HILLS
PROPERTY CONSULTANTS

Substantial house & Grounds with building plotChurch Way, Blakeney
OIRO £860,000

4 bedroom detached house for sale | Freehold SSTC

At first glance

- Outlined planning consent for a 2nd detached dwelling
- Historic 15th Century origin house with unique period features
- Detached double garage and off-road parking
- 3 spacious bedrooms and 3 en-suites
- 1 Bedroom Annexe
- Circa 1.5 acres of gardens
- Recently modernised
- Gym/office space with sauna

In detail

A historic and unique 3/4 bedroom detached property with separate one bedroom annexe, double garage, car port, integral gym/office studio with sauna and shower room, extensive gardens covering circa 1.5 acres and outdoor storage, situated in a semi-rural village location with fantastic countryside views. There is also outline planning consent for a detached dwelling to be constructed within the grounds ref: P0374/24/OUT. Offered with NO onward chain.

This property is a one-of-a-kind and has been beautifully and tastefully decorated and modernised by the current vendors whilst still in keeping with characterful charm. The original Cruck is four giant timbers which the vendors had Dendro-dated by Queens University in Belfast. Likely to have been cut between 1475 and 1515 in the late medieval period, there are only around 4,500 known cruck houses in the UK, meaning this property offers a rare and extraordinary way of living.

Offering large and open living accommodation set over two floors, the main residence comprises; entrance hall, cloakroom, gym/office space, kitchen, dining room, utility room, sitting room, lounge, study and three large bedrooms (all benefiting from their own en-suites and one with a dressing room) . The entire ground floor is served by hot water underfloor heating with individual room thermostats.

Externally, there is a double garage (with power and lighting supply), separate double car port, outdoor storage and wood storage. There is also a one bedroom self-contained annexe (perfect for multi-generational living or ideal to be used as a holiday let).
The gardens are extensive and laid mainly to lawn, with patio area and a variety of shrubs, plants and trees, offering a fantastic and serene space outside for relaxing.

Situated in the quaint village of Blakeney, Gloucestershire, which has its own; convenience store, post office, doctor's surgery, social club, public houses, fish and chip shop, primary schools and church, close to main bus routes and Lydney/Gloucester train stations. The A48 also leads into Chepstow, Newport
and gives direct access to M4 towards Bristol and the M5 towards Gloucester, Cheltenham and The Midlands. School bus services offer access to all senior schools and colleges.

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

Water supply: Mains
Sewerage: Mains

oduced: 21-Mar-2024 Scale: 1:1250 @

g Portal Reference: PP-12821680v1 0

Entrance hall
Access through to cloakroom, gym/office space, and flagstone steps leading up to the dining room and kitchen.

Gym
Currently utilised as a gym with a home sauna, this space is perfect for those who love working out and exercising, and also those who are personal trainers or who are looking to incorporate holding exercise classes at home. Walk-in shower enclosure, windows to front aspect, doors providing access outside, oak wooden flooring. This space could offer a second annexe or extensive space for working from home. Air conditioning available.

Cloakroom
WC, wash hand basin.

Dining Room
Floor to ceiling oak framed glass panels to front aspect with double doors providing direct access outside, tiled floor with period oak beam steps that open to the kitchen.

Kitchen
Alno brand kitchen units with integrated Gaggenau and Neff appliances. Units at chest and base level, integrated oven, strip lighting within units, integrated coffee machine, microwave, island unit with worktop space, sink unit with mixer tap and drainer, induction hob with extractor fan above, as well as integrated teppan plate and separate barbecue grill cooking stations. Tiled flooring, window to side aspect, door to side aspect, period oak beam steps leading to utility room and sitting room.

Utility
Sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, tiled flooring, window to side aspect, access through to storm porch with access to outside.

Sitting room
Wooden flooring, large feature fireplace with old bread oven alcove, window with stone sill to side aspect, doors providing access to outside, period wooden stairs with exposed cruck leading up to first floor. A stunning 17th Century Welsh oak panel comprises one wall.

