



Brassmills
Malswick | Newent | Gloucestershire | GL18 1HD

FINE & COUNTRY

Tucked away in a beautiful yet accessible part of West Gloucestershire, close to the market town of Newent and the cathedral city of Gloucester, is this impressive and unique period home. The property offers spacious and exceptionally well-presented accommodation with a welcoming atmosphere and sits within a large well-maintained plot brimming with unique features.

Brassmills has an interesting history, dating back to the 1600s. The property was initially used as a corn mill before eventually being converted to a manufacturing base for brass pins. In the 1930's, the property was converted into a private residence, with the enormous mill wheel being sold off for scrap during WW2. The last miller based at the property claimed to be a descendent of Guy Fawkes.

To the ground floor of Brassmills are several spacious reception rooms, including a very generous drawing room, a cosy snug and dining room with high vaulted ceilings. The kitchen is modern and attractive with high quality fitted units, offering access to a large utility room and inner hallway giving access to a useful study and ground floor cloakroom.

There are 6 bedrooms arranged over the first and second floor, with the master being incredibly spacious, benefitting from a large walk in wardrobe and en-suite bathroom. There are also 2 sizeable and tastefully finished family bathrooms.

The house sits elegantly within its beautiful surroundings, which include a delightful stream flowing into a millpond, with several bridges crossing over it. There are large areas of flat lawn, interspersed with specimen trees and fringed to one side with native woodland. A large two storey stone-built outbuilding offers fantastic conversion potential.

NEWENT offers a wide range of amenities to include Shops, Schools, Churches Health, Sports and Community Centres and a Local Library. A regular Bus Service runs to Gloucester, Ross-on-Wye and surrounding areas. There is an abundance of sporting and leisure facilities within the area. Good commuter access can be gained to the M50 motorway with connection to the M5 motorway, linking up the Midlands, and the North, Wales and the South.





Step inside

Brassmills

Entrance:

The property is entered through an open porch which leads into an inviting reception hall, with exposed oak beams, beautiful flagstone flooring, an impressive Inglenook fireplace with Clearview woodburning stove, Pegular Beaumont radiators and a staircase leading to the first floor. Under the staircase is a useful storage cupboard.

Drawing Room:

An exceptionally large reception room, with open fireplace featuring Clearview woodburning stove, exposed oak beams, fitted bookshelves with cupboards beneath, exposed beams and two sets of double doors which lead outside. There are two further aspects to front and side, allowing plenty of light to fill the room.

Snug:

A lovely cosy room, offering a useful second living area with ornamental open fireplace and exposed oak beams.

Kitchen:

The kitchen is tastefully presented, featuring a range of high-quality units with ample storage cupboards and polished granite worktops. There is a refurbished oil fired Aga oven, eye level electric Neff oven, 4 ring electric hob with extractor fan above. There is a Bosch built-in fridge freezer, fitted Neff dishwasher, breakfast bar, a dining area, a pair of French doors leading to the rear patio and beautiful flagstone flooring throughout. Large walk-in Larder with fitted shelving.

Utility Room:

The utility room offers a generous amount of space, acting almost as a second kitchen. There is a range of attractive bespoke units with soft close doors and drawers, polished granite worksurfaces, farm style sink, stone tiled flooring and a door leading outside to rear patio. A large fitted AMANA fridge and freezer, as well as separate AMANA wine cooler are included, as well as a fitted Bosch Washer/Dryer.

Dining room:

A wonderful room located at the far end of the house, with high vaulted ceiling giving a real sense of space and offering the perfect environment for entertaining. Exposed oak

beams, French doors to rear; windows to front aspect and attractive cast iron fireplace with marble surround.

Study:

A useful room with fitted bookshelves, currently serving as a home study.

Cloakroom:

Fitted by Imperial Bathroom Co. with ceramic sink and wc.

First floor

Master bedroom:

The master bedroom is one of the highlights of the property, being incredibly generous in size, with a large walk in wardrobe fitted with shelving and clothing rails, spacious en-suite bathroom and a pair of French doors leading to a balcony overlooking the stream below. There is a cast iron fireplace, exposed oak beams and side aspect overlooking the garden.

The en-suite is bright and tastefully finished, fitted by Imperial Bathroom Co. featuring a freestanding bath with Beaumont brassware taps and showerhead, walk in shower cubicle, fitted wooden Swedish sauna, twin ceramic sinks with ample storage cupboards above and below and wc.

Bedroom 2:

Another generous double bedroom with French doors to a large decked balcony offering a private space to relax and enjoy the view over the gardens and surrounding countryside and in-built wardrobes. A fantastic room for guests.

