

Morning Chorus

The Lonk, Berry Hill



ROSCOE ROGERS KNIGHT
Town and country properties



Morning Chorus

The Lonk, Berry Hill, Coleford

Set in approximately 0.9 acres of mature ground and gardens is this charming and beautifully presented four-bedroom family home occupying an elevated position in a small hamlet with fine, far-reaching views of rolling countryside and beyond. Enjoying versatile accommodation across two well-appointed floors with a wealth of retained and embellished original features. Private driveway, detached garage/workshop and off-road parking for multiple vehicles.

The property is traditionally constructed in stone with a painted rendered exterior and inset double glazed window and doors set under pitched tiled roofs. Internal features include an inglenook fireplace, ledged and braced doors, exposed beams and stonework, moulded skirting boards and architraves and a combination of slate, ceramic tiled and carpeted flooring. An LPG fired boiler provides domestic hot water and heating to radiators throughout.

The main entrance to the property is from the driveway and through a part glazed door into:

PORCH:

Windows to front and side. Wide opening into:

ENTRANCE HALLWAY:

Turning staircase with twisted balustrading and squared newel posts up to the first flooring landing area. Under stair storage cupboard. Doors into the following:



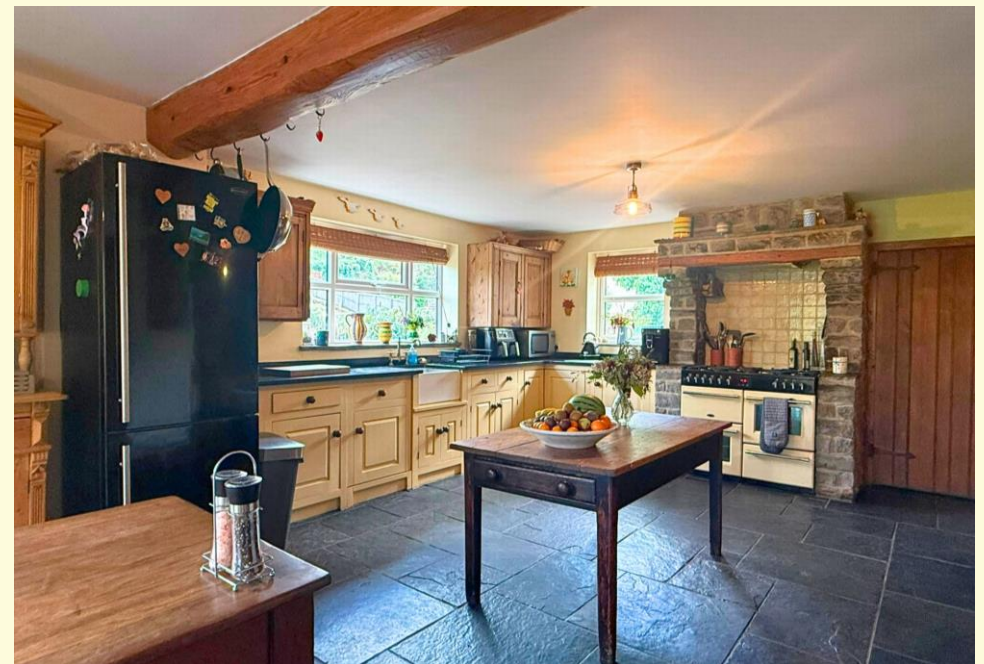
LIVING ROOM: 5.45m x 3.04m (17'11" x 9'12")

Two windows to front with garden views. Feature fireplace set on a raised hearth with open grate, wooden surround and mantle. Cupboard at high level housing consumer unit.



OPEN PLAN SNUG/KITCHEN/DINING:

SNUG: Inglenook fireplace housing wood burner set on a raised stone hearth. Integrated cupboard with full height wooden shelving and original door. Opening into: **KITCHEN/DINING AREA:** "L-shaped" granite worktop with inset Belfast sink and side drainer. A range of farmhouse style cupboards and drawers set under with integrated dishwasher. Exposed stone recess housing cooking range with grill, double oven, six ring gas hob and concealed extraction hood over. A generous "L-shaped" principal reception room windows to front, side and a pair of French doors out to a paved sun terrace. Complementary wall mounted cabinets and space for American style fridge/freezer. pantry cupboard with full height shelving. Door into:



UTILITY ROOM:

Window to back. space and plumbing for washing machine/tumble dryer. door into:

SHOWER ROOM:

Suite comprising a low-level WC, wall mounted wash basin with tiled splashback and fully tiled shower enclosure with head on adjustable chrome rail. Extraction fan at high level.

From entrance hallway, upstairs to:

FIRST FLOOR LANDING:

"Z-shaped" with two windows to the front elevation. Airing cupboard with full height wooden slatted shelving. Two roof access hatch. doors into the following:

BEDROOM ONE: 3.08m x 4.70m (10'1" x 15'5")

Dual aspect windows to back and front. Decorative fireplace with open grate. Integrated wardrobe with two hanging rails and storage.

**FAMILY BATHROOM:**

Frosted window to the back. A white suite comprising a low level WC, pedestal wash basin and bath with panelled front, mixer taps and separate handled attachment. Tiling at half height. Extraction fan at high level.

**STUDY/BEDROOM FOUR: 3.60m x 3.46m (11'10" x 11'4")**

Window to back with garden views.



BEDROOM THREE: 3.24m x 4.23m (10'8" x 13'11")

Dual aspect window to side and front with fine, far reaching countryside views.



BEDROOM TWO: 3.79m x 3.03m (12'5" x 9'11")

Dual aspect windows to side and front with views of the garden and surrounding countryside. door into:



EN-SUITE SHOWER ROOM:

A contemporary suite comprising a low-level WC, pedestal wash basin and fully tiled walk-in shower with mixer valve and head on adjustable chrome rail. Shelved recess with downlights. Chrome ladder style radiator. Extraction fan at high level.



OUTSIDE:

The property is approached via a quiet no-through lane, leading to a long driveway providing parking for multiple vehicles. The beautifully established and lovingly maintained grounds are arranged to the front and side of the house and have been thoughtfully designed to make the most of the available space and capitalise on the property's enviable elevated position. The gardens feature beautifully stocked herbaceous borders, with a wonderful variety of established flora and fauna, together with steps and interlinking pathways providing access between the different tiers. From the driveway, steps and a pathway lead down to:

DETACHED GARAGE/WORKSHOP: 7.70m x 3.90m (25'3" x 12'10")

Stone faced and set on a concrete hardstanding, the garage/workshop features inset double-glazed windows, a pair of doors to the rear and a part-glazed door to the side. Power and light are connected. This versatile space could potentially be utilised as ancillary accommodation, subject to obtaining the necessary planning permissions. Adjoining the garage, on the lower tier of the garden, is a generous expanse of lawn, which also benefits from secondary access from the lane via a five-bar metal gate. The principal garden is situated to the side of the property and is predominantly laid to lawn, with a sun terrace seamlessly adjoining the kitchen/dining room, creating an ideal setting for alfresco dining and entertaining. A stone-built pizza oven occupies one corner of the terrace. Towards the top of the garden, the sloping grounds open to a well-established fruit orchard, with a wooden summer house tucked into the corner and enjoying far-reaching views across the surrounding countryside.



SERVICES:

Mains electric, water and private drainage. LPG central heating system. Council Tax Band D. EPC Rating E.

DIRECTIONS:

From Monmouth, take the A4136 towards Gloucester and the Forest of Dean. Continue through the village of Staunton and, after approximately 1½ miles, proceed straight across the traffic lights at the junction within the wooded area. Continue straight over the next crossroads, then turn left at the following set of traffic lights. Pass the village stores on the left and, at the small crossroads by The Globe Inn, turn right. Take the first turning on the left, signposted 'The Lonk', and immediately turn right. Continue down the hill, where Morning Chorus will be found a short distance along on the right.



Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
 - We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
 - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

TOWN & COUNTRY PROPERTIES
 3 Agincourt Square, Monmouth NP25 3BT
 Telephone: 01600 772929
www.roscoerogersandknight.co.uk

Asking price of £699,000



Francline Properties Ltd t/a Roscoe, Rogers & Knight
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Approximate Gross Internal Area
 House = 162Sq m (1744 Sq ft)
 Garage = 30 Sq m (323 Sq ft)
 Total = 192 Sq m (2067 Sq ft)

