



Fir Tree House, Brains Green, Blakeney
£550,000

3 bedroom detached house for sale | Freehold **SSTC**

At first glance

- 3 Bedrooms
- Detached Garage
- Extensive gardens
- Off-road parking
- Rural setting yet convenient
- Scope for modernisation
- Air source heat pump heating
- Private Woodland
- Recently extended

In detail

A characterful and charming three/four bedroom detached property offering off-road parking, garage and circa 2.5 acres of woodland and paddocks, situated in a rural position.

This property is perfect for those looking to put their own stamp on their new property. Offering endless opportunities for further modernisation, this property is a **MUST SEE**.

Internally, it comprises; entrance porch, entrance hall, family room/dining room, lounge, utility room, kitchen, three bedrooms and a family bathroom.

Externally, there is parking available, detached garage and tiered gardens of circa 2.5 acres. The outdoor space is perfect for those who love being outdoors and enjoy gardening/growing their own produce.

Brains Green is located within walking distance and two minutes' drive from 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.

It is close to main bus routes and Lydney/Gloucester train stations which can be reached from the A48. 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

Garden details: Enclosed Garden, Private Garden

Electricity supply: Mains

Water supply: Mains





Entrance porch

Windows to side aspects, access through to entrance hall.

Entrance hall

Access through to lounge and dining room, stairs leading up to first floor.

Family room/dining area

Feature fireplace with feature log burner, window to front aspect, radiator, access through to lounge.

Lounge

Window to front aspect, built-in storage cupboards, radiator, feature log burner, access through to kitchen and utility room.

Kitchen

Bespoke fitted units at eye and base level with worktop space, integrated dual ovens, induction hob with extractor hood above, sink unit with drainer, space for freestanding fridge freezer, integrated dishwasher, space for dining table and chairs, windows to front and side aspects, velux windows, door providing access outside.

Utility

Access from both inside and outside the property.

Window and door to side aspect, space and plumbing for washing machine and tumble dryer, space for freestanding fridge freezer.

FIRST FLOOR:

Landing

Airing cupboard, access through to all bedrooms and bathroom.

Bedroom 1

Feature fireplace with stone walling, radiator, access to loft, window to front aspect.

Bedroom 2

Windows to front and side aspects, radiator, access to loft.

Bedroom 3

Window to rear aspect, velux windows, radiator.

Bathroom

Wash hand basin, WC, bath with shower attachment, stone walling, tiled splash backs, window to side aspect, velux window.

Outside

There is "un-official" parking for multiple vehicles across the lane from the property and there is also gated access to further parking space and a detached garage.

The property offers circa 2.5 acres of land and the gardens are tiered, offering plenty of space for outdoor entertainment, relaxing and gardening space. There are a variety of shrubs, bushes, trees, plants and flowers and the space is fantastic for those who are keen gardeners or those who would be interested in growing their own produce.

Services

Mains water, drainage and electric connected. Air source heat pump heating system.

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

Viewings

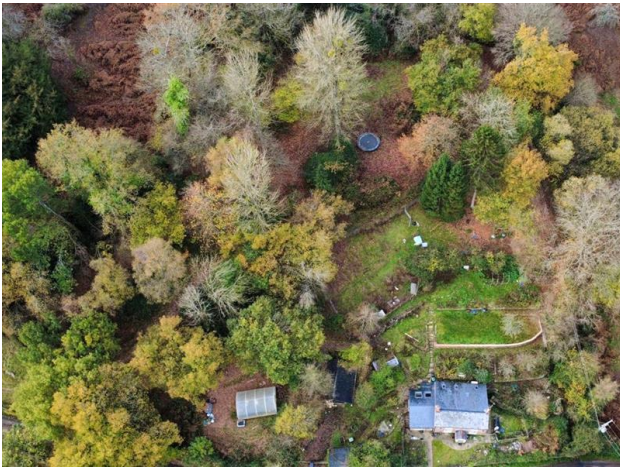
By prior appointment with Hills.

Rates

Council Tax Band: E

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/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.



TOTAL FLOOR AREA: 1468 sq ft. (136.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and its responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		85
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.