



Home Farm Dursley Cross
May Hill GL17 0RD



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £750,000

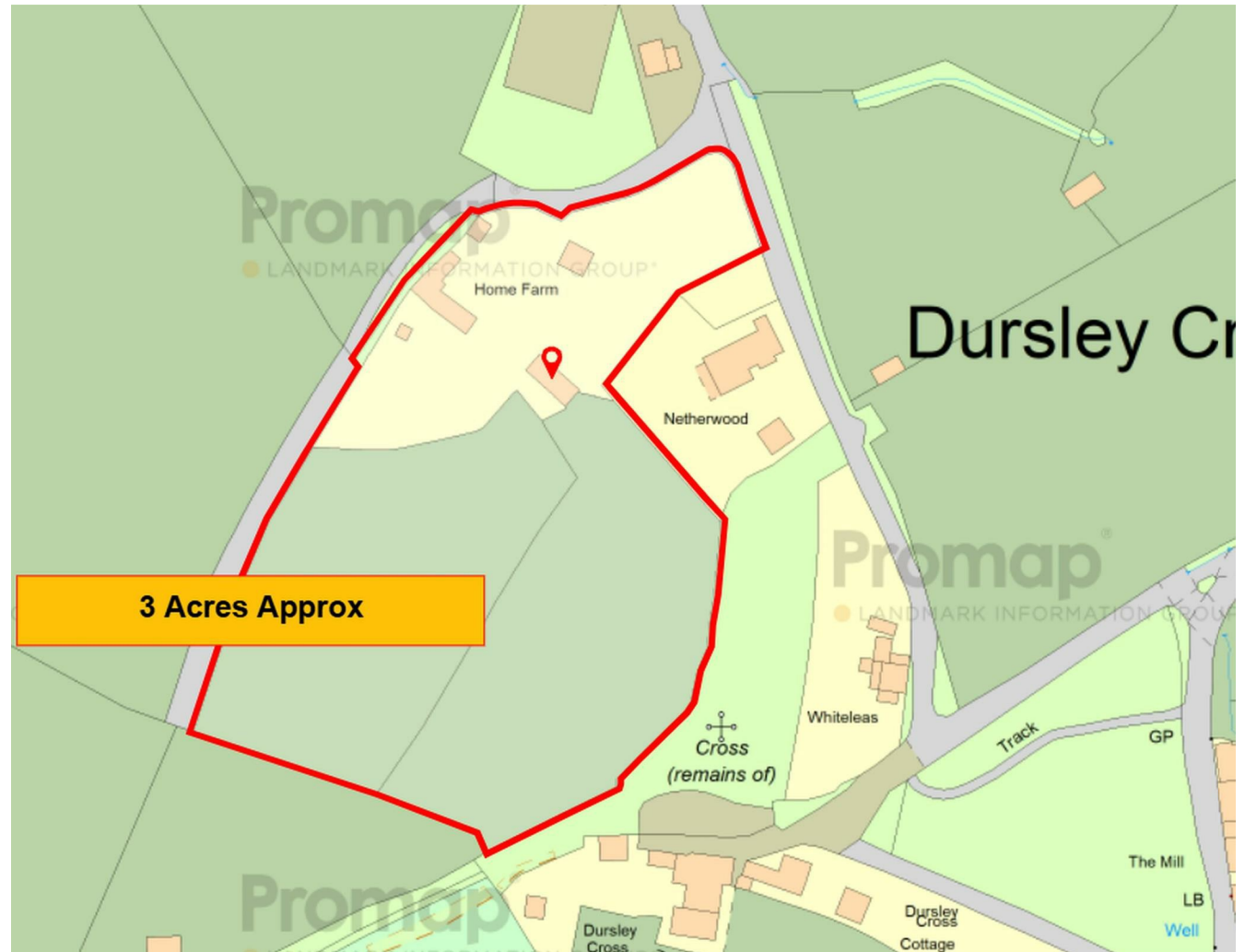
May Hill GL17 0RD

A THREE BEDROOM DETACHED COUNTRY COTTAGE situated in a **SUPERB UNSPOILT ELEVATED RURAL LOCATION** in need of **UPDATING AND MODERNISATION**, set in **BEAUTIFUL MATURE GARDENS** with a **RANGE OF OUTBUILDINGS**, **TWO GOOD SIZED PADDOCKS**, with the **WHOLE AMOUNTING TO APPROXIMATELY THREE ACRES**, all being offered with **NO ONWARD CHAIN**.

The popular rural village of May Hill offers lovely walks with stunning views across the countryside and surrounding farmland. There is a village hall, church and a popular public house.

Newent is approximately 4 miles away offering a range of shops, supermarkets, primary and secondary school, churches of various denominations, health, sports and community centres and library.

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.



Entrance via solid timber doorway through to:

ENTRANCE HALL

Flagstone flooring, understairs cupboard, original cupboard, rear aspect window with a lovely outlook over the gardens, stairs to the first floor.

SNUG

11'10 x 10'4 (3.61m x 3.15m)

Stone fireplace, exposed timbers, night storage heater, two front and one rear aspect window with a private outlook over the gardens.