Bedroom 3:

Double bedroom with front aspect, featuring exposed oak beams, in-built wardrobes and an attractive ornamental fireplace.

Family bathroom:

A large and tastefully finished bathroom, with Kaldawei cast iron bath, Beaumont Brassware taps and showerhead, Imperial Bathroom Co. ceramic wash hand basin and wc, in-built cupboards.





Second floor

A staircase leads from the first floor to the second floor, giving access to a fantastic open reception landing with exposed beams to the ceiling, offering great potential for a children/teenagers games room or study. There is a large linen cupboard with fitted shelving.

Bedroom 4:

With south facing Velux window, exposed oak beams to the ceiling and in-built wardrobes. There is direct access to the bathroom from bedroom 4.

Bedroom 5:

A very generous double bedroom with exposed oak beams, Velux window and in-built wardrobes.

Bedroom 6:

With exposed oak beams, in built storage cupboard and Velux window.

Bathroom:

Accessible via the landing and bedroom 4, a delightful bathroom featuring a sunken bath with Beaumont Brassware taps and showerhead, separate shower unit, twin heritage ceramic sinks, wc, built in cabinets, exposed oak beams.



Step outside

Brassmills

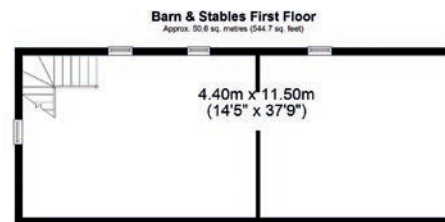
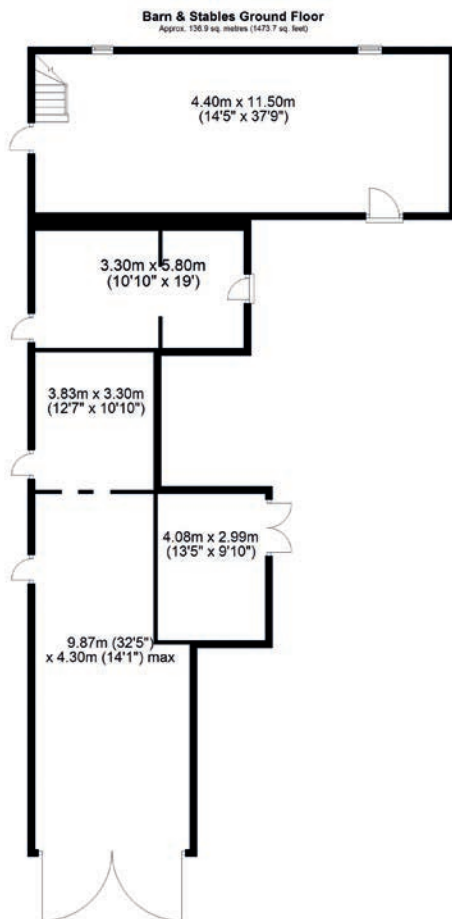
The grounds of Brassmills are instantly impressive, with the house itself situated at the end of a long cherry tree-lined driveway, giving a beautiful approach and a memorable first impression. To one side of the property is a gently flowing stream, crossed by three reinforced steel bridges, leading into a mill pond and continuing out across the surrounding countryside all the way to the River Severn.

Native woodland borders the grounds to one side, with large areas of flat lawn surrounding the house, dotted with a range of beautiful specimen trees. To the rear of the property, and accessible from the kitchen is a paved courtyard offering a lovely area to sit and enjoy the tranquil surroundings, and featuring a barbeque area with hardware counters for food preparation. Just next to the courtyard is a stone-built boiler and pump room, with ample space for storage of garden equipment.

One of the main features of Brassmills is a substantial detached, 2 storey outbuilding constructed from quarry stone, offering fantastic potential for conversion to a spacious 3 bedroom home. The area is ideal for a holiday rental business, with the Forest of Dean, Malvern Hills, Wye Valley and Cheltenham all within a 30 minute drive.

