HILLS
PROPERTY CONSULTANTS

Chapel Cottage, Riverside Lane, Broadoak, Newnham
OIRO £370,000

Three bedroom detached former chapel with parking, garage and garden | Freehold **SSTC**

At first glance

- 3 Bedrooms
- Chapel Conversion
- Driveway
- Enclosed garden
- River views

In detail

A characterful and beautiful three bedroom former chapel with off road parking, attached garage and enclosed gardens to the rear with stunning views overlooking the river Severn beyond, situated in a lovely hamlet location.

This home has been converted to provide charming accommodation, however, has been cosmetically enhanced throughout to give the property a light and clean feel. Set over two floors, internally, it comprises; entrance hall, lounge with feature fireplace, fitted kitchen with rear access, downstairs bathroom, three bedrooms (one downstairs which could be utilised as an additional living room) and an upstairs shower room. Outside, there is a driveway (with space for three vehicles) to the front of the property with a garage behind with power and lighting. The rear garden is enclosed and low maintenance, consisting of patio area, gravelled area, and bespoke raised beds. The garden is a lovely space outside to sit and relax, but also to entertain family members and guests, with views overlooking the river Severn.

Situated within the hamlet of Broadoak and on the edge of Newnham-on-Severn village, which offers great opportunities for all age groups, with a range of amenities to include village shop, library, galleries, cafes, estate agents, primary school, pharmacy and pub.

A wider range of facilities and activities also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn Crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

Council Tax Band: C (Forest of Dean District Council)
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden

Entrance hall
Access to lounge, bathroom and ground floor bedroom/additional living room.

Lounge
w: 11' 10" x l: 27' (w: 3.61m x l: 8.23m)
Feature fireplace with stone hearth and multi fuel stove, wooden mantel above, radiators, windows to side and front aspect, panelled door to the front of the property, stairs leading to first floor, access through to kitchen.

Kitchen
w: 8' 5" x l: 12' 1" (w: 2.57m x l: 3.68m)
Recently fitted - a range of fitted units at eye and base level, worktop space, sink unit with mixer tap, integrated fridge/freezer, integrated electric double oven, four ring gas hob with extractor hood, tiled walls, boiler, windows to rear aspect overlooking the garden, door providing access out into rear garden.

Bathroom
Walk in shower cubicle, WC, wash hand basin, heated towel rail, window to side aspect.

Bedroom 3
w: 13' x l: 18' 8" (w: 3.96m x l: 5.69m)
Could be utilised as a ground floor bedroom or an additional living room.
Windows to rear and front aspect, feature stone fireplace, radiator.
Measurements to maximum

FIRST FLOOR:

Landing
Skylight, beamed walls, radiator, built-in wardrobes, access to eaves storage, access through to bedrooms and bathroom.

Bedroom 1
w: 8' 5" x l: 11' 6" (w: 2.57m x l: 3.51m)
Arch chapel windows to rear aspect with river views, radiator.

Bedroom 2
w: 8' 5" x l: 11' 6" (w: 2.57m x l: 3.51m)
Arch chapel windows to front aspect and windows to side aspect, radiator, ceiling beams.

Shower
Walk in double shower enclosure with range shower attachment, wash hand basin with vanity unit, WC, skylight, extractor fan, heated towel rail.

Outside
There is an off road parking area to the front of the property laid to tarmac, which leads to an attached garage. The rear garden is accessed through the kitchen and has an immediate patio area which is a fantastic space for entertaining guests and family members. The garden also has a gravelled area which has raised beds and a stone walkway with steps leading up to a raised patio area where you can sit and take in the beautiful views over the river Severn. There are steps down from this to a further patio area right by the riverbank, providing an additional serene space to relax.

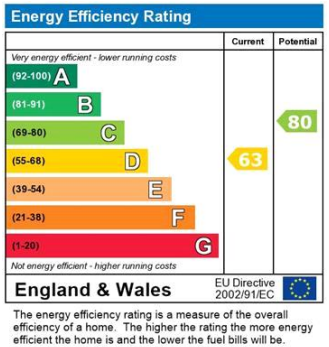
Garage
w: 8' x l: 12' (w: 2.44m x l: 3.66m)
Power and lighting supply. Currently utilised as a home office space with access to the rear courtyard area.

Services
Mains water, electric, gas and drainage connected.

Viewings
By prior appointment with Hills.

Town and Country *Commercial*

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.

HILLS
PROPERTY CONSULTANTS

Viewing by appointment only
Hills Property Consultants
U1 Central House, Dean Road, Newnham, Gloucestershire GL14 1AB
Tel: 01594801261 Email: property@hillspc.co.uk Website: www.hillspc.co.uk