



Old Court House High Street
Newnham GL14 1BB



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Price Guide £500,000

Steve Gooch Estate Agents are delighted to offer for sale this BEAUTIFUL GRADE II LISTED PERIOD PROPERTY, believed to date back to the 15TH / 16TH CENTURY, situated in the popular historic village of Newnham on Severn. The property enjoys a LARGE ENCLOSED SOUTH EASTERLY FACING GARDEN, FAR-REACHING VIEWS OVER THE RIVER SEVERN, and a LARGE STORE ROOM WITH MEZZANINE IDEAL FOR FURTHER DEVELOPMENT. Character features include FLAGSTONE FLOORING, FIREPLACES, and EXPOSED CEILING AND WALL BEAMS.

The accommodation comprises: LOUNGE, DINING ROOM, KITCHEN / BREAKFAST ROOM, and UTILITY ROOM to the ground floor, with a CELLAR to the lower ground floor. To the first floor are TWO BEDROOMS, BATHROOM, and SEPARATE W.C, with a further TWO BEDROOMS and SHOWER ROOM to the second floor.

Newnham on Severn is a popular village located in the Forest of Dean district of Gloucestershire and is known for its scenic riverside location and its rich history. The village offers beautiful views of the River Severn, and its proximity to the waterway provides opportunities for enjoying the tranquil riverside atmosphere. It attracts artists and nature lovers alike.

The village has a long history dating back to medieval times, and it still retains much of its traditional character. The 13th-century church of St. Peter is a notable landmark in Newnham on Severn, showcasing architectural features from different periods.

Newnham on Severn provides a range of amenities and services for its residents. These include local shops, pubs, a primary school, a village hall, and a post office. The village hosts various events throughout the year, including festivals, fairs, and community gatherings.



The property is accessed via a solid timber door leading into the:

ENTRANCE HALL

11'04 x 10'11 (3.45m x 3.33m)

Wall light points, stairs leading to the first floor, flagstone flooring, power points, cast iron radiator, side aspect sliding sash window, thumb latch plank door giving access to the cellar, access into:

LOUNGE

15'06 x 15'06 (4.72m x 4.72m)

Open fireplace with wooden mantle and surround, slate hearth, alcoves to either side, ceiling light, picture rail, modern radiator, cast iron radiator, power points, two front aspect feature bay windows with sliding sash windows inset overlooking Newnham high street, window shutters.

DINING ROOM

16'06 x 11'07 (5.03m x 3.53m)

Character ceiling timber, wall timbers, beautiful slate fireplace with stone hearth, exposed timber skirting boards, wall light point, wooden plank doors, cast radiator, side aspect sliding sash window, feature arch, wooden door and small inner hallway with stone steps down leading into kitchen, three plank thumb latch door giving access into:

UTILITY

10'07 x 4'07 (3.23m x 1.40m)

White suite with close coupled w.c, small worktop area, space and plumbing for washing machine, small Belfast style sink with solid woodblock drainer, tiled surrounds, shelving, lighting, exposed wall timbers, ceiling light, Worcester gas fired central heating and domestic hot water boiler, small single glazed side aspect window.

KITCHEN

15'02 x 10'02 (4.62m x 3.10m)

Feature fireplace opening of brick construction, Rayburn inset, alcove cupboard to either side, Belfast style sink unit with solid wooden worktops, integrated drainer, tiled surrounds, range of base and wall mounted units, separate worktop area housing the gas hob, large cast radiator, tiled flooring, character ceiling beams, original bread oven, directional ceiling spots, side aspect wooden sealed unit double glazed window with side aspect double glazed door, floor to ceiling double glazed panel with feature wooden heart detailing inset, rear aspect window opening into the office/store room.

From the entrance hall, stairs lead up to the first floor:





LANDING

Curved wall with door giving access to the airing cupboard housing the hot water cylinder and slatted shelving space, large wooden plinth with store cupboard beneath, side aspect wooden double glazed window, exposed ceiling timbers, ceiling light, wooden plank door giving access into:

CLOAKROOM

White suite with close coupled w.c, wall mounted wash hand basin, tiled splashback, single radiator, side aspect single glazed window, ceiling light, wood effect lino flooring.