SITTING ROOM

12'7 x 10'3 (3.84m x 3.12m)

Stone fireplace with inset wood burning stove, double radiator, window seats, recessed book shelving, front and rear aspect windows with a lovely unspoilt outlook. Door to:

DINING ROOM

13'0 x 10'9 (3.96m x 3.28m)

Double radiator, exposed timbers, side aspect window with a lovely outlook onto open farmland, fully glazed door through to the rear. Door to:

KITCHEN

18'3 x 8'7 (5.56m x 2.62m)

Single drainer sink unit with mixer tap, cupboards under, fitted units, integrated electric oven, two ring electric hob, double radiator, exposed timbers, walk-in pantry cupboard with shelving and side aspect window, the kitchen having two side aspect windows with views over surrounding farmland, gardens and ground. Half glazed door through to the front. Door to:

GROUND FLOOR SHOWER ROOM

Fitted shower cubicle and tray, shower, panelled surround, close coupled WC, vanity wash hand basin with cupboards below, tiled splashback, single radiator, extractor fan, cupboard housing the electric boiler plus hot water tank, side aspect window.

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





LANDING

BEDROOM 1

12'5 x 10'6 (3.78m x 3.20m)

Built-in cupboard, night storage heater, front and rear aspect windows with a lovely outlook. Door to:

BEDROOM 2

13'1 x 10'9 (3.99m x 3.28m)

Built-in wardrobe, night storage heater, side and rear aspect windows with superb unspoilt views over the surrounding fields and farmland.

LANDING / BEDROOM

10'5 x 10'11 (3.18m x 3.33m)

Built-in shelving, front and rear aspect windows with a superb outlook. Door to:

BEDROOM 3

12'0 x 10'7 (3.66m x 3.23m)

Built-in wardrobe, night storage heater, front and rear aspect windows with lovely views, door to outside (used to lead to a balcony which has been taken down).

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. This leads through to:

DETACHED DOUBLE GARAGE

19'3 x 19'0 (5.87m x 5.79m)

Accessed via electric up and over door, power and lighting, personal door through to the side.

There are a range of outbuildings to include

STABLE BLOCK / STORE

45' x 15'6 (13.72m x 4.72m)

Pitched roof, lighting and external lighting.

DETACHED STONE OUTBUILDING

13'7 x 10'1 (4.14m x 3.07m)

Known as the Potting Shed, lighting, two side aspect windows, storage above.

The property has superb landscaped gardens with an abundance of flower beds and borders, shrubs, bushes, trees, etc., which are to the front, side and rear of the property. There is also a pond, various paved and gravelled areas, SUMMER HOUSE (8'11 x 7'4), various hedging and fencing surround with lovely outlook over surrounding fields and farmland.

From the gardens, access is gained through to:

TWO PADDOCKS

Natural hedging boundary. There is also separate gated access into the field if required

The whole plot amounts to just over three acres.

SERVICES

Mains electric and water, septic tank, electric 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: E
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 out along the B4211 towards Huntley for 2/3 miles until you see a turning right signposted towards May Hill along Judges Lane, proceed along here until the end and at the T junction turn left, bearing right passing the Glasshouse Public House on the left hand side. Proceed up the Hill, until it levels out and come down the other side where there is a sharp left hand bend with a turning off to the right. Take this turning, bearing around to the right and proceed to the very end, where the access to Home Farm will be found.

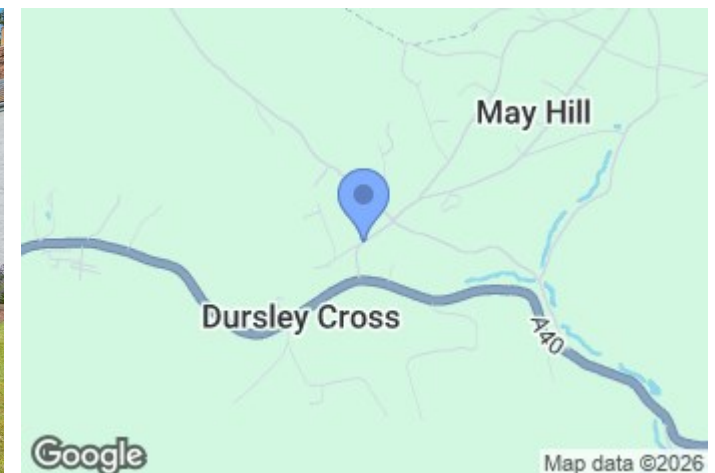
what3words ///haunts.horizons.workbench

PROPERTY SURVEYS

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

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.



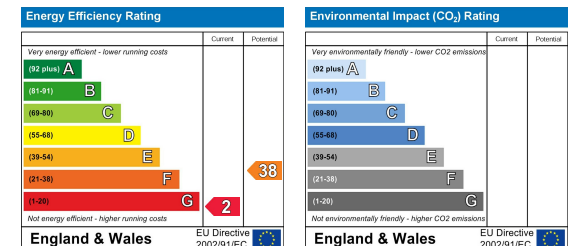
Home Farm, Dursley Cross, May Hill, Gloucestershire
 Approximate Gross Internal Area
 Main House = 118 Sq M/1270 Sq Ft
 Garage = 34 Sq M/366 Sq Ft
 Outbuildings = 79 Sq M/851 Sq Ft
 Total = 231 Sq M/2487 Sq Ft



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.





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