HILLS
PROPERTY CONSULTANTS

Millend House, Mill End, Coleford
£930,000

6 bedroom detached house for sale | Freehold SSTC

At first glance

- 6 bedrooms
- Countryside views
- Driveway and Garage
- Flexible accomodation
- Period Features
- Private Woodland
- Walking distance to a Pub
- 1.7 Acre

In detail

This exceptional detached property offers the perfect combination of space, luxury, and tranquility. With five generous double bedrooms, including two with en-suite bathrooms and one featuring a private dressing room, it provides the ideal setting for comfortable living. The home is surrounded by extensive, beautifully landscaped gardens that span approximately 1.7 acres, offering a peaceful sanctuary. A mature orchard adds charm, while a delightful brook runs alongside, further enhancing the serene atmosphere.

The property also benefits from ample off-road parking and a double garage, providing plenty of space for vehicles or additional storage. Nestled in a quiet location, overlooking an AONB, it is perfectly positioned for nature lovers, with nearby woodland walks offering endless opportunities to explore and enjoy the great outdoors. This is a truly unique opportunity to acquire a detached home that combines the best of countryside living with modern comforts.

This property is a MUST SEE property and offers a wonderful blend of characterful charm and modern luxury. Offering generous and comfortable living accommodation set over four floors, this home comprises; lower ground floor cellar, entrance hall, open plan second sitting room/dining room, sitting room, snug, kitchen, utility room, boot room, rear porch, cloakroom, five double bedrooms (two with en-suites and one with personal dressing room) and a family bathroom.

Externally, the gardens are well-maintained and offer stunning space outside to sit and relax, with a mature orchard, brook running alongside the property, off-road parking and double garage with power and lighting supply.

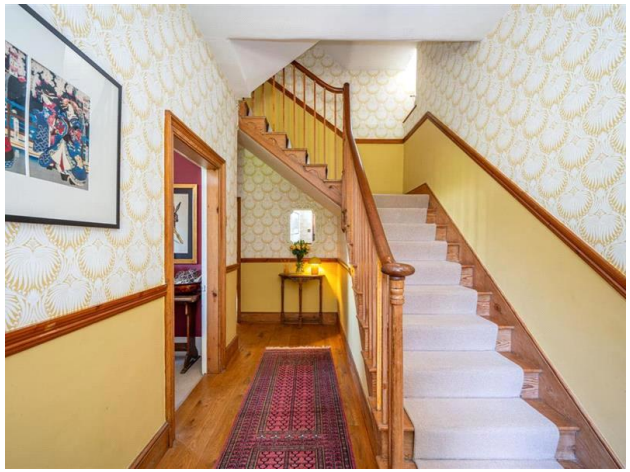
Situated between the Forest of Dean and Wye Valley, Newland is a picturesque village which is within close proximity to the market towns of Coleford and Monmouth, and is home to 'The Cathedral of the Forest', a 13th century church, and also the award winning "Ostrich Inn" making it a beacon for locals and visitors alike.

Monmouth offers a comprehensive range of amenities with both local shops and restaurants to include Marks & Spencer and Waitrose. Monmouth town boasts exceptionally impressive schooling, both junior and senior, including the renowned Haberdashers Schools and Monmouth Comprehensive. The town of Monmouth is situated on the river Wye amidst the rolling Monmouthshire countryside, whilst offering exceptional major road network links along the A449, towards the M50 in the north and M4 to the South.

Coleford is a charming traditional market town in the Forest of Dean and boasts a wide range of amenities that includes; an array of local independent shops, a cinema, two golf courses, restaurants, cafés, hotels, primary and secondary schools and also a doctors surgery.

A wider range of facilities are 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 making it an ideal home for commuters.

Council Tax Band: G (Forest of Dean District Council)
Tenure: Freehold
Parking options: Driveway, Garage, Off Street
Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden
Electricity supply: Mains
Heating: Oil
Water supply: Mains
Sewerage: Mains



Entrance hall
Access through to sitting room, open plan second sitting room/dining room, and snug. Stairs leading up to first floor.

Sitting room
Carpeted flooring, feature fireplace with woodburning stove, window to rear aspect, French doors to front aspect leading out onto patio providing fantastic indoor/outdoor living and lots of natural light into the room.

Second sitting room
A spacious open plan layout with the dining room, great for socialising and family gatherings.
Carpeted flooring, woodburning stove, windows to front and side aspects.

Dining Room
Carpeted flooring, feature fireplace, built-in storage cupboards, windows to front aspect.

Snug
Carpeted flooring, window to rear aspect looking into porch, access through to kitchen, boot room, and stairs leading down to lower ground level.

Boot room
Access through to WC, door providing access out to rear.

WC
WC, wash hand basin, windows to side and rear aspects.

Kitchen
Tiled flooring, fitted units at eye and base level with worktop space, sink unit with mixer tap and drainer, Quooker boiling water tap, cooker with hob, integrated dishwasher, space for freestanding American style fridge freezer, built-in wine storage, access through to utility room, French doors framing a view over the AONB and leading outside to the front of the property.