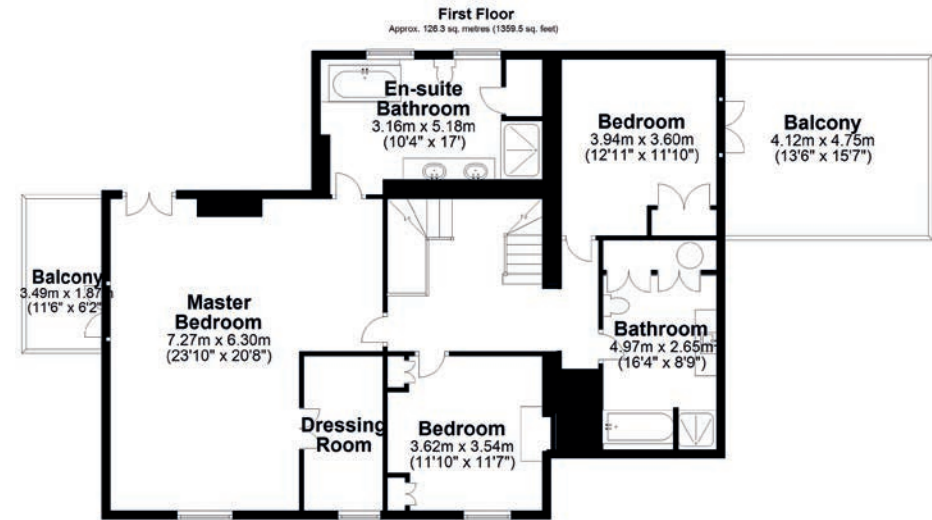
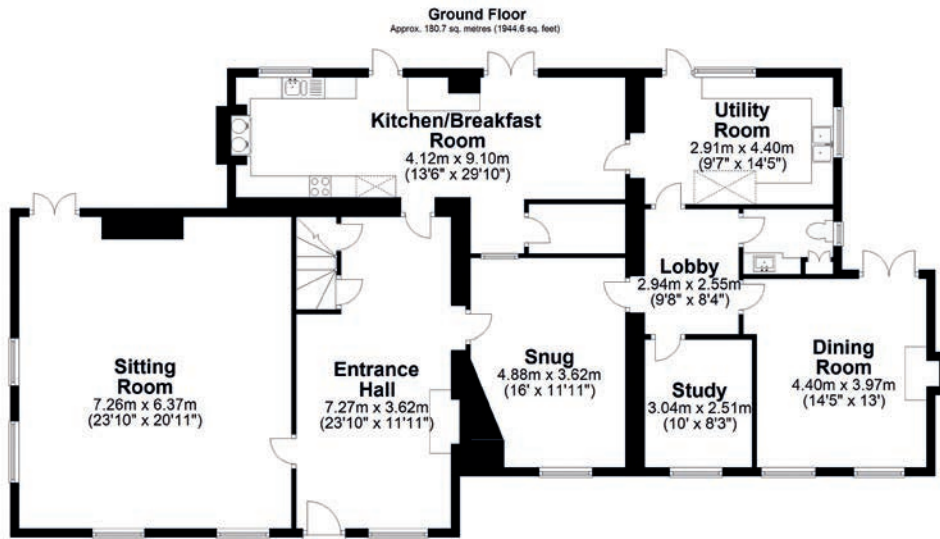
The grounds amount to 3 acres in total, with the bulk of the gardens being south facing, ample parking can be found to the front of the property.

DIRECTIONS: From Ross on Wye, take the third exit, at the Wilton roundabout, continue straight over to next roundabout, then the third exit onto the M50 take the exit signposted Newent, continue over the bridge and through the village of Gorsley. As you continue along this road, head straight past the turning for Newent and into the village of Malswick. Shortly after, you will see a lane on the left called Hooks Lane. Take this turning and the property will be found less than half a mile on the right hand sign.



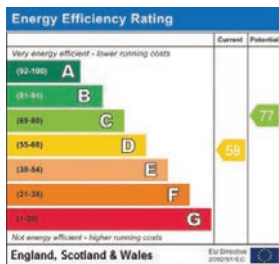
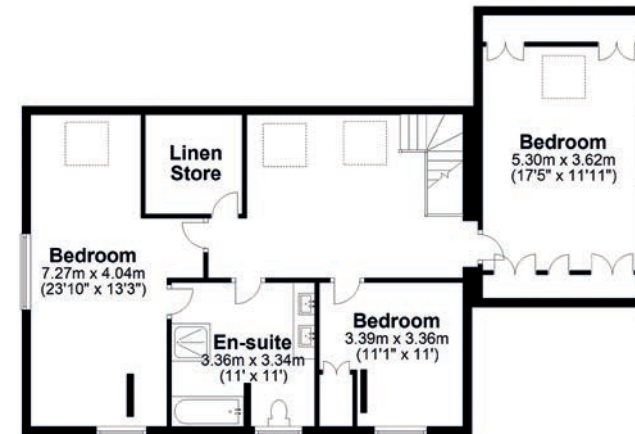
Total area: approx. 187.5 sq. metres (2018.4 sq. feet)





Total area: approx. 406.2 sq. metres (4372.5 sq. feet)

Second Floor
Approx. 99.3 sq. metres (1068.3 sq. feet)



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Fine & Country Ross-on-Wye is a Partnership. Printed 10.06.2022



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