

Dean
ESTATE AGENTS

Millend, Blakeney, Gloucestershire, GL15 4ED

£650,000

3 2 2 D









Architect designed 3/4 bedroom detached eco-home on almost 2 acres of landscaped garden and woodland in the Blakeney village conservation area. This exceptional property offers a unique blend of character, architectural charm, beautiful outdoor space and village convenience on the edge of the Forest of Dean.

Internally, the property has been tastefully finished and offers spacious and versatile accommodation throughout including a large lounge with feature wood burner, separate dining room, fitted kitchen with separate utility room, three well proportioned bedrooms, modern family bathroom and en-suite facilities to the principal bedroom.

Outside is where this property truly excels, with breathtaking gardens incorporating a flowing stream, feature bridge, established planting, woodland and multiple seating areas. Further benefits include a detached summer house with annexe potential (subject to relevant permissions), making this an ideal space for guest accommodation, multi-generational living, holiday let potential or a fourth bedroom space.

Also being sold with no onward chain.

Further benefits include an energy-efficient 1.7kW solar system with excess generation diverted to support the hot water system, complemented by solar-assisted hot water and excellent levels of insulation throughout the home. Together, these features contribute towards the property's overall energy efficiency and heating requirements, while also providing the benefit of an additional income stream through Feed-in Tariff (FIT) payments, currently generating approximately £800 per annum.






The property is accessed via a partially glazed wooden door into:

Entrance Lobby: 4'4 x 3'10 (1.32m x 1.17m)

Frosted glazed windows, traditional wooden thumb latch doors and access into the dining room and downstairs cloakroom.

Downstairs W.C./Cloakroom: 8'7 x 3'10 (2.62m x 1.17m)

Front aspect wooden frosted glazed window, vanity wash hand basin with mixer tap over, concealed cistern WC, partially tiled walls and alarm system.

Dining Room: 11'6 x 16'10 (3.51m x 5.13m)

Front aspect wooden double glazed bay fronted window, two electric radiators, connection point for Gigaclear 1GB broadband, feature staircase and doors leading into the kitchen and lounge.

Kitchen: 12'7 x 8'7 (3.84m x 2.62m)

Front and side aspect wooden double glazed windows, fitted with a range of wall, drawer and base mounted units, sink with mixer tap over, Beko oven, space and plumbing for dishwasher and pantry area ideal for American style fridge/freezer.

Utility Room: 8'10 x 4'10 (2.69m x 1.47m)

Side aspect wooden double glazed window and rear aspect glazed wooden door providing access outside. Fitted with base units & cupboards, plumbing for a water softener, one and a half bowl porcelain sink with mixer tap over and space and plumbing for washing machine and dryer.

Lounge: 11'7 x 19'9 (3.53m x 6.02m)

Triple aspect room with side and rear aspect wooden double glazed windows and rear aspect double doors opening onto the courtyard garden. Feature stone fireplace with 8KW ecodesign Burley Brampton wood burner (capable of heating the entire house), Sky satellite connection cable, electric radiators, television point and power points.

First Floor Landing:

Feature spiral staircase leading to an L-shaped landing with side aspect wooden double glazed window and additional airing cupboard with 250 liter smart Mixergy hot water cylinder with solar power diversion.

Bedroom One: 11'7 x 19'9 (3.53m x 6.02m)

An exceptionally large bedroom, Triple side aspect wooden double glazed windows & double doors leading onto balcony (fitted with shutters), electric radiator, power points and door leading into:

En-Suite: 6 x 6 (1.83m x 1.83m)

Tiled flooring, vanity wash hand basin with mixer tap over, heated towel rail, walk-in shower with rainfall shower overhead and side aspect wooden double glazed window.

Balcony: 12'6 x 3'3 (3.81m x 0.99m)

Another standout feature of the property offering stunning elevated views across the gardens and surrounding grounds.

Bedroom Two: 9'11 x 11'1 (3.02m x 3.38m)

Front and side aspect wooden double glazed windows, built-in wardrobes with hanging and shelving options and power points.

Bedroom Three: 12'2 x 7'5 (3.71m x 2.26m)

Front aspect wooden double glazed window, built-in wardrobes with hanging and shelving options and power points.

Bathroom: 10'10 x 4'9 (3.30m x 1.45m)

Rear aspect wooden double glazed window, newly fitted suite comprising of whirlpool bath with taps over, close coupled WC, vanity wash hand basin with mixer tap over, walk-in shower with tiled surround, heated towel rail and inset ceiling spotlights.

Outside:

To the immediate rear of the property is a beautiful courtyard style garden providing a private seating area, with established planting and side access leading through to the driveway. Down a small pathway to the rear is also an allotment style vegetable garden and woodshed.

Driveway & Garage:

A large sweeping gravel driveway providing ample off-road parking for several vehicles together with garage space which is accessed via a manual up and over door with power and lighting.

Gardens & Grounds:

The gardens extend to approximately two acres and are thoughtfully arranged into a variety of distinct areas, including expansive lawns, established woodland, mature planted borders and a number of inviting seating areas designed to enjoy the surrounding landscape.

A particularly exceptional feature is the beautiful Forge Brook stream, which meanders through approximately 100 meters of the grounds and is crossed by a truly amazing feature bridge leading into the main garden area. The gardens also feature an impressive circular hedge with ornamental centerpiece, while beautifully maintained woodland pathways provide further opportunities to explore and enjoy the natural surroundings. Additional amenities include a tool shed, wood store and a charming glasshouse.

The grounds provide a wonderful haven for wildlife, enhancing the sense of peace and connection with nature. Regular visitors and residents include trout within the brook, deer, badgers, bats and hedgehogs, alongside an abundance of birdlife including woodpeckers, jays and goldfinches.

