



A refurbished, attractive and charming two bedroom cottage dating back to the 17th century with many original features, beautiful gardens and parking for multiple vehicles, situated in a rural area.

Merrylees has been refurbished to a very high standard, showcasing it's original beauty with a modern touch. Set over two floors, this property comprises sun room, fitted kitchen, utility room, dining room and lounge with fireplace, feature landing, two light and airy bedrooms (one with en-suite) and a family bathroom. Outside, there is a large parking area, block built store room with lighting and power, beautiful gardens with numerous shrubs and flowers, vegetable patch and access to courtyard with boiler.

It is situated in a rural area near to the medieval market town on Newent with its historical buildings, and range of shopping, school and health centre facilities. The wider area offers beautiful scenery (Malvern Hills) the world renowned Three Choirs Vineyard, the town of Ledbury and is centrally located to access the cathedral cities Worcester, Gloucester and Hereford.

Council Tax Band: TBC (Forest of Dean District Council)

Tenure: Freehold

Sun

Access to the property through the rear and a latched door into the sun room. Half glazed with shelving and wood effect flooring.

Kitchen

w: 14' 5" x l: 10' (w: 4.39m x l: 3.05m)

A bespoke fitted kitchen with wall and base units providing plenty of worktop and storage space. Features granite worktops with a Belfast sink, integrated dishwasher, range style cooker. Limestone floor tiles, tiled splash backs, column radiator, windows to the front and side with access via floor hatch to cellar.

Utility

Base units for storage, sink unit, plumbing for automatic washing machine, radiator and windows to two aspects.

Dining Room

w: 14' 6" x l: 10' 5" (w: 4.42m x l: 3.18m)

Limestone flooring, column radiator and windows to two aspects.

Lounge

w: 15' 3" x l: 13' 3" (w: 4.65m x l: 4.04m)

A beautiful, characterful room with an Inglenook fireplace housing a wood burner and an oak mantle over, exposed brick wall, exposed ceiling timbers, window and door to front, column radiator and a cittal porch providing access to garden.

FIRST FLOOR:

Landing

A feature of the property with exposed timber walls and a window overlooking the gardens. Access to the loft which is boarded and insulated.

Bedroom 1

w: 13' 10" x l: 12' 10" (w: 4.22m x l: 3.91m)

Windows and skylights providing a light and airy feel to the room, wood flooring, 'A' framed ceiling with exposed timbers, column radiator.

Bedroom 2

w: 14' 7" x l: 10' 10" (w: 4.45m x l: 3.3m)

Windows to different aspects providing a light and airy feel, 'A' framed ceiling with exposed beams, wood floor and door to the ensuite.

En-suite

A three piece suite comprising of a shower cubicle, low level WC and sink inset in a vanity unit, tiled floor and radiator.

Bathroom

This family bathroom has a low level WC, sink unit, bath with shower over, column radiator, tiled floor and a skylight.

Outside

This property is approached via a five bar gate to a large parking area.

There is a block built store room with power and light which has the potential to make a brilliant annex or holiday let (subject to planning). There is also a new timber shed.

A latched gate enters into the gardens; these lovely cottage gardens are a beautiful bonus to the property. There is a central lawn surrounded by shrub and flower boarders. Dotted around the gardens are seating areas to take in the surroundings. A gate opens into a vegetable patch with a pond, a greenhouse and shed. In addition, an arbour provides shelter by a flourishing grape vine. There is another lawn with hedges, a gate leads to a courtyard area that is barked for low maintenance and here is where the oil boiler is located providing central heating and domestic hot water.

The garden is approx 1/4 acres and it compliments the property perfectly.

Services

Mains water and electricity connected. The services and heating system where applicable have not been tested.

Vehicle parking

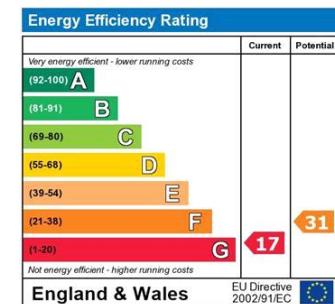
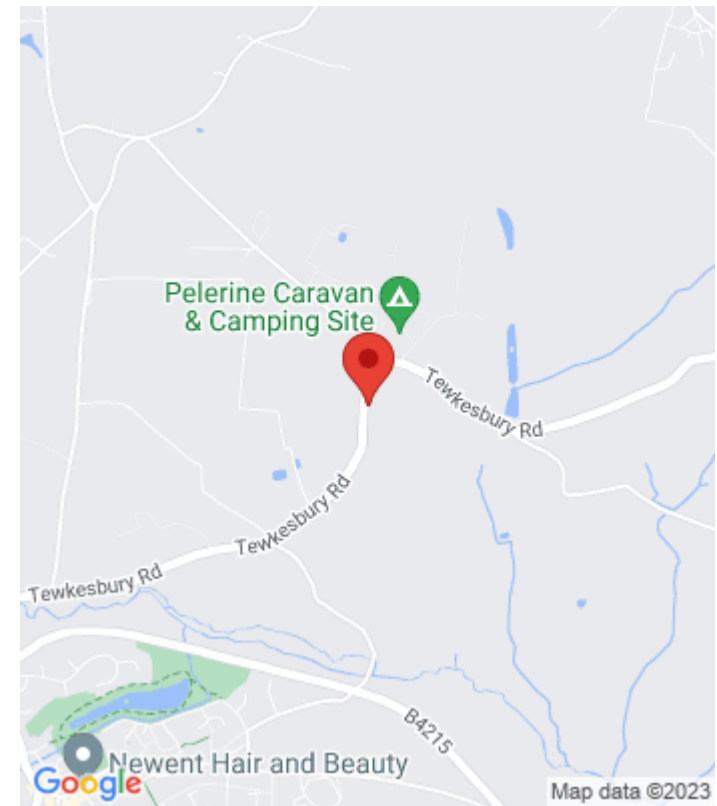
Parking for multiple vehicles.

Viewings

By prior appointment with Hills.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.