BEDROOM ONE

20'01 x 12'06 opening to 15'06 (6.12m x 3.81m opening to 4.72m)

Previously two rooms converted into one larger room, feature fireplace with cast grate slate hearth, stone surround, alcoves to either side, cast iron radiators, power point, telephone point, understairs storage cupboard, two front aspect sash windows overlooking Newnham high street.

BEDROOM TWO

17'00 x 11'06 (5.18m x 3.51m)

Exposed wall timbers, open fireplace with cast grate, stone surround and slate hearth, exposed floorboards, cast radiator, character ceiling timbers, vanity wash basin area, rear aspect window with views toward the River Severn, side aspect wooden unit sealed glazed window.

BATHROOM

10'07 x 4'08 (3.23m x 1.42m)

White suite with enamel sunken bath, center wall taps fitted, tiled surround, pedestal wash hand basin, character ceiling and wall timber, exposed wooden timber floorboards, cast radiator, side aspect Velux window.

From the landing, wooden staircase with wrought iron handrail and heart shaped detailing leads up to the:

SECOND FLOOR LANDING

Ceiling light, access to roof space, rear aspect sliding sash window with views over the rear garden, River Severn and valley beyond, wooden plank doors giving access into:

BEDROOM THREE

15'08 x 10'09 (4.78m x 3.28m)

Ceiling light, power points, telephone point, chimney breast with small alcoves to either side, cast radiator, small vanity sink unit with cupboard beneath, front aspect sash window overlooking the high street, rear aspect sash window with far reaching views towards the River Severn and the valley beyond.

BEDROOM FOUR

9'07 x 8'10 (2.92m x 2.69m)

Ceiling light, power points, cast radiator, front aspect sash window overlooking Newnham high street.

SHOWER CUBICLE

Enclosed mains fed shower with wash hand basin, bifold door, ceiling light, extractor fan.

From the entrance hall, wooden thumb plank door gives access down to the:

CELLAR

15'03 x 14'09 (4.65m x 4.50m)

Powe, lighting, gas meter, fireplace opening, flagstone flooring, ceiling timbers, electrical consumer unit, original coal opening from the high street.

OUTSIDE

A wooden door from the High Street opens onto a flagstone pathway giving access to both the front and rear entrances, each with external lighting.

The south-easterly facing rear garden features raised flower borders with shrubs and bushes, a flagstone patio, a small pond, a productive vegetable area and a large stone trough planter. Beyond, a generous lawn leads to a further wildlife pond and mature trees-including fruit producing varieties. The garden is enclosed by stone and brick walling with wrought-iron railings.

Access to:

STORE ROOM

Mezzanine floor accessed via a ladder, exposed ceiling timbers, double bowl, single drainer sink unit with taps, cast radiator, power points, lighting, tall rear aspect sealed unit window overlooking the garden.

DIRECTIONS

From Gloucester, continue out of the city on the A48, proceeding through the village of Westbury On Severn and on to Newnham on Severn. Upon reaching the village proceed up the High street where the property can be found about half way up on the left hand side.