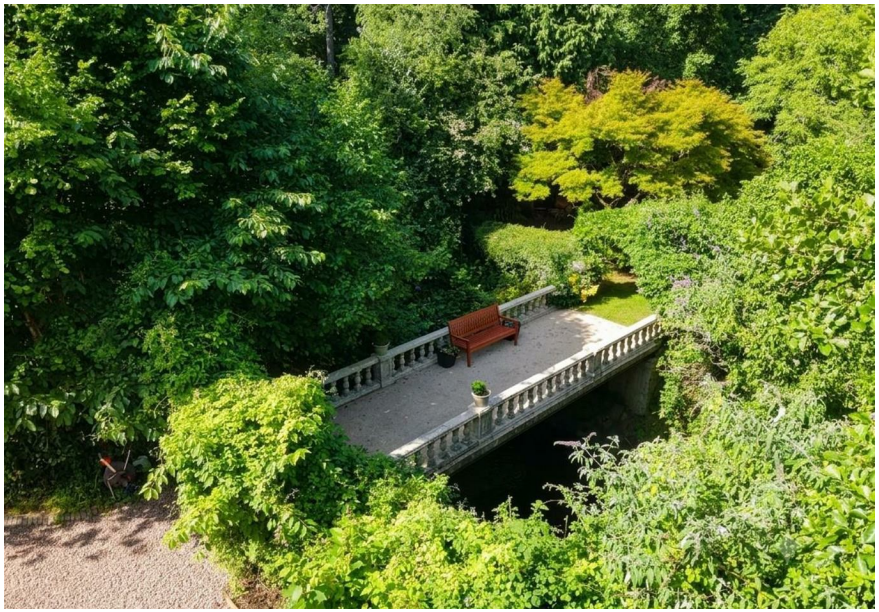
Summer House / Annexe / Occasional Bedroom Four:

Previously used as an AirBnB. A versatile detached outbuilding accessed via wooden double doors, with kitchen area and shower room, currently arranged as bedroom/living accommodation. Benefitting from air conditioning powered via an air source heat pump, this space offers excellent potential for guest accommodation, holiday letting or a fourth bedroom space (subject to permissions).









Consumer Notes: Dean Estate Agents Ltd have prepared the information within this website/brochure with care and co-operation from the seller. It is intended to be indicative rather than definitive, without a guarantee of accuracy. Before you act upon any information provided, we request that you satisfy yourself about the completeness, accuracy, reliability, suitability or availability with respect to the website or the information, products, services, or related graphics contained on the website for any purpose.

These details do not constitute any part of any Offer, Contract or Tenancy Agreement.

Photographs used for advertising purposes may not necessarily be the most recent photographs, although every effort is made to update photographs at the earliest opportunity. Any reliance you place on such information is therefore strictly at your own risk. All photographic images are under the ownership of Dean Estate Agents Ltd and therefore Dean Estate Agents retain the copyright. You must obtain permission from the owner of the images to reproduce them.

Tenanted Property – we are not always able to show the most recent condition of a property due to tenants' privacy and we may choose to show the photographs of the property when it was last vacant to at least allow clients some idea of the internal condition. Therefore, we would of course, urge you to view before making any decisions to purchase or rent the property and before any costs.

Energy Performance Certificates are supplied to us via a third party and we do not accept responsibility for the content within such reports.

PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

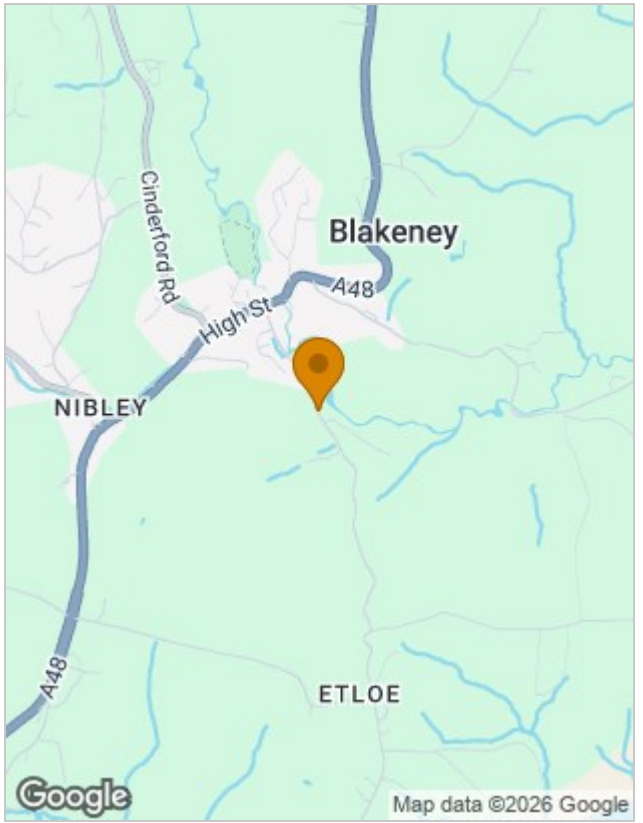
You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

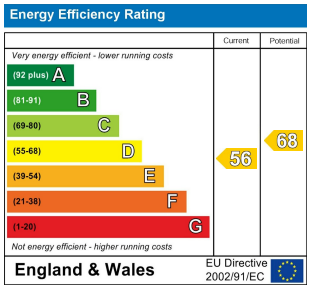
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lydney Office on 01594 368202
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

5 Bridge House, Newerne Street, Lydney, Gloucestershire, GL15 5RF
Tel: 01594 368202 Email: lydney@deanestateagents.co.uk

The Property Ombudsman