



At first glance

- Air source heat pump heating
- Dual family living
- Garage
- Landscaped gardens
- Open plan kitchen/dining room with access to rear garden
- Open views
- Solar panels
- Successful Holiday Let business.

In detail

A spacious and wonderfully presented four/five bedroom detached 'eco' property offering driveway providing parking, large tiered gardens with ample entertaining and seating space, three separate one-bedroom holiday lets with allocated parking and fantastic countryside views, situated in a rural location that's close to amenities and travel networks.

This property is perfect for those who would like to generate income from their home, with three successful holiday lets being currently run by the vendors. As part of its 'eco' design it also features solar panels, air source heat pumps and double glazing throughout.

The main house offers light and vibrant accommodation set over two floors and internally comprises; entrance hall, kitchen with opening to lounge/diner, utility room, shower room, second lounge (could be utilised as home office or 5th bedroom), four bedrooms on the first floor (one with en-suite) and family bathroom.

Please note: the property benefits from underfloor heating throughout entrance hall, kitchen, utility and wet room.

Externally, there is a driveway providing parking for the main house and additional parking for each of the holiday lets. The gardens are mainly to the rear and are mainly tiered, offering space for vegetable patches and fruit beds, flower beds and a variety of plants and shrubs. There is also plenty of space for outdoor seating, including a raised decking area with hot tub. The countryside surrounding offers a peaceful set up and has wonderful views.

The property's rural yet accessible situation benefits from close proximity to surrounding villages/towns to include Mitcheldean, of which has a range of amenities to include: several shops, a supermarket, a butchers, hairdressers, a pharmacy, a florist, restaurants, public houses, doctor's surgery, library, town hall and a brewery.

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: E (Forest of Dean District Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains



Heating: ASHP
Water supply: Mains
Sewerage: Septic Tank





Holiday Lets

The holiday let business is offered as a "turn key" opportunity, to include all fixtures and fittings, linen and cleaning supplies, AirBnb advertisement and with outstanding bookings to be agreed via each party. Full financial details are available (upon request). There is also a fully equipped utility room for management of the holiday lets.

Holiday Let 1

Robins cottage is a 1 bedroom bedroom self contained two storey cottage:

<https://www.airbnb.co.uk/rooms/1121026957206368888>

Holiday Let 2

Wren Cottage is a 1 bedroom self contained two storey cottage:

<https://www.airbnb.co.uk/rooms/1121014118231733981>

Holiday Let 3

Little owl is a one bedroom "studio style": <https://www.airbnb.co.uk/rooms/1069421400621284716>

Entrance hall

Tiled flooring, access through to kitchen/diner/family area and utility room, storage cupboard.

Utility

Tiled flooring, fitted units at eye and base level with worktop space, sink unit with drainer, space and plumbing for washing machine, window to front aspect, door to side, cupboards housing internal vacuum system and air source heat pump, access through to shower room.

Shower room/cloakroom

Tiled flooring, WC, wash hand basin, heated towel rail, shower enclosure, tiled walls, window to side aspect.

Lounge

Second lounge but could be utilised as a home office or 5th bedroom (with the shower room as en-suite).

Wooden flooring, bi-fold doors onto rear deck, corner log burner.

Kitchen

Opens up into the lounge/diner; perfect for big family gatherings.

Tiled flooring, fitted units at eye and base level with worktop space, sink unit with drainer and "hot" tap, breakfast bar, integrated double electric oven, induction hob, fridge freezer and dishwasher (all of which are NEFF) windows to front aspect.

Lounge/diner

Engineered oak flooring, handmade oak staircase with LED lighting, storage cupboards, bi-fold doors out to rear deck, air cleansing system, free standing log burner, windows to side aspect, space for dining table and chairs, French doors to rear.

FIRST FLOOR:

Landing

Access to all bedrooms and bathroom.

Bedroom 1

Oak flooring, French doors to rear private balcony with wonderful views over surrounding countryside, fitted mirrored wardrobes, window to side aspect, access to en-suite.

En-suite

Corner shower enclosure with rainfall shower head, tiled walls and flooring, wash hand basin, free standing bath, WC, storage cupboard.

Bedroom 2

Doors to rear Juliette balcony with wonderful views over surrounding countryside, oak flooring, fitted wardrobes.

Bedroom 3

Window to side aspect, oak flooring, storage cupboards, access to loft.

Bedroom 4

Window to front aspect, access to roof space, air source heat pump for heating system.



Bathroom

Bath, wash hand basin, corner shower enclosure with electric shower, WC, velux window to front aspect, towel radiator.

Outbuildings

Garden shed, greenhouse, bespoke wildlife hide and a three timber constructed outbuildings.

Outside

To the front of the property there is a lawned area with parking for three cars (currently allocated to the holiday lets). There is a driveway to the main house which provides additional parking and access to workshop, laundry room and log store. Alongside this area is a large grass verge which is owned by the Forestry Commission with a path to the two holiday cottages.

Viewings

By prior appointment with Hills.

Services

Mains water and electric. Air source heat pumps. Septic tank.

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

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.

Access

Please note the property is accessed via a private lane.

Garden

The rear garden is accessed via a wooden gate which initially leads to a courtyard with additional log store and shed, with another gate leading onto the decking with hot tub. The decking wraps around the rear of the house and offers plenty of seating space with wonderful views of the surrounding countryside. The garden is terraced with flower beds, vegetable patches and fruit beds, and a small polytunnel. Each layer has its own watering system fed by the rainwater recovery system.

At the bottom of the garden there are a number of sheds offering ample outdoor storage space, and gated access to the paddock/wildlife garden with a pond.





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.

Fairlea, Church Lane, Abenhall, Mitcheldean, Gloucestershire



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	78
(39-54)	E	66
(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.