Lounge
Wooden flooring, windows to side aspects, door providing access to outside, feature fireplace open on two sides with dual-sided log burner, opening to study. Period oak beams and oak panel wall with stairs to first floor.

Study
Wooden flooring, feature fireplace with dual sided log burner, window and door to side aspect. This room also features an integrated traditional heavy wall safe, and extensive bank of electric and data points conducive to a home office or study.

FIRST FLOOR:

Master bedroom
Window to side aspect, velux windows, access to en-suite. Striking exposed beamwork throughout, wooden flooring and open to cruck timbers.

En-suite
Drop-in infinity overflowing bath, with ceiling water column bath filler, twin wash hand basins suspended on oak beamwork, ceiling integrated luxury hot air body dryer with remote control, WC, shower enclosure with waterfall shower head attachment, windows to side and front aspect, heated towel rail.

Bedroom 2
Windows to side aspects, access to dressing room and En-suite. Air conditioning available.

En-suite
WC, twin wash hand basins, bath with mixer taps and shower attachment, window to side aspect.

Bedroom 3
Windows to side aspects, access to en-suite. Cruck timbers and exposed wattle and daub.

En-suite
WC, wash hand basin.

Outside
Boasting circa 1.5 acres, the plot for this property is extensive and offers endless possibilities for those who love being in nature. There is a driveway leading up to the property providing parking and turning space, with a car port, outdoor storage and wood storage. The gardens are laid to mainly lawn with patio area to the rear of the main residence, offering a fantastic space to sit outside and relax during warmer months. There is an abundance of trees, shrubs and bushes. Power and lighting supply.

Annexe
A fantastic space for those looking for multi-generation living spaces, or for those wanting to let out an annexe as a holiday let or rental.

Internally comprising; storm porch, open plan kitchen/living room/diner, storage room, shower room, and bedroom.

Services
Mains water, drainage, gas and electric connected.
** The services and heating system, where applicable, have not been tested. **

Viewings
By prior appointment with Hills.

Rates
Council Tax Band Brackets:
Main residence: E
Annexe: A

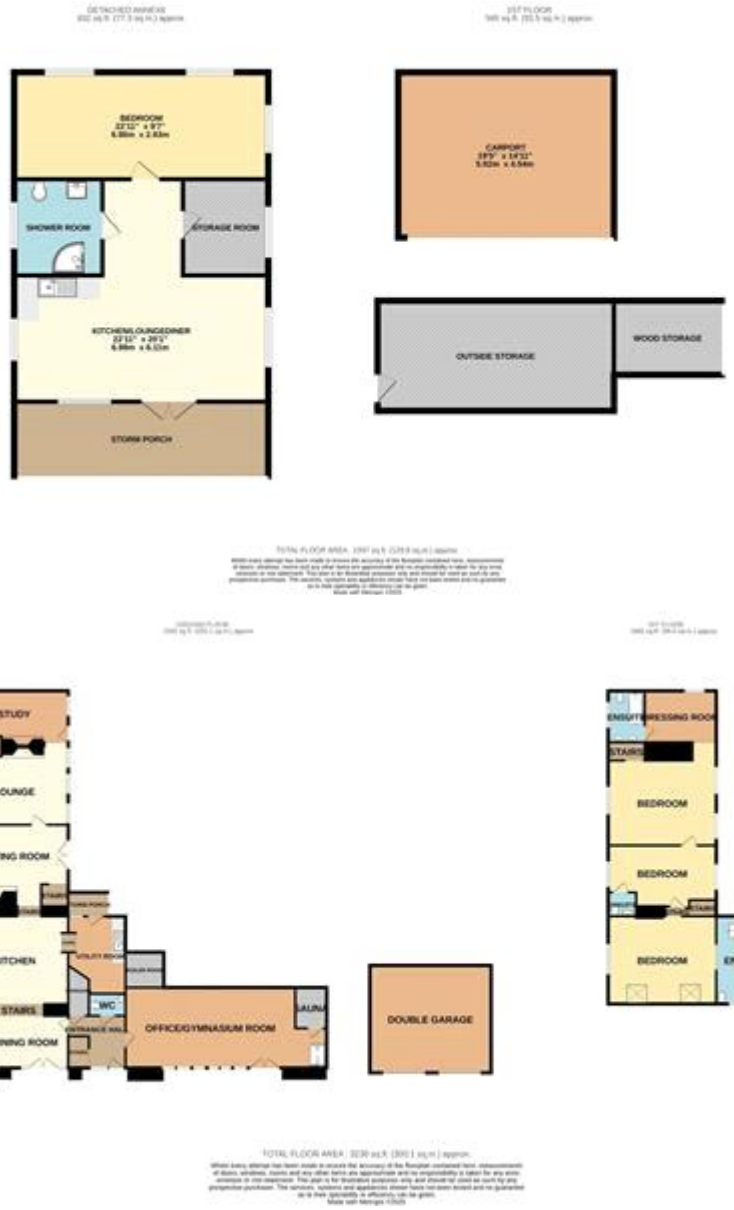
Please refer to https://www.counciltax.info/council/forest_of_dean for prices in the Forest of Dean and https://www.gov.uk/council-tax-bands for the Tax Band.

