



### DIRECTIONS

From our Chepstow office proceed along the A48 towards Lydney, proceeding through the village of Alvington, take the next left hand turning towards Lower Common. Follow the road for approximately one mile where the road forks, take the left hand lane where you will find Woodmill Farm.

### SERVICES

Mains water, electricity and sewerage. Oil fired central heating.  
Council Tax Band E.

### TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.



# WOODMILL FARM LOWER COMMON, AYLBURTON, LYDNEY, GLOS, GL15 6DR

7 3 2 E

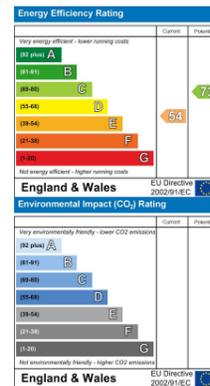
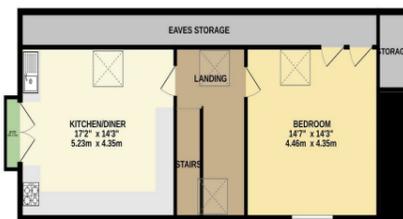
OFFERS OVER £1,000,000

Sales: 01291 629292  
E: sales@thinkmoon.co.uk

1ST FLOOR  
1336 sq.ft. (124.1 sq.m.) approx.



2ND FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



**DISCLAIMER**  
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

**OFFERS**  
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:  
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.



### ANNEXE SHOWER ROOM

Spacious, contemporary room with drench shower, WC, wash basin, and engineered hardwood floor.

### ANNEXE FIRST FLOOR LANDING

Apex roof with exposed timber A-frame, Velux rooflight, and galleried landing providing access to Annexe Bedroom 1 and kitchen/living room.

### ANNEXE KITCHEN/LIVING ROOM

**5.23m x 4.34m (17'2" x 14'3")**

Bright, open plan space with half panelled walls, fitted kitchen with sink, integrated dishwasher, oven, and hob, quality laminate flooring and French doors with Juliet balcony overlooking the paddocks.

### ANNEXE BEDROOM 1

**4.45m x 4.34m (14'7" x 14'3")**

Front-facing room with Velux rooflight, eaves storage cupboards, and wash basin.

### GROUND FLOOR

#### ENTRANCE HALL

A welcoming entrance hall, featuring a striking exposed stone wall and traditional flagstone flooring, setting the tone for the character throughout. Doors lead to the sitting room, kitchen, and utility/boot room, with stairs to the first floor.

#### SITTING ROOM

**5.28m x 4.39m (17'4" x 14'5")**

A beautifully presented reception room overlooking the garden, complete with bespoke built-in display units and a charming fireplace with inset wood-burning stove set on a stone hearth, perfect for cosy evenings.

#### KITCHEN/DINING/FAMILY ROOM

**5.82m x 5.66m (19'1" x 18'7")**

The heart of the home, this impressive space showcases a heavily beamed ceiling and a magnificent original inglenook fireplace housing a Britannia range cooker. Fitted cabinetry with hardwood worktops, space for appliances and hardwood flooring combine practicality with character. Bi-fold doors open seamlessly onto the garden, creating an ideal space for entertaining and family living.

#### LIVING ROOM

**5.77m x 5.66m (18'11" x 18'7")**

A truly standout room full of character, featuring a heavily beamed ceiling and a unique view of the original mill wheel. Additional features include a stone-fronted fireplace with inset stove and back boiler, a walk-in storage cupboard. French doors provide access to the front of the property.



### GROUND FLOOR WC

With low-level WC and wash basin.

### UTILITY/BOOT ROOM

**3.33m x 2.90m (10'11" x 9'6")**

A highly practical space with a rear-facing window, traditional Butler sink, hardwood work surfaces, and plumbing for appliances. With direct access to the rear courtyard and adjoining rooms, perfectly suited for country living.

### STUDY/BEDROOM

**3.68m x 1.83m (12'1" x 6'0")**

A versatile pair of adjoining rooms currently used as an occasional bedroom and dressing area. With a range of fitted storage cupboards, this space also offers excellent potential as a home office or private study.

### FIRST FLOOR STAIRS AND LANDING

Character filled landing with beamed ceilings throughout, access to roof space and a large walk-in airing cupboard housing the hot water cylinder. Doors lead to Bedrooms 1, 2, 3, 4/dressing room, the family bathroom, and an internal connecting door to the annexe.

### BEDROOM 1

**4.70m x 3.66m (15'5" x 12'0")**

A front facing principal bedroom with fitted wardrobes and private en-suite.

### EN-SUITE

Fitted with contemporary bathroom furniture.

### BEDROOM 2

**3.68m x 2.92m (12'1" x 9'7")**

Double bedroom with window to side.

### BEDROOM 3

**3.38m x 2.46m (11'1" x 8'1")**

Double bedroom with rear-facing window and built-in wardrobe.

### BEDROOM 4

**2.82m x 2.39m (9'3" x 7'10")**

Bedroom three currently used as a study with window to front elevation.

### FAMILY BATHROOM

Front-facing room with bath and shower over, feature wash basin, WC, and hardwood floor.

### ANNEXE

Accessible from the main house via an internal door, with private rear driveway and parking. The hall leads to Bedrooms 2 and 3 and a shower room, with built-in storage and stairs to a first-floor landing/reading area.

### ANNEXE BEDROOM 2

**5.23m x 3.66m (17'2" x 12'0")**

L-shaped, restful room with Juliet balcony overlooking the garden.

### ANNEXE BEDROOM 3

**4.06m x 2.46m (13'4" x 8'1")**

Rear-facing room with natural light.

