



## Hitchings

Blakeney, Lydney, GL15 4BJ

£575,000



Elevated stone detached cottage with far reaching river Severn views and rural countryside.

The cottage boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. Each room is filled with natural light, enhancing the warm and inviting atmosphere that characterises this home. There are three well-proportioned bedrooms which offer comfortable accommodation for families or guests and there is also a study/nursery while the two bathrooms ensure convenience for all.

One of the standout features of this property is its character, with original details that add charm and warmth throughout. The inclusion of solar panels not only contributes to energy efficiency but also reflects a commitment to sustainable living, making this home both eco-friendly and economical.

For those with vehicles, the property offers generous parking for up to 3 cars, a rare find in such a tranquil setting. Whether you are looking to enjoy the beauty of the surrounding countryside or simply relax in the comfort of your own home, this cottage in Blakeney presents an exceptional opportunity.

In summary, this detached cottage combines traditional charm with modern conveniences, making it a perfect choice for anyone looking to embrace rural living in a beautiful part of the country. Don't miss the chance to make this enchanting property your new home.



#### Entrance Hall :

4'4" x 2'10" (1.33 x 0.88)

Entered via UPVC door, stairs to first floor, radiator, latch door to sitting room.

#### Sitting Room :

16'0" x 12'2" (4.89 x 3.73)

Feature stone fireplace with multi fuel stove, latch door to snug /living/dining room, door to kitchen, radiator, double glazed window to front aspect.

#### Kitchen :

15'5" x 10'8" (4.72 x 3.27)

Farmhouse style with matching wall and base cabinets, drawers, baskets/shelving, Belfast style sink, Rangemaster duel fuel range (run on LPG gas), extractor hood, integrated dishwasher, feature stone wall, spotlighting, vinyl flooring, radiator, three double glazed windows to rear aspect.

#### Utility Room :

6'8" x 10'8" (2.04 x 3.26)

Plumbing for washing machine, space for tumble dryer, radiator, tiled floor, double glazed window to rear aspect, latch door to kitchen.

#### Rear Lobby :

3'7" x 3'10" (1.10 x 1.18)

Tiled floor, double glazed door to rear.

#### Cloakroom :

3'4" x 3'10" (1.02 x 1.17)

Low level WC, wash hand basin, tiled floor, double glazed window to rear aspect.

#### Snug :

5'3" x 12'11" (1.62 x 3.96)

Feature exposed stone fireplace serving the snug and living room, radiator, double glazed window to front aspect.

#### Living Room :

11'5" x 19'10" (3.49 x 6.05)

Exposed stone wall and fireplace, wall lighting, two radiators, double glazed windows to front, side and rear, double glazed French doors to outside.

#### First Floor Landing :

6'7" x 7'8" (2.01 x 2.34)

Access to loft space (insulated, no ladder). 2nd Access to loft with ladder.

#### Master Bedroom :

12'0" x 16'0" (3.66 x 4.90)

Radiator, access to loft (boarded and insulated with ladder), double glazed window to front and side aspects with far reaching views.

#### En-suite Bathroom :

11'9" x 7'7" (3.59 x 2.33)

Four piece suite comprising of corner bath, shower cubicle, low level WC, pedestal wash hand basin, period towel radiator, tile effect laminate flooring, extractor fan, down lighting, double glazed window to rear aspect.

#### Bedroom 2 :

12'9" x 12'7" (3.89 x 3.84)

Exposed stone wall, fitted wardrobe, double glazed window to front aspect

#### Bedroom 3 :

15'8" x 10'11" (4.78 x 3.35)

Radiator, spot lighting, two double glazed windows to rear aspect.

#### Nursery/ Office :

7'6" x 5'2" (2.31 x 1.60)

Radiator, double glazed window to front aspect to views.

### Bathroom :

7'3" x 7'11" (2.23 x 2.42)

Free standing roll top bath with telephone style shower head and taps, period style low level WC, pedestal wash hand basin, partially wood paneled walls, built in cupboard with hot water tank, radiator, double glazed window to rear aspect.

### Outside :

A large mature garden of approximately , featuring expansive views and a mix of lawned areas, mature shrubs, and established trees. The outdoor space includes a wildlife pond and a flagstone patio, ideal for relaxation and entertaining. The property is complemented by wrap-around gardens, a double garage, and a detached stone-built office, offering both practicality and charm.

### Double Garage :

19'7" x 18'3" (5.99 x 5.57)

Two up and over doors, two windows to rear aspect, power and lighting, door to side. Attached shed. Driveway with parking for three vehicles.

### Detached Office :

16'2" x 9'7" (4.94 x 2.93)

Insulated, power, lighting. three double glazed windows.



Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

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

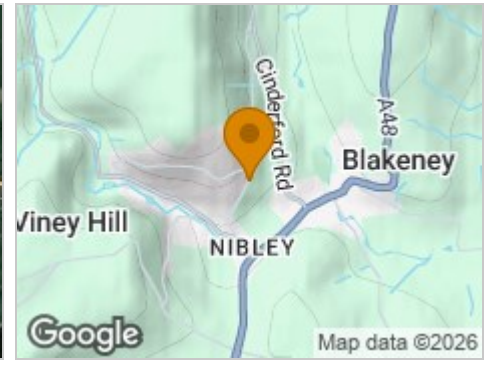
## Road Map



## Hybrid Map



## Terrain Map



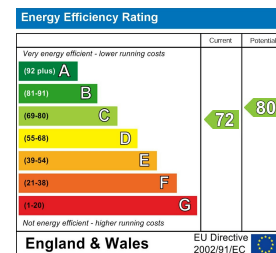
## Floor Plan



## Viewing

Please contact our Cinderford Office on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.