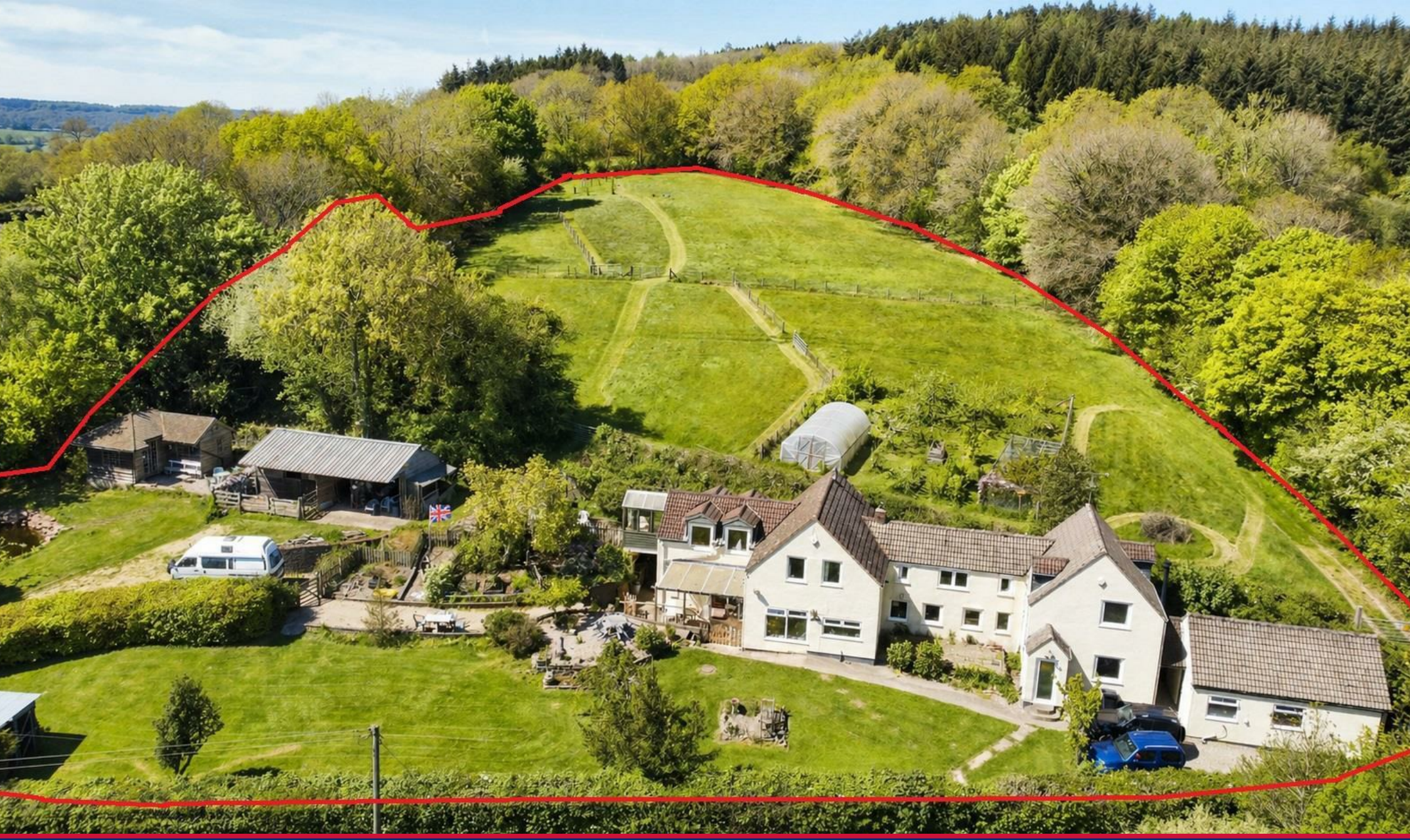


Fairview Folly Lane
May Hill GL17 0NP

STEVE GOOCH
ESTATE AGENTS | EST 1985

Fairview Folly Lane

May Hill GL17 0NP

Guide Price £749,950

A DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED COUNTRY PROPERTY offering VERSATILE AND FLEXIBLE ACCOMMODATION in this LOVELY UNSPOILT RURAL LOCATION with GOOD SIZED GARDENS, RANGE OF OUTBUILDINGS to include STABLE BLOCK, SUMMER HOUSE, DOUBLE GARAGE, SEPARATE FIELD with VARIOUS ANIMAL SHELTERS, POLYTUNNEL and TRACTOR SHED, with the whole amounting to 2.5 ACRES with STUNNING VIEWS TO THE FRONT OVER SURROUNDING FIELDS AND FARMLAND TOWARDS THE SEVERN ESTUARY.