Utility
Tiled flooring, fitted units at base level with worktop space, sink unit with mixer tap and drainer, space and plumbing for washing machine and tumble dryer, access through to rear porch and through to additional utility space.

LOWER GROUND FLOOR

Cellar
Plenty of storage space with outdoor access.

FIRST FLOOR:

Landing
Access to two bedrooms (one with dressing room) and study, with stairs leading up to further bedrooms.

Bedroom 1
Carpeted flooring, feature fireplace, built-in wardrobe/storage, window to front aspect.

Dressing room
Carpeted flooring, window to side aspect, access into bedroom 2.

Bedroom 2
Carpeted flooring, built-in wardrobe/storage, window to front aspect.

Study
Carpeted flooring, window to rear aspect, stairs leading up to bedroom 3 with en-suite.

Bedroom 3
Carpeted flooring, feature fireplace, window to front aspect.

En-suite
WC, wash hand basin, shower enclosure with shower attachments, bath with mixer taps, windows to side aspect.

Bathroom

WC, wash hand basin, shower enclosure with shower attachments, bath with mixer taps, window to rear aspect.

Bedroom 4
Carpeted flooring, windows to front and side aspects.

SECOND FLOOR:

Bedroom 5
Carpeted flooring, balcony velux windows to front aspect, built-in wardrobe/storage, access to eaves storage and en-suite.

En-suite
Walk-in shower enclosure with shower attachment, WC, wash hand basin, balcony velux window to front aspect.

Attic
Attic room which could be utilised as home office, dressing room or sixth bedroom.

Outside
Access to the property comes down a quiet country road, where you will find off-road parking for the property and a double garage with power and lighting supply. Beyond the garage is a wonderful orchard with a variety of mature trees which is enclosed by stone walling. There is a brook that runs alongside the orchard which offers a peaceful and serene addition to the external areas of the property. The gardens are circa 1.7 acres and are beautifully landscaped; mainly laid to lawn with surrounding woodland, various seating areas, and external storage facilities. The external seating areas are fantastic for outdoor entertainment and relaxing and taking in all nature has to offer. The surrounding fields and woodland provide idyllic country walks, catering for those with dogs.

Services
Mains electricity, water, drainage and oil fired central heating.
** The services and heating system, where applicable, have not been tested. **

Viewings
By prior appointment with Hills.

Rates
Council Tax Band: G

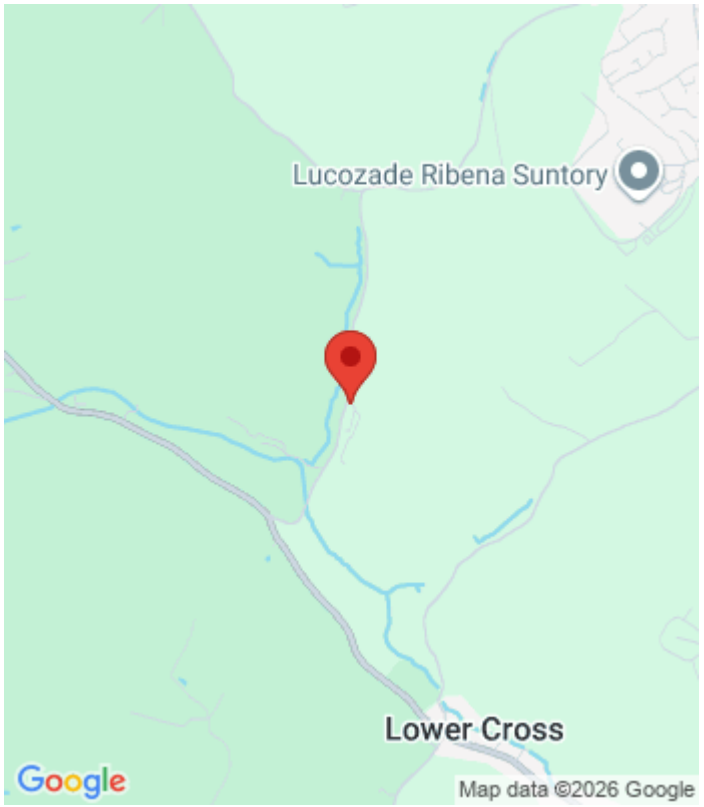
Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and https://www.gov.uk/council-tax-bands for the Tax Band.

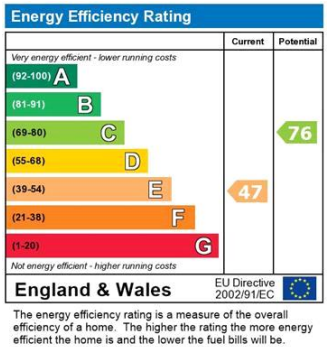
Water Rates
Severn Trent - to be advised.

Money Laundering Regulations
To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

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.

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Viewing by appointment only
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