



Bee Cottage, Blaize-Bailey, Newnham
Offers Over £850,000

A substantial 2/3 bedroom detached home with a self contained two bedroom Annexe | Freehold

At first glance

- 2 bedroom annexe
- 2 bedrooms
- Characterful and charming features
- Driveway and carport
- Great rural location
- Opportunity for multi generational living
- Private and direct access into woodland
- Scope for income generation

In detail

Set amidst beautifully landscaped grounds circa 1.2 acres, this charming two/three bedroom detached cottage offers a perfect balance of modern comfort and characterful charm, whilst still providing exciting scope to further modernisation or tailor the property to one's individual taste.

Approached via automatic gated access, the property enjoys a sense of exclusivity and privacy, with a large driveway offering ample parking for up to six vehicles. Beyond the main residence, a recently renovated self-contained two-bedroom annexe provides versatile accommodation ideal for multi-generational living, guest use, or potential holiday let income (subject to the necessary consents).

The cottage itself blends traditional features with tasteful contemporary touches, creating a warm and inviting atmosphere throughout. Each room has been thoughtfully arranged to retain the property's unique character.

Externally, the gardens are a true highlight—professionally landscaped and beautifully maintained, they feature an array of mature trees, shrubs, plants, and vibrant flowers, offering a picturesque and tranquil setting reminiscent of a private countryside oasis. Multiple gates at the rear lead directly into adjoining forestry land, perfect for scenic woodland walks and exploring nature straight from your doorstep.

This delightful home truly offers the best of both worlds—a peaceful rural retreat with flexibility and future potential, all within a stunning natural setting.

Located in Blaize-Bailey, on the edge of the historic village of Newnham, which sits on the banks of the River Severn and is rich with history dating back to Roman beginnings. This picturesque hamlet now offers great opportunities for all age groups, with a range of amenities to include a village shop, library, galleries, café and pub.

A wider range of facilities 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: D (Forest of Dean District Council)

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

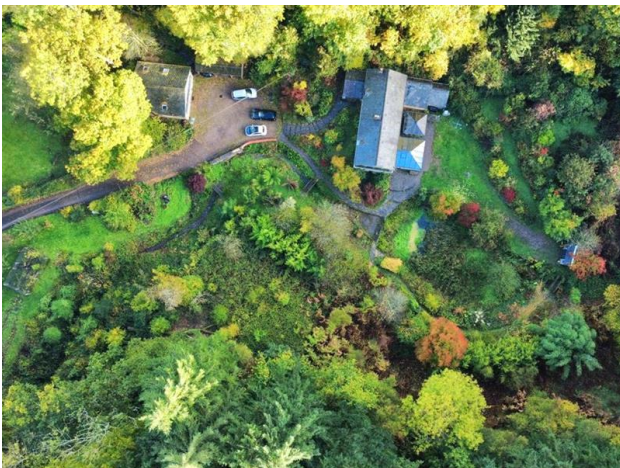
Electricity supply: Mains

Heating: Oil

Water supply: Private Spring

Sewerage: Septic Tank





Entrance porch

Window to front and side aspects, stone quarry tiled flooring, storage cupboards, radiator, access through to entrance hall.

Entrance hall

Storage cupboard, stone quarry tiled flooring, stairs leading up to first floor, radiator, access through to cloakroom, sitting room, lounge and kitchen.

Cloakroom

Window to side aspect, WC, wash hand basin, radiator.

Kitchen

Fitted solid wood units at eye and base level with granite worktops, integrated Neff ovens, grill and microwave oven, Belfast sink unit with drainer, induction hob with extractor hood above, butchers block unit with cupboards and hanging rack above, integrated Bosch dishwasher, tiled flooring, tiled splash backs, windows to side and rear aspects, access through to utility room.

Utility

Fitted units at eye and base level with worktop space, space and plumbing for washing machine and tumble dryer, sink unit with drainer, integrated wine cooler, space for freestanding fridge freezer, tiled flooring, tiled splash backs, windows to side aspects.

Sitting room

Could also be utilised as a dining room.

Tiled flooring, feature fireplace with log burner, exposed Forest of Dean stone walls, radiator, windows to front and side aspects, built-in storage.

Lounge

Wooden flooring, feature fireplace with log burner, windows to front and rear aspects, access through to conservatory.

Conservatory

Tiled flooring, windows to side and rear aspects, UV ray filter glass and automatic window system for sun and rain, access through to rear garden.

FIRST FLOOR:

Landing

Access through to both bedrooms, shower room and bathroom, window to front aspect.

Bedroom 2

Carpeted flooring, built-in wardrobe, window to rear aspect.

Shower

Corner shower enclosure, wash hand basin, WC, heated towel rail.

Bedroom 1

Built-in wardrobes, access to en-suite, wooden flooring, French doors accessing private Swedish style balcony with wonderful views of garden and surrounding forestry, windows to side, front and rear aspects, radiators.

En-suite

Bath with mixer taps, wash hand basin, WC, radiator, shower enclosure, heated towel rail, window to front aspect.

Annexe

GROUND FLOOR:

Open plan layout.

Kitchen area: Range of fitted units at base level with worktop space, sink unit with mixer tap and drainer, tiled splash backs, space for cooker with tiled splash backs, wood effect flooring, bi-fold doors leading outside.

Sitting area:

Wood effect flooring, storage cupboard, access through to utility room and stairs up to first floor, wood burner stove, window to side aspect, bi



-fold doors leading outside.

Utility room:

Fitted units at base level with worktop space, space and plumbing for washing machine, sink unit with drainer, space for American style fridge freezer, window to rear aspect, oil fired boiler.

FIRST FLOOR:

Utility area:

Fitted units at base level with worktop space, sink unit with drainer, tiled splash backs, window to rear aspect, velux window, access through to bedrooms and bathroom.

Bedroom one:

Window to front aspect, built-in wardrobes, velux window, radiators, access to Swedish style balcony.

Bedroom two:

Window to front aspect, radiator, built-in wardrobes, access to Swedish style balcony.

Bathroom:

Shower enclosure, towel rail, radiator, WC, wash hand basin, tiled walls.

Outside

There are automatic security gates which open on request and lead into the property and gardens. There is a driveway which offers parking for multiple vehicles and there is a car port. Behind the car port is a log store and wood shed.

The gardens are approximately circa 1.2 acres of land and have been professionally landscaped and beautifully maintained. There is an abundance of mature shrubs, ornamental trees and perennials, and a large freshwater pond attracting wonderful wildlife. Additionally, there is a vegetable patch, fruit trees and a lovely forestry backdrop with four hidden gates providing direct access to woodland walks. Outbuildings include; garden machinery storage garage, potting shed and greenhouse.

Services

Oil central heating. Mains electric connected. Septic tank. Private water supply from nearby spring.

** The services and heating system, where applicable, have not been tested. **

Viewings

By prior appointment with Hills.

Rates

Council Tax Band: D

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.

Please note

A proportion of the land is leased from the Forestry commission.



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/fixings 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.