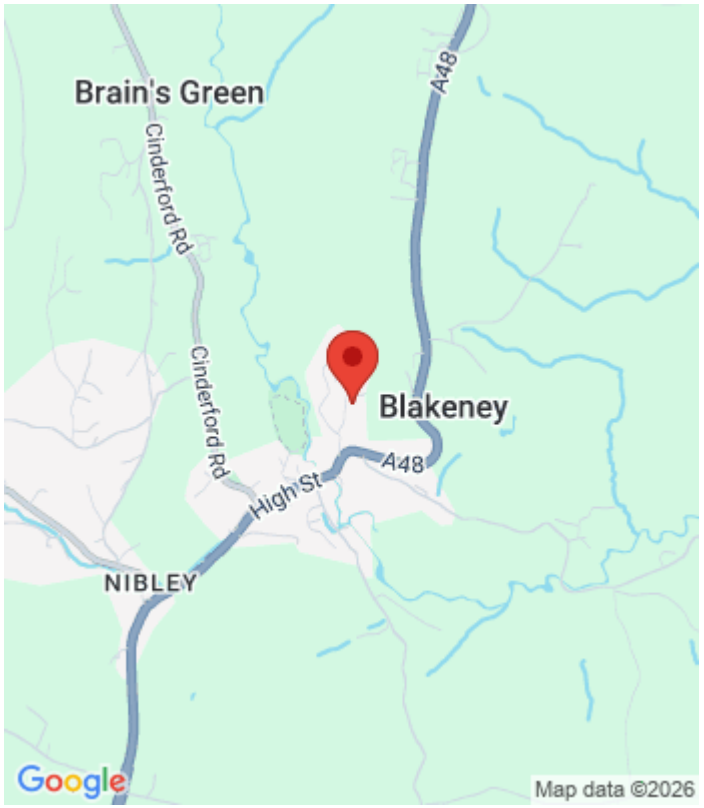
Money Laundering Regulations
To comply with MLR, all prospective purchasers will be asked to produce ID documentation at the time of making an offer. We kindly ask for your cooperation during this.

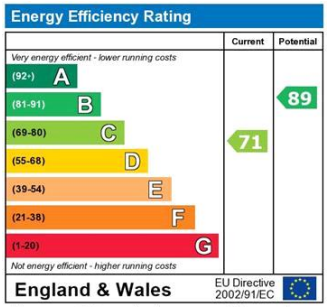
Planning consent
Outline consent for the erection of a single self/custom build dwelling with all matters reserved. Please visit the FODDC website: P0374/24/OUT

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