



Baytree Cottage Riverside Lane
Newnham GL14 1JE



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Offers Over £500,000

*****Viewings welcome for those who are ready to proceed—please confirm your position when booking*****

Steve Gooch Estate Agents are delighted to offer for sale this THREE DOUBLE BEDROOM DETACHED COTTAGE BELIEVED TO DATE BACK TO 1799.

The Property benefits from LARGE GARDENS BACKING ONTO THE RIVER, SUPERB FAR REACHING VIEWS, ATTACHED GARAGE & AMPLE OFF ROAD PARKING, GAS CENTRAL HEATING, DOUBLE GLAZING and OFFERED WITH NO ONWARD CHAIN.

The property comprises of ENTRANCE PORCH, SPACIOUS LOUNGE, OPEN PLAN KITCHEN/FAMILY ROOM, INNER HALLWAY and DOWNSTAIRS WET ROOM/CLOAKROOM to the ground floor with THREE DOUBLE BEDROOMS and FAMILY BATHROOM to the first floor.

Newnham on Severn is a 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 activities such as boating, fishing, and enjoying the tranquil riverside atmosphere.

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 surrounding countryside offers opportunities for outdoor exploration and leisure activities. The nearby Forest of Dean and Wye Valley are easily accessible and provide walking trails, cycling routes, and opportunities to immerse oneself in nature.



The cottage is accessed via a woodgrain upvc double glazed door into a front porch with dwarf walls and double glazed windows to side and front aspect, vaulted ceiling with ceiling light, tiled flooring. Solid timber door leading into the:

LOUNGE

23'11 x 11'07 (7.29m x 3.53m)

Exposed ceiling timbers, over-door timber lintel, brick fireplace with stone lintel, wood burning stove with stone hearth, power points, double radiator, tv points, wall light points, two front aspect woodgrain upvc double glazed window with solid wood window ledges, thumb latch plank door giving access to the stairs to the first floor, wooden thumb latch plank door giving access into:

DINING ROOM

Ceiling light, wall light points, tiled flooring, radiator, central heating thermostat controls, double doors giving access to storage cupboard, opening into:

KITCHEN/FAMILY ROOM

19'07 x 14'09 (5.97m x 4.50m)

Kitchen- One and a half bowl single drainer composite sink with taps over, solid woodblock worktops, range of base and wall mounted units, tiled surrounds, power points, space for five-ring gas rangemaster with extractor hood over, inset ceiling spots, double radiator, exposed timber lintels, tiled flooring, rear aspect woodgrain double glazed window.

Family Room- Ceiling light, power points, tiled flooring, double radiator, exposed brickwork, large side aspect triple window, bifold doors leading onto the rear garden with far reaching views towards the River and valley beyond.

Doors into:

INNER HALLWAY

Gas fired central heating and domestic hot water boiler, timer controls, power points, inset ceiling spots, velux style roof lights, continuation of the tiled flooring, solid timber thumb latch door giving access into:





SHOWER/WET ROOM

11'07 x 3'05 (3.53m x 1.04m)

Wet room area with tiled enclosure, mains fed shower with drencher and conventional head, two velux style roof lights, inset ceiling spots, extractor fan, wall mounted wash hand basin, close coupled w.c, non slip flooring, chrome heated towel radiator.

UTILITY

Range of base units, plumbing for automatic washing machine, single bowl single drainer stainless steel sink unit with taps over, tiled surround, power points, extractor fan, exposed ceiling timbers, tiled flooring, space for tumble dryer, door to storage cupboard, rear aspect upvc woodgrain double glazed window with tiled window ledge overlooking the rear garden with views towards the River.

From the Lounge/Dining Room, stairs lead to the first floor:

LANDING

Power points, access to roof space, single radiator rear aspect woodgrain upvc double glazed window with far reaching views over the garden, River and Valley beyond. Wooden thumb latch door gives access into:

BEDROOM ONE

11'02 x 9'10 (3.40m x 3.00m)

Ceiling light, radiator, power points, rear aspect woodgrain upvc double glazed window with exposed wooden window ledge and far reaching views over the garden, River and Valley beyond.

BEDROOM TWO

12'06 x 8'06 (3.81m x 2.59m)

Ceiling light, chimney breast with alcoves to either side, built-in wardrobes, power points, double radiator, front aspect woodgrain upvc double glazed window with exposed timber window ledge and views towards forest and woodland in the distance.

BEDROOM THREE

11'08 x 9'03 (3.56m x 2.82m)

Ceiling light, power points, double radiator, front aspect woodgrain upvc double glazed window with exposed timber window ledge and views towards forest and woodland in the distance.



BATHROOM

7'07 x 7'02 (2.31m x 2.18m)

White suite with low level w.c, pedestal wash hand basin, roll top claw footed bath, quadrant shower cubicle with mains fed shower fitted, inset ceiling spots, extractor fan, wall light point, half tiled walls, chrome heated towel radiator, tiled flooring, rear aspect woodgrain upvc obscure double glazed window.

ATTACHED GARAGE/WORKSHOP & PARKING

A block-paved driveway and parking area provides ample space for several vehicles. This convenient parking area grants access to the attached garage, accessible via a single up-and-over door, power, lighting, widow and personal door to rear.

OUTSIDE

At the front of the property, you'll find a small garden enclosed by a surrounding wall, complemented by shrubs and bushes.

A pair of gates guides you to the rear garden, where you'll find another block-paved parking area and a pathway that leads to a spacious patio. The garden features a well-maintained lawn, accompanied by vibrant flower borders, shrubs, bushes, and small trees. It also boasts a greenhouse and is enclosed by a combination of walling and fencing.

Ascending the steps, you'll discover a charming gravelled area with a summer house, offering picturesque views of the river and the scenic valley beyond. This tranquil spot provides a perfect place to unwind and enjoy the surroundings.

DIRECTIONS

From the Mitcheldean Office, proceed down to the mini roundabout turning left then first right onto the Abenhall Road. Continue along here until reaching Gunmill House, filtering left signposted to Newnham and Westbury. Continue along this road until reaching the T junction with the A48. Turn right signposted to Newnham. Proceed along for approximately a mile, under the railway bridge, taking the first tuning on the left into the Quay. Follow this road around to the right hand side where the property can be found after a short distance on the left.





SERVICES

Mains gas, electric, water and drainage.

WATER RATES

Severn Trent Water Authority - Rate TBC

TENURE

Freehold

LOCAL AUTHORITY

Council Tax Band: D

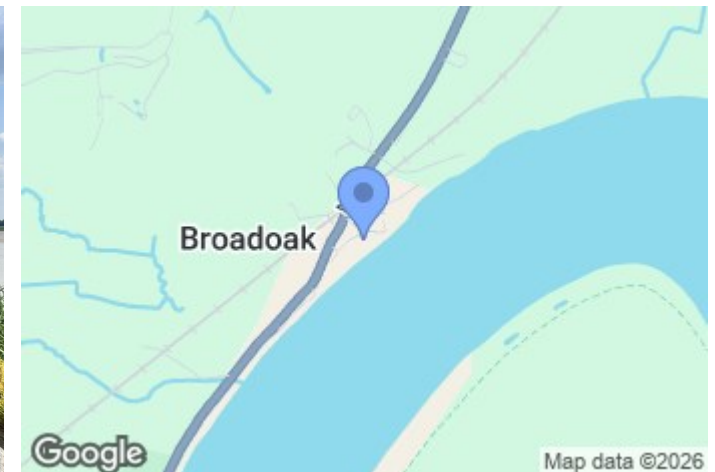
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

VIEWINGS

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.

PROPERTY SURVEYS

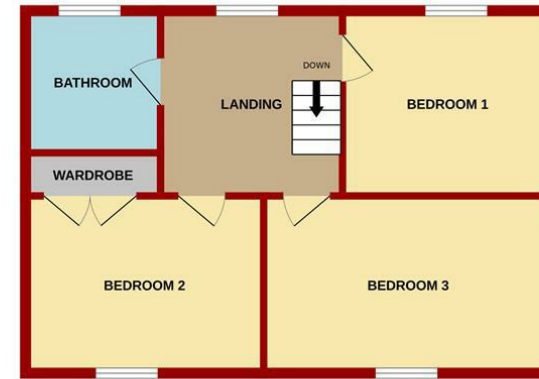
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys)



GROUND FLOOR



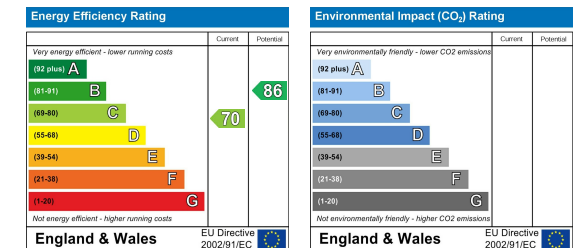
1ST FLOOR



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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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.





The Cross, Mitcheldean, Gloucestershire. GL17 0BP | (01594) 542535 | mitcheldean@stevegooch.co.uk | www.stevegooch.co.uk

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