



Swan House
Swan Lane | Blakeney | Gloucestershire | GL15 4EF

FINE & COUNTRY



Step inside

Swan House

Past and present merge in this atmospheric, Grade II listed former coaching inn, a fine timber-framed property with Tudor origins.

Painstakingly restored and sympathetically updated by the current owners, this property has been moulded into a charming family home which seamlessly incorporates the luxuries of modern-day living into the fabric of a fascinating historic building.

Now known as Swan House, the former Swan Inn is believed to be the oldest surviving house in the small but popular village of Blakeney. The property dates from the reign of Henry VII in the 16th century, when it is thought to have been built as a magnate's house. Dendrochronology dating indicates it was substantially refurbished in 1628/29, around the time when it is thought to have become a coaching inn. The inn was then extended in the Georgian era, when the front was faced with Blakeney stone.

The long list of the property's wonderful original internal features includes a wealth of exposed timber framing, beamed ceilings, panelling, ancient doors, imposing open fireplaces, lead glazed windows, stone flagged floors, original oak floorboards and a stunning two-flight, newel staircase with an octagonal newel. In the vaulted wine cellar, there are even thought to be the remains of the Saxon Monastery which was previously on the site.

Yet whilst this house oozes history from every nook and cranny, it has the contemporary comforts of a bespoke kitchen and luxurious bathrooms with sanitary ware and furniture carefully sourced to complement the property's character.

The spacious accommodation, extending to over 5,500 square feet includes four/five bedrooms, three bathrooms and three reception rooms, many of which have unusually high ceilings for a house of the era. With a games room/gym, converted from the garage, plus a first floor drawing room with second kitchen/breakfast room, the property provides plenty of accommodation for extended family.

Explore the area:-

Blakeney is a small, thriving village with a strong community spirit, situated on A48 between Gloucester and Chepstow. With good access to the road network, cities like Gloucester, Cheltenham, Bristol, Newport and Cardiff are all within easy reach. Whilst 16th century Swan House is the oldest in the village, it has several 17th and 18th century buildings and the Church of All Saints dates from the early 18th Century. Village facilities include a Post Office, fish and chip shop, village hall and primary school. Blakeney is situated on the eastern edge of The Forest of Dean, a designated National Forest Park which is both beautiful and atmospheric. Its magical aura has inspired artists and writers including Tolkien and JK Rowling. Its wealth of activities and visitor attractions provides for many a great day out.









Step outside

Swan House

Swan House is set in approximately 3.5 acres of formal gardens and grounds. There's an orchard, a large semi-wild paddock and a separate smallholding.

To the side of the house, thoughtfully designed to enhance the setting of this historic property, there's a knot garden with a central water feature.

At the back of the house there are attractive terraced courtyards. Alongside the property there's a parking area in front of the former garage. There is also a private driveway and parking at the rear of the property

DIRECTIONS

Take the A48 from Chepstow heading towards Gloucester. Pass Taurus Crafts on the left and at the next roundabout take the 2nd exit to stay on the A48 proceeding along the new bypass adjacent to Lydney Town. Pass Forest Oak Farm, continue to proceed along the A48 you will pass The Cock Inn on your left-hand side, continue through the village of Blakeney and as you start to climb the hill out of Blakeney and the property can be found on your left-hand side on the corner of Swan Lane.



Approximate Gross Internal Area
 Main House = 535 Sq M/5759 Sq Ft
 Outside Store = 18 Sq M/194 Sq Ft



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.

Postcode: GL15 4EF | Tenure: Freehold | Tax Band: G | Authority: Forest of Dean | Heating: Oil | Drainage: Mains



*Internet speed according to the BT Availability Service using the postcode and landline
 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. Copyright © 2019 Fine & Country. Registered in England and Wales. Company Reg No. 09165140. Registered at 30 High Street, Chipstow, Monmouthshire NP16 5LJ





Fine & Country
Tel: 01291 629799
chepstow@fineandcountry.com
30 High Street, Chepstow, NP16 5LJ