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.

Fairview is perfectly placed for dog walking directly onto the Hill, along with good riding country directly from the property through the woods, which also leads onto the Hill.

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.



Porch via fully glazed frosted door. Further fully glazed frosted door to:

ENTRANCE HALL
Single radiator, laminate flooring, side aspect window, stairs to the first floor. Fully glazed double doors lead to:

LIVING ROOM
19'9 x 12'6 (6.02m x 3.81m)
Wood burner with raised hearth, two double radiators, front and side aspect windows with the front aspect having a lovely open outlook. Fully glazed door through to:

INNER LOBBY
Under stairs storage cupboard, steps up to:

SNUG
20'2 x 8'3 (6.15m x 2.51m)
Attractive brick fireplace with inset wood burning stove, raised brick hearth, exposed ceiling timbers, stone flooring, four front aspect windows with lovely views over the surrounding fields and farmland towards the Severn estuary. Door to:

INNER HALLWAY
Under stairs storage cupboard, stairs to the first floor, single radiator, flagstone flooring.

KITCHEN / DINING ROOM
10'10 x 8'2 / 15'4 x 8'5 (3.30m x 2.49m / 4.67m x 2.57m)
Flagstone flooring, stainless steel single drainer sink unit with cupboards under, range of base and wall mounted units, fitted oil-fired Aga with hotplates and ovens, plumbing for dishwasher, two front aspect windows with views over surrounding fields and farmland and over the Severn estuary, fully glazed UPVC double glazed French doors to the gardens.

CLOAKROOM
White suite comprising low-level WC, wash hand basin, tiled splashback, single radiator, flagstone flooring, rear aspect frosted window.

UTILITY
7'7 x 5'6 (2.31m x 1.68m)
Single drainer sink unit, mixer tap, single radiator, space for fridge / freezer, rear aspect frosted window.

OFFICE / ART / MUSIC ROOM
15'5 x 12'2 (4.70m x 3.71m)
Flagstone flooring, radiator, double glazed sliding patio doors through to the front gardens with a lovely outlook and views, rear aspect window. (This room could be used as a ground floor bedroom if required). Door to:

EN-SUITE SHOWER ROOM
Fitted shower cubicle and tray, shower, tiled surround, vanity wash hand basin, close coupled WC, rear aspect window.

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

FIRST FLOOR SITTING ROOM
12'4 x 8'10 (3.76m x 2.69m)
Wooden flooring, two double radiators, two front and rear aspect windows with the front having a superb outlook over surrounding fields and farmland towards the Severn estuary and the rear aspect having a private outlook over the property's land. Door to:













SUN ROOM
7'2 x 7'1 (2.18m x 2.16m)
Lovely outlook over the gardens, fully glazed UPVC door through to the gardens.

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

MASTER BEDROOM
20'1 x 9'3 (6.12m x 2.82m)
Single radiator, built-in wardrobe cupboards with hanging rail and shelving, two single radiators, access to roof space, side and front aspect windows with superb views over the Severn estuary. Door to:

EN-SUITE SHOWER ROOM
Fitted double shower cubicle and tray, shower over, pedestal wash hand basin, close coupled WC, heated towel rail, side aspect frosted window.

FROM THE INNER HALLWAY, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

BEDROOM 2
22'5 x 8'7 (6.83m x 2.62m)
Exposed timber flooring, single radiator, two double built-in wardrobes with hanging rails, front aspect windows with a lovely outlook over the gardens towards the Severn estuary, two small rear aspect windows.

BEDROOM 3
11'0 x 8'8 (3.35m x 2.64m)
Built-in cupboard, double radiator, front aspect window with views over the Severn estuary.

BEDROOM 4
10'11 x 8'8 (3.33m x 2.64m)
Built-in cupboard, front aspect window giving a superb outlook over the Severn estuary.

BATHROOM
White suite comprising modern panelled bath with electric shower over, tiled surround, pedestal wash hand basin, close coupled WC, large double airing cupboard with slatted shelving and lagged hot water tank, single radiator, rear aspect frosted window.

