These include local shops, pubs, doctor's surgery, pharmacy, a primary school, the Ofsted Outstanding secondary school Dene Magna, a library, and a community centre. The town hosts various events throughout the year, including festivals and markets.





A front aspect oak door with double glazed leaded panels leads into an impressive porch with side aspect windows, grand archway opening leads into;

MAIN ENTRANCE HALL

A bright and welcoming space with a radiator, oak flooring, door leads to the office/living room, double doors lead through to the central hallway.

OFFICE/LIVING ROOM

19'02 x 13'05 (5.84m x 4.09m)

A fantastic secondary reception to the main living room that also suits well as an office, radiators, front and side aspect windows.

CENTRAL HALLWAY

Oak flooring, useful cloak cupboard, lift to the first floor and oak staircase also leading to the first floor. Doors lead into the kitchen/diner, living room and pantry.

PANTRY

7'01 x 6'02 (2.16m x 1.88m)

With lighting and fitted shelving.

LIVING ROOM

23'06 x 20'00 (7.16m x 6.10m)

A bright and spacious L-shaped room to relax and entertain, radiator, front and side aspect windows, period fireplace with potential to reinstate the open fire.

KITCHEN/DINING ROOM

25'11 x 25'00 (7.90m x 7.62m)

The central hub of the home with bespoke handmade wall and base level units with oak worktops, fitted range cooker with two ovens and a warming draw, grill and seven ring hob with extractor over. Inset 1.5 bowl sink unit with waste disposal, space for an American style fridge/freezer, space and plumbing for a dishwasher, gas fired Rayburn (not working) with travertine tile splash-backs, ceramic tile floor. Rear aspect window, archway through to the dining area with continuation of the ceramic tile floor, radiator, side aspect sliding patio door leads to the garden. From the kitchen a door leads to the rear hall and internal hall with w.c.

REAR HALL

Provides rear access via a upvc double glazed door to the garden, doors lead off to the utility room and cloakroom. Further door to the attached workshop and to the front garden.



UTILITY ROOM

Comprising a range of wall and base level units, inset stainless steel sink unit, space and plumbing for a washing machine, space for a fridge/freezer, ceramic tiled floor, rear aspect window.

CLOAKROOM

Low level w.c., washbasin, rear aspect window.

INNER REAR HALL

Windows to side and rear aspects, storage cupboard, door into w.c with low level w.c., washbasin and side aspect window. A door leads into a rear lobby with access to the attached garage and rear garden.

FIRST FLOOR LANDING

Oak floorboards, lift access to the ground floor, linen cupboard, front aspect window, doors lead off to the bedrooms, bathroom and separate w.c. Stairs leads up to the attic space. Bedroom Four, Bedroom One/Living Room and the Wet Room could form an internal annexe.

BEDROOM TWO

21'00 x 12'06 (6.40m x 3.81m)

Windows to front and side aspects, radiator, door leads into;

EN-SUITE BATHROOM

Comprising a panelled bath with shower over, low level w.c., pedestal washbasin, tiled walls, oak flooring.

BEDROOM THREE

16'07 x 11'07 (5.05m x 3.53m)

Side aspect window, radiator, door into;

EN-SUITE BATHROOM

Comprising a bath with shower over, low level w.c., pedestal washbasin, tiled walls.

POTENTIAL ANNEXE/BEDROOM FOUR

14'11 x 13'00 (4.55m x 3.96m)

Radiator, rear aspect window with view over grounds and fields beyond, door leads into the former disabled suite and large wet room that would be ideal as internal annexe accommodation.

BEDROOM/LIVING ROOM

29'09 x 12'02 (9.07m x 3.71m)

A large adaptable space benefitting from triple aspect windows with superb views over surrounding countryside. French doors lead out to a balcony with glass balustrade and timbered staircase that leads to the rear of the property.

WET ROOM

Could serve the annexe, low level w.c., pedestal washbasin, shower cubicle, rear aspect window.







BEDROOM FIVE

13'04 x 10'04 (4.06m x 3.15m)

Radiator, front and side aspect windows.

BEDROOM SIX

13'07 x 9'11 (4.14m x 3.02m)

Radiator, front aspect window.

BEDROOM SEVEN

11'09 x 8'04 (3.58m x 2.54m)

Radiator, side aspect window, door into;

EN-SUITE SHOWER ROOM

Low level w.c, washbasin, shower cubicle.

BATHROOM

Panelled Jacuzzi bath with tiled surround, pedestal washbasin, low level w.c, tiled walls.

ATTIC SPACE

A useful large storage area with power and lighting.

OUTSIDE

The property is approached through a pair of newly installed electric gates, opening onto a spacious gravelled driveway. Mature, lawned gardens wrap around the front and right-hand side of the home, offering a peaceful setting and giving access to a charming Garden Room via French doors. This room measures 15'00" x 11'05" and features oak flooring, power, and lighting—ideal for relaxing or entertaining.

To the rear, there is additional parking for multiple vehicles and access to the attached garage, which measures 30'11" x 14'10" and is equipped with power and lighting. The garage also houses two LPG gas-fired boilers.

The extensive grounds are primarily situated to the rear of the property and are largely level, making them perfectly suited for keeping horses or other animals. Facilities include a stable block with an integrated tack/storage room and a substantial shed/garage suitable for housing large machinery.

DIRECTIONS

What3Words- caressed.coil.salary- From our Mitcheldean office, proceed to the mini-roundabout on the A4136 and take the first exit signposted Gloucester. Take the next immediate right into Abenhall Road and follow the lane past Dene Magna Secondary School where the property can be found on the left after a few hundred yards.

SERVICES

Mains water, 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.



AGENTS NOTE

Full planning permission passed to convert the attached annexe (formerly a commercial carpentry workshop) into 3 self-catering tourism units and a section of the gardens into a bio-diversity nature area. (P0637/24/FUL)

WATER RATES

Severn Trent Water Authority.

LOCAL AUTHORITY

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

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)

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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.





Ground Floor Plan



Ferneyfield, Abenhall Road, Mitcheldean, Gloucestershire
Approximate Gross Internal Area
Main House = 647 Sq M/6609 Sq Ft
Outbuildings = 189 Sq M/2034 Sq Ft
Total = 836 Sq M/8643 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.

MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys