



BLAKENEY

Guide price **£575,000**



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1 THE ROCKS

Brains Green, Blakeney, Gloucestershire GL15 4AJ



Idyllic, two-bedroom property
Residential small holding set withing
approximately 1.7 acres

This residential smallholding offers an exceptional lifestyle change, nestled on a generous plot with breathtaking panoramic views of the surrounding countryside and direct access to nearby woodland. This elevated, two-bedroom home has been meticulously renovated to a high standard, retaining its unique character both inside and out.

Originally a three-bedroom property, it was thoughtfully reconfigured to create a spacious, open-plan living area. The current owners have enjoyed raising livestock, tending to their vegetable garden, and harvesting fruit from the small orchard that is part of the property.



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KEY FEATURES

- Two-bedroom, detached home
- Residential small holding
- Idyllic location with fantastic, far-reaching views
- Generous gardens set in approximately 1.7-acre plot
- Versatile living accommodation and opportunity to expand
- Off road parking and a variety of outbuildings



STEP INSIDE



The property is accessed through a timber glazed door. The main living area is an expansive, open-plan space that combines the kitchen, dining, and living areas.

The kitchen features handmade wooden units with a distinctive concrete and epoxy resin countertop, a Belfast sink, and space for a freestanding electric oven with an extractor hood.

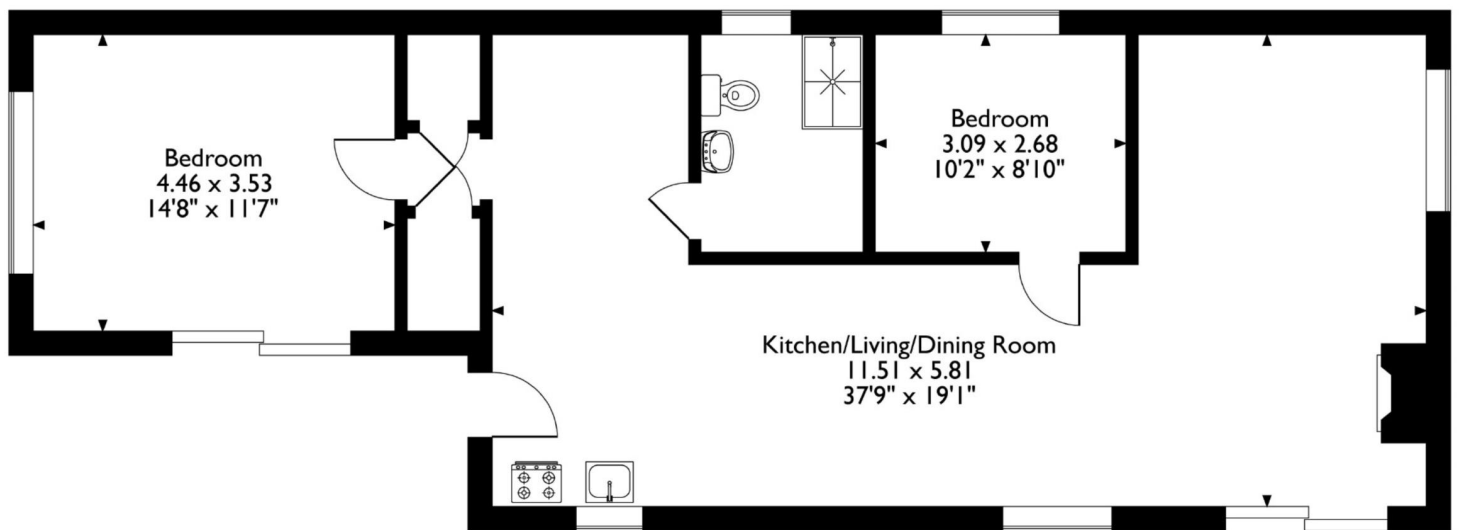
A feature fireplace with a multi-fuel burner and exposed stone add character, while windows provide stunning views of the surrounding landscape.

The dining area continues the theme of panoramic views, with a freestanding cast iron radiator and ample power points.

The living area boasts a side window, patio doors that open to the front, a wood-burning stove set in a stone fireplace, and access to a patio where you can fully appreciate the far-reaching views.

The inner hall features two spacious storage cupboards, providing ample space for a fridge and freezer.

Approximate Gross Internal Area 88 Sq M/947 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.

The principal bedroom offers side and front views of the countryside, with patio doors leading to the outdoor patio area. The room is equipped with built-in wardrobes and overhead cupboards, exposed stone walls, and a freestanding cast iron radiator, blending functionality with rustic charm.

The second bedroom, located at the rear of the property, includes a window with a rear aspect, a freestanding cast iron radiator, and well-placed power points.

The bathroom features a rear window, a low-level WC, a distinctive wash hand basin with a vanity unit, and an Insignia steam cabin that incorporates a shower, steamer, and jacuzzi bath. A chrome heated towel rail and a cupboard housing the hot water tank complete the room.

STEP OUTSIDE



The property is accessed via a forestry track and a five-bar gate, leading to a large gravel driveway with a carport situated directly behind the house. Additional covered areas, along with an adjoining workshop and storage, provide ample space for parking and other needs. The plot includes a paddock, orchard, vegetable garden, and well-organised poultry pens and houses, all secured with stock-proof fencing.

A large patio area at the front of the property offers an ideal spot to take in the sweeping panoramic views. The adjoining woodland invites exploration and long walks, enhancing the property's appeal as a peaceful and secluded haven.

For those who appreciate wildlife and nature, this is an ideal retreat. Viewing is essential to truly experience the property's uniqueness, the expansive outdoor space, and the stunning views it offers.

INFORMATION

Postcode: GL15 4AJ
Tenure: Freehold
Tax Band: D
Heating: Multi fuel
Drainage: Private
EPC: F





DIRECTIONS

Head south-east on A48 towards Awre Rd the turn right onto Cinderford Road follow the road for around. Follow the road where you will find the property on your right hand side.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			102
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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