OUTSIDE
From the lane, a driveway suitable for the parking of three to four vehicles, gives access through to an:

ATTACHED DOUBLE GARAGE
23'4 x 16'8 (7.11m x 5.08m)
Accessed via two full height double doors, full size inspection pit, power and lighting, oil-fired central heating and domestic hot water boiler, small utility area with sink unit, cupboards and plumbing for washing machine, four side aspect frosted windows.

To the other end of the property, there is separate access via a five bar gate which has a gravelled parking area for several vehicles which leads to:

SUMMER HOUSE (L SHAPED)
15'7 x 10'5 / 7'11 x 7'10 (4.75m x 3.18m / 2.41m x 2.39m)
Split into two rooms incorporating an office plus main area, cedar design, three front aspect window overlooking the gardens and accessed via double glazed fully glazed doors.

DOUBLE STABLE BLOCK
12'9 x 9'8 / 12'9 x 9'3 (3.89m x 2.95m / 3.89m x 2.82m)

CAR PORT / FURTHER STORAGE AREA
12'9 x 9'7 (3.89m x 2.92m)
Situated to the side of the property and having power and lighting.

There is a concrete covered area to the front.

The lovely mature gardens surround the property with various lawned areas, gravelled and paved seating / patio areas, various mature shrubs, bushes and trees etc, WOODEN GARDEN SHED (7'10 X 5'8) with power and side aspect, various other raised seating areas, small log store, outside lighting, outside power points, outside taps, natural hedging boundary and a superb unspoilt outlook over surrounding fields and farmland towards the Severn estuary.

A five bar gate to the rear of the garden, crossing a small footpath, leads through to the main area of the ground which is a lovely open field separated into four paddocks, surrounded by woodland. The paddocks are completely stock fenced for sheep.

A separate five bar gated access from the lane, leads to the land and the whole has a natural hedging boundary and a range of outbuildings to include:

FIELD SHELTER 1
14'6 x 9'6 (4.42m x 2.90m)
Rubber matting, hardcore access.

TRACTOR SHED
18'4 x 11'6 (5.59m x 3.51m)
Accessed via double doors with paved flooring.

FIELD SHELTER 2
17'9 x 9 (5.41m x 2.74m)
Rubber matting.

POLYTUNNEL
24' x 12' (7.32m x 3.66m)

SMALL FRUIT ORCHARD
Pears, apples, plums and cherries.

The whole plot measures just over 2.5 acres and is fully stock fenced.

SERVICES
Mains water and electric, 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.

We have been advised by the vendors that Gigaclear is available at the property.

WATER RATES
Severn Trent - to be confirmed.









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

TENURE
Freehold.

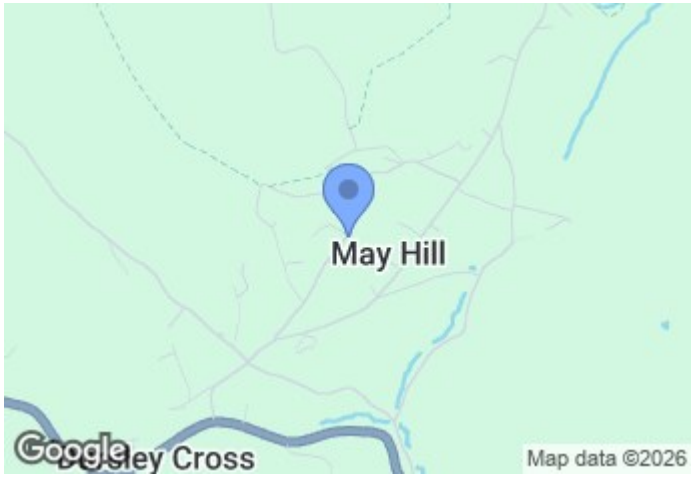
VIEWING
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

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, taking the first right into Folly Lane. Proceed along Folly Lane, around to the left and up the hill and the property will be found on your right hand side.

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



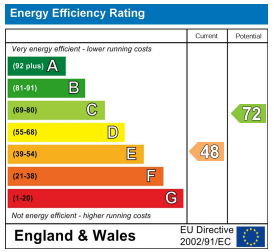


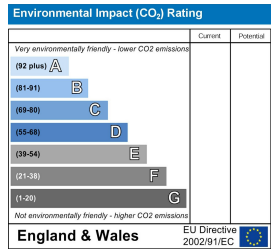


Fairview, May Hill, Longhope, Gloucestershire
Approximate Gross Internal Area
Main House = 211 Sq M/2271 Sq Ft
Garage/Outbuildings = 93 Sq M/1002 Sq Ft
Total = 304 Sq M/3273 Sq Ft



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.

