



Little In Sight
Corse Lawn GL19 4PE



STEVE GOOCH
ESTATE AGENTS | EST 1985

Little In Sight

Guide Price £675,000

Corse Lawn GL19 4PE

A THREE / FOUR BEDROOM DETACHED PROPERTY situated in the EVER POPULAR AREA of CORSE LAWN, with a GOOD RANGE OF EQUESTRIAN FACILITIES / OUTBUILDINGS to include WORKSHOPS, STABLING, DOG KENNELS etc., ALL SET WITHIN LEVEL GROUNDS APPROACHING ONE AND HALF ACRES situated in a COUNTRYSIDE SETTING with AMPLE PARKING.

Corse Lawn is a small Hamlet within the Parish of Eldersfield which has a primary school and a large hotel. Nearby, Corse has a petrol garage with shop and church. Corse Lawn is ideally situated for access to a variety of nearby towns including Tewkesbury (5 1/2 miles approximately), Newent (6 miles approximately) and Ledbury (11 miles approximately). These towns offer a good range of shops, supermarkets, health centres, schooling, churches and libraries. The City of Gloucester (9 miles approximately) has a comprehensive range of facilities (including a main line train station) and Cheltenham is approximately 12 miles distant.

For the commuter, access can be gained to the M50 via junction 2 (7 miles approximately) for onward connection to the M5 motorway, linking up the Midlands and the North, Wales, London and the South.



Entrance via half glazed frosted UPVC door through to:

ENTRANCE HALL

Single radiator, under stairs storage space, stairs to the first floor, wooden latch door through to:

LIVING ROOM

15'5 x 14'11 (4.70m x 4.55m)

Large brick fireplace, tiled hearth, solid wood beam over, parquet flooring, double radiator, airing cupboard with hot water tank, rear aspect window, small side aspect window.

DINING ROOM

13'0 x 8'9 (3.96m x 2.67m)

Parquet flooring, double radiator, front and side aspect windows with a private outlook over the gardens.

KITCHEN

12'4 x 12'2 (3.76m x 3.71m)

One and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, fitted Stanley cooking range with hot plates and ovens below (supplying the central heating and domestic hot water boiler), separate electric Belling range with hot plates and ovens below, plumbing for dishwasher, space for fridge / freezer, front and rear aspect windows with a private outlook. Opening through to:

INNER HALLWAY

Door to:

CLOAKROOM

White suite comprising low-level WC, wash hand basin, rear aspect frosted window.

WALK-IN PANTRY CUPBOARD

6'3 x 5'1 (1.91m x 1.55m)

Shelving, front aspect window.

UTILITY

11'8 x 6'0 (3.56m x 1.83m)

Belfast sink unit, plumbing for washing machine, tiled flooring, stairs to the first floor, rear aspect window with a private outlook, half glazed door through to the rear. Door to:





STUDY / OCCASIONAL BEDROOM 4

11'8 x 10'8 (3.56m x 3.25m)

Rear aspect Velux roof light.

MUD ROOM / FORMER GARAGE

15'5 x 11'9 (4.70m x 3.58m)

Currently used as a room for dogs, front aspect window, half glazed door to the front.

FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

LANDING

Wall mounted electric heater, access to roof space, front and side aspect windows.

MASTER BEDROOM

15'0 x 11'1 (4.57m x 3.38m)

Double radiator, rear aspect window with a lovely private outlook over the grounds. Door to:

EN-SUITE SHOWER ROOM

Fitted shower cubicle and tray, shower, tiled surround, close coupled WC, pedestal wash hand basin, heated towel rail.

BEDROOM 2

13'5 x 9'2 (4.09m x 2.79m)

Access to roof space, single radiator, front and rear aspect windows with a private outlook over the gardens and ground.

BEDROOM 3

12'5 x 10'4 (3.78m x 3.15m)

Single radiator, front and side aspect windows with a private outlook.

BATHROOM

White suite comprising bath with electric shower over, tiled surround, close coupled WC, pedestal wash hand basin, tiled splashback, bidet, heated towel rail, rear aspect frosted window.

OUTSIDE

From the track, a five bar gate gives access through to a gravelled parking and turning area, suitable for the parking of several vehicles, caravan etc., leads through to a further yard for the parking of horse boxes, further trailers etc. There are a range of outbuildings to include:

STORE

14'8 x 8'8 (4.47m x 2.64m)

WORKSHOP

25'4 x 9'7 (7.72m x 2.92m)

Power and lighting.

THREE DOG KENNELS

18'3 x 11'6 overall (5.56m x 3.51m overall)

Lighting and heating, 8ft runs to the rear for each one.

DOUBLE STABLE BLOCK

23'10 x 12'0 overall (7.26m x 3.66m overall)

Power and lighting, mains water.

TWO STORE SHEDS

FIELD SHELTER

12'0 x 11'6 (3.66m x 3.51m)

Turn out area, mains water.

TUNNEL HAY STORE

19'10 x 13'0 (6.05m x 3.96m)

To the rear, there are level grounds separated into three paddocks with mains water supply and a natural hedging boundary.

The property has gardens surrounding with various lawned areas, various borders having shrubs, bushes and trees etc, raised beds, greenhouse, plum trees, outside lighting, outside taps, original cider mill, natural hedging surround. The whole plot amounts to approaching one and a half acres.

SERVICES

Mains water and electricity, septic tank, oil-fired heating.

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: F
Malvern Hills District Council, Council House, Avenue Road,
Malvern, Worcs. WR14 3AF.

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.

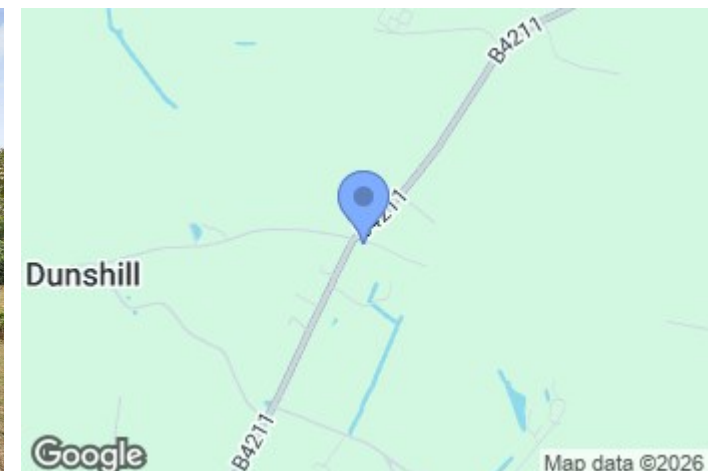
DIRECTIONS

From Gloucester, proceed along the A417 towards Ledbury passing through Maisemore and Hartpury. As you come to the petrol station on your right hand side, immediately after the garage, turn right towards Corse Lawn. Proceed along this road into Corse Lawn until you see the Bentley Garage on your right hand side. Turn right immediately after this. Proceed down the track and the property will be found on your right hand side.

What3words - [///inguists.outlooks.devotion](https://www.what3words.com/#!/inguists.outlooks.devotion)

PROPERTY SURVEYS

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



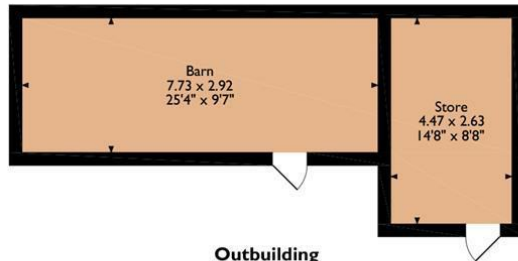
Little in Sight, Corse Lawn, Gloucester, Gloucestershire
 Approximate Gross Internal Area
 Main House = 165 Sq M/1776 Sq Ft
 Outbuilding = 35 Sq M/377 Sq Ft
 Total = 200 Sq M/2153 Sq Ft



Ground Floor



First Floor



Outbuilding

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	
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
(55-64) D			(55-64) D
(39-54) E			(39-54) E
(21-38) F		50	(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





4 High Street, Newent, Gloucestershire. GL18 1AN | (01531) 820844 | newent@stevegooch.co.uk | www.stevegooch.co.uk

Residential Sales | Residential Lettings | Auctions | Surveys