



Cleeve Mill Cleeve Mill Lane
Newent GL18 1ES



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £560,000

A FIVE BEDROOM DETACHED FAMILY HOME with ATTACHED FORMER MILL (WITH ORIGINAL WORKINGS), offering WORKSHOP SPACE etc amounting to APPROX 2,000 SQ FT, or other uses subject to planning permission, AMPLE PARKING, STREAM BOUNDARY, GARDENS and PADDOCK / ORCHARD, the WHOLE PLOT AMOUNTING TO 1.2 ACRES with FIELDS TO THE FRONT AND REAR, all being offered with NO ONWARD CHAIN.

Situated on the outskirts of Newent which itself offers a range of shops, supermarkets, a 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.

The bustling cathedral city of Gloucester is approximately 10 miles distance and the Cheltenham Spa town (the home of the Cheltenham Festival and Gold Cup) approximately 17 miles distance for more comprehensive facilities. The historic market towns of Ross-on-Wye, Ledbury and Monmouth are all within easy driving distance and the idyllic and picturesque villages within The Cotswolds are also a must to explore!

With a choice of many countryside walks including the renowned May Hill and The Malvern Hills, and the Forest of Dean with its sprawling woodlands and outdoor activities, the River Wye with all its water activities, all too within easy driving distance, the property is ideally situated and caters for all.

There are a wide choice of schools available with local primary and secondary schools in Newent and independent schools in Malvern, Monmouth, Cheltenham and Gloucester.

Access can be gained to the M50 motorway (junction 3) approximately 3.5 miles away. The M50 connects you to the M5 motorway linking Midlands, North and South. The M50 takes you to Wales, Monmouth and Cardiff. Train Stations with access to all major cities including London can be found at Ledbury and Gloucester.



Entrance via half glazed door through to:

SPACIOUS ENTRANCE HALL

Tiled flooring, door to cloaks cupboard, front and side aspect windows. Half glazed door through to:

DINING ROOM

17'4 x 14'1 (5.28m x 4.29m)

Double radiator, front aspect window with a private outlook over the gardens.

LIVING ROOM

14'4 x 12'2 (4.37m x 3.71m)

Single radiator, front and side aspect windows with a lovely private outlook.

INNER HALLWAY

Single radiator, stairs to the first floor.

CLOAKROOM / UTILITY

White suite comprising close coupled WC, pedestal wash hand basin, oil-fired central heating and domestic hot water boiler, tiled flooring, single radiator, side aspect frosted window.

FAMILY ROOM

16'6 x 12'10 (5.03m x 3.91m)

Double radiator, original fireplace with inset wood burning stove, original bread oven, exposed timbers, double glazed sliding patio doors through to the rear patio, French doors through to the side.

KITCHEN

10'1 x 8'7 (3.07m x 2.62m)

One and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated fridge, washing machine, freezer and dishwasher, electric double oven with four ring hob over, cooker hood above, tiled flooring, double radiator, rear aspect window with a lovely private outlook over the gardens.

REAR PORCH

Attractive exposed flooring, outlook over the gardens, part glazed door through to the rear patio.





FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

LANDING

Two single radiators, under stairs storage cupboard, rear aspect window with a lovely private outlook over the gardens.

BEDROOM 1

14'6 x 10'2 (4.42m x 3.10m)

Single radiator, front aspect window with a private outlook.

BEDROOM 2

14'10 x 9'11 (4.52m x 3.02m)

Radiator, front aspect window.

BEDROOM 3

10'11 x 8'10 (3.33m x 2.69m)

Single radiator, front aspect window having a private outlook over open farmland.

BATHROOM

White suite comprising bath with shower attachment over, fitted double shower cubicle, shower, panelled surround, close coupled WC, vanity wash hand basin, cupboards below, airing cupboard with lagged hot water tank and slatted shelving, storage cupboards over, rear aspect window with a lovely outlook over the gardens.

BEDROOM 4

10'0 x 8'6 (3.05m x 2.59m)

Double radiator, side aspect window with a lovely outlook over the gardens.

FROM THE FIRST FLOOR LANDING, STAIRWAY GIVES ACCESS TO THE SECOND FLOOR.

BEDROOM 5 / PLAY ROOM

20'2 x 13'2 (6.15m x 4.01m)

Large bedroom area, eaves storage space, exposed timbers, side and rear aspect windows. Opening through to:

DRESSING AREA / STUDY

12'8 x 9'7 (3.86m x 2.92m)

Exposed timbers, side and rear aspect windows.

OUTSIDE

From the lane, a block paved driveway, suitable for the parking of four / five vehicles, leads through to the front of the property and to the old mill. To the side of this, there is a double OPEN FRONTED CAR PORCH / GARAGE (19'5 X 15'9). To the front of the property, there is a lawned area with flower borders, various shrubs, bushes and trees, outside lighting, garden area to the side, flower borders surround, enclosed by walling.

THE MILL

Access is via two doors - one to the front and one to the side. There are two rooms downstairs and to the first floor, there are a further two rooms with the original mill workings. A further staircase takes you to the top floor, which is one large room. The building measures approximately 2,000 sq ft and has power and lighting.

To the rear of the property, there is a large expanse of patio area, useful garden store, access through to the main area of lawn. The large expanse of lawn has flower borders with mature shrubs, bushes and trees, including fruit trees. This leads through to a lovely paddock / orchard, with fruiting trees. They all have a stream boundary and there is a separate five bar gated access from the lane. The whole plot measures approximately 1.20 acres.

AGENT'S NOTE

The house is not listed. It is only The Mill part which is Grade II listed.

The property did flood in the summer storms of 2007 and marginally in December 2020.

SERVICES

Well / spring supply, mains 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.





LOCAL AUTHORITY

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

TENURE

Freehold.

VIEWING

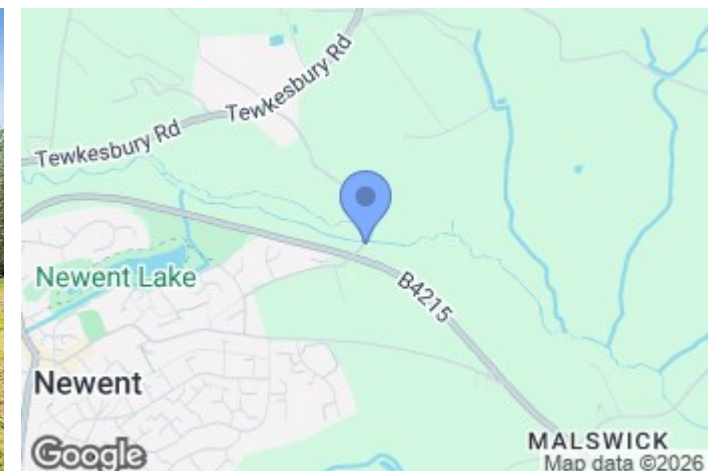
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

Proceed through the High Street, into Church Street and Gloucester Street towards Gloucester. Turn left into Cleeve Rise and then first right into Cleeve Mill Lane. Proceed down here, under the bridge and the property will be found on your left 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).



Cleeve Mill, Lane, Newent, Gloucestershire
 Approximate Gross Internal Area
 Main House = 198 Sq M/2131 Sq Ft
 Garage = 28 Sq M/301 Sq Ft
 Outbuilding = 154 Sq M/1658 Sq Ft
 Total = 380 Sq M/4090 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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-64) D			(55-64) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	87	England & Wales
		38	EU Directive 2002/91/EC





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