



**Pine House Stoney Road, Newent GL18 1PB**

**£600,000**





## Pine House Stoney Road, Newent GL18 1PB

- SSTC before marketing
- Rarely available cottage situated in the popular village of Kilcot
- Generous plot size measuring approximately 2.6 acres
- Great potential to extend and improve
- Detached double garage and stables
- EPC G9
- No onward chain

**£600,000**

### Ground Floor

Entering through the front door the hallway leads into the living area which offers open fire place with stone surround alongside a feature well. Front doors lead to both the conservatory with views over the garden and the dining area. Within the original part of the cottage the dining room benefits from ample natural light with windows to the front aspect and exposed stone walls. Leading through, the kitchen offers ample storage in a range of floor of eye level units alongside space for appliances. Windows to front and rear aspect. Completing the ground floor, the utility room benefits from tiled flooring and offers space for additional storage.

### First Floor

Accessed via the stairs the first floor comprises of three bedrooms with ensuite to master and family shower room. The shower room consists of WC, wash hand basin and shower cubicle whilst the ensuite has WC, wash hand basin and raised corner bath.

Offering a versatile space the cottage is in need of renovation however has vast potential to improve and extend (subject to planning permission).

### Outside

Positioned in a rural countryside setting the cottage sits on a plot measuring approximately 2.6 acres.

Accessed through a five bar gate, the outside is a flexible space offering lawned gardens to both sides and rear which boast an array of mature shrubbery and trees. With a generous driveway there is space for five vehicles plus two additional spaces in the detached double garage. Entered through two up and over doors the garage is a great size and benefits from power and lighting. There are further outbuildings to include lean to sheds which have previously been used for storing hay and two bay stable block. Just past the stables you will find two gentle sloping paddocks which offer a great space for equestrian pursuits or rural life styles.

### Location

Kilcot and Gorsley are adjoining rural villages located within the Forest of Dean District of Gloucestershire, about two miles west of the Market town of Newent. The rural location benefits from the local Gorsley Goffs Primary School, the renowned Kilcot Inn, local shop, active Cricket Club at nearby Aston Ingham, bus route and good motorway links to both the M50 and M5.

### Local Authority, Services, Tenure & Broadband

Freehold

Mains water and electric along with oil fired central heating and private drainage

Hereford Council - Tax Band F - £3,141.11



1 High Street, Newent, GL18 1AN

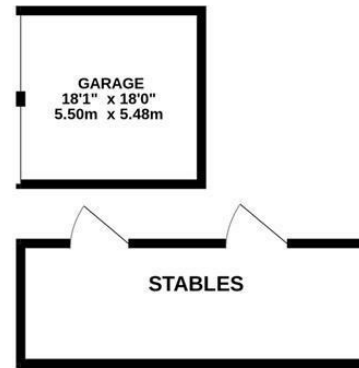
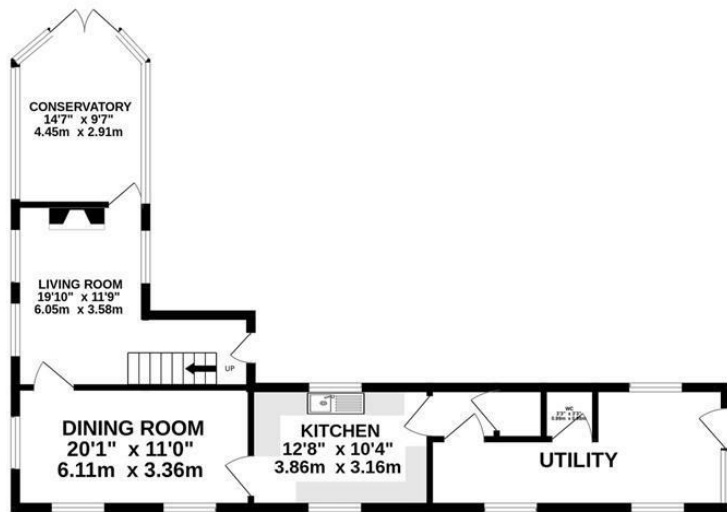
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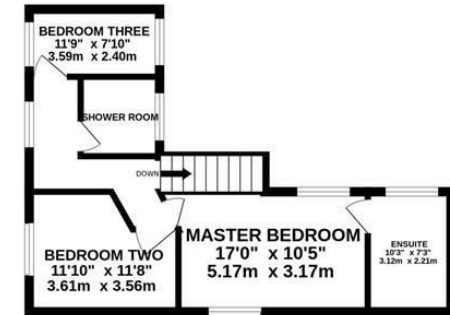
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GROUND FLOOR  
825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR  
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.1 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 no 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.  
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