AGENTS NOTE

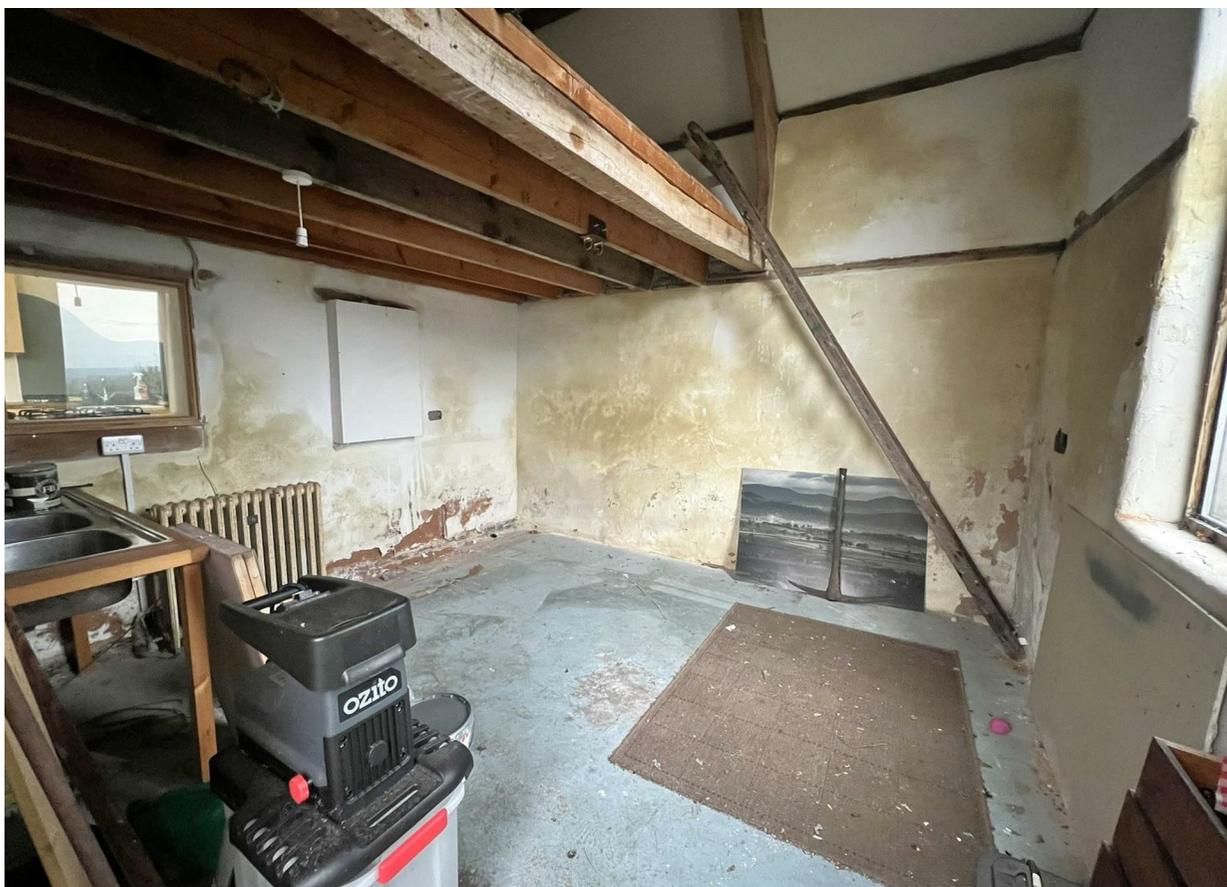
The ceiling of the cellar has spray foam insulation fitted.

SERVICES

Mains water, drainage, electricity, gas.

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 Water

LOCAL AUTHORITY

Council Tax Band: E

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

VIEWING

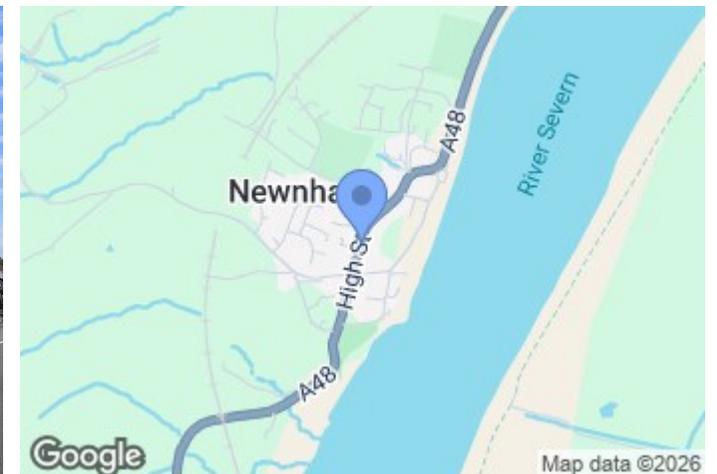
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required.
Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the seller(s)





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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