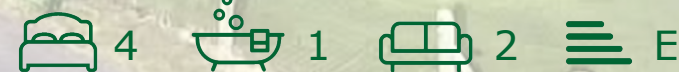




Connaboy, Tithe Farm Lane
, Birdwood, GL19 3ED

£575,000



This charming period home, dating back to the early 1900s, offers a delightful blend of character and modern living. With thoughtful extensions and an ANNEX, The property is situated just off the A40 located in a NO THROUGH ROAD.

(***Planning permission passed for a double storey extension***)

This property is perfectly suited for multigenerational living or could serve as an excellent source of additional income.

Boasting four spacious bedrooms, benefitting two reception rooms, kitchen breakfast room and double garage, ideal for a growing family.
CHAIN FREE

Porch
8'5 x 6'3 (2.57m x 1.91m)

Lounge/Diner
14'5 x 13'3 (4.39m x 4.04m)

Snug
13'0 x 10'2 (3.96m x 3.10m)

Kitchen/Breakfast/Diner
20'10 x 10'8 (6.35m x 3.25m)

Utility Room
16'0 x 5'10 (4.88m x 1.78m)

Cloakroom

Bedroom 1
16'9 x 15'11 (5.11m x 4.85m)

Bedroom 2
11'0 x 10'3 (3.35m x 3.12m)

Bedroom 3
12'4 x 8'1 (3.76m x 2.46m)

Bedroom 4
9'7 x 5'7 (2.92m x 1.70m)

Bathroom





ANNEX

Lounge/Diner
15'11 x 12'2 (4.85m x 3.71m)

Kitchen
11'7 x 7'10 (3.53m x 2.39m)

Bedroom
11'6 x 9'1 (3.51m x 2.77m)

Wet Room

OUTSIDE

A pair of double wrought iron gates open onto a long driveway leading up to the property. Well-maintained lawns flank both sides of the drive, with one side featuring a variety of mature fruit trees. The established garden has an array of trees, shrubs, and bushes. Additional features include garden sheds, a greenhouse and access from the lane to the DOUBLE garage. The entire garden is fully enclosed.

Planning Permission Granted

Planning Permission has been passed for : Erection of single storey and two storey front extensions. Demolition of porch
Forest of Dean District Council ref : PO362/26/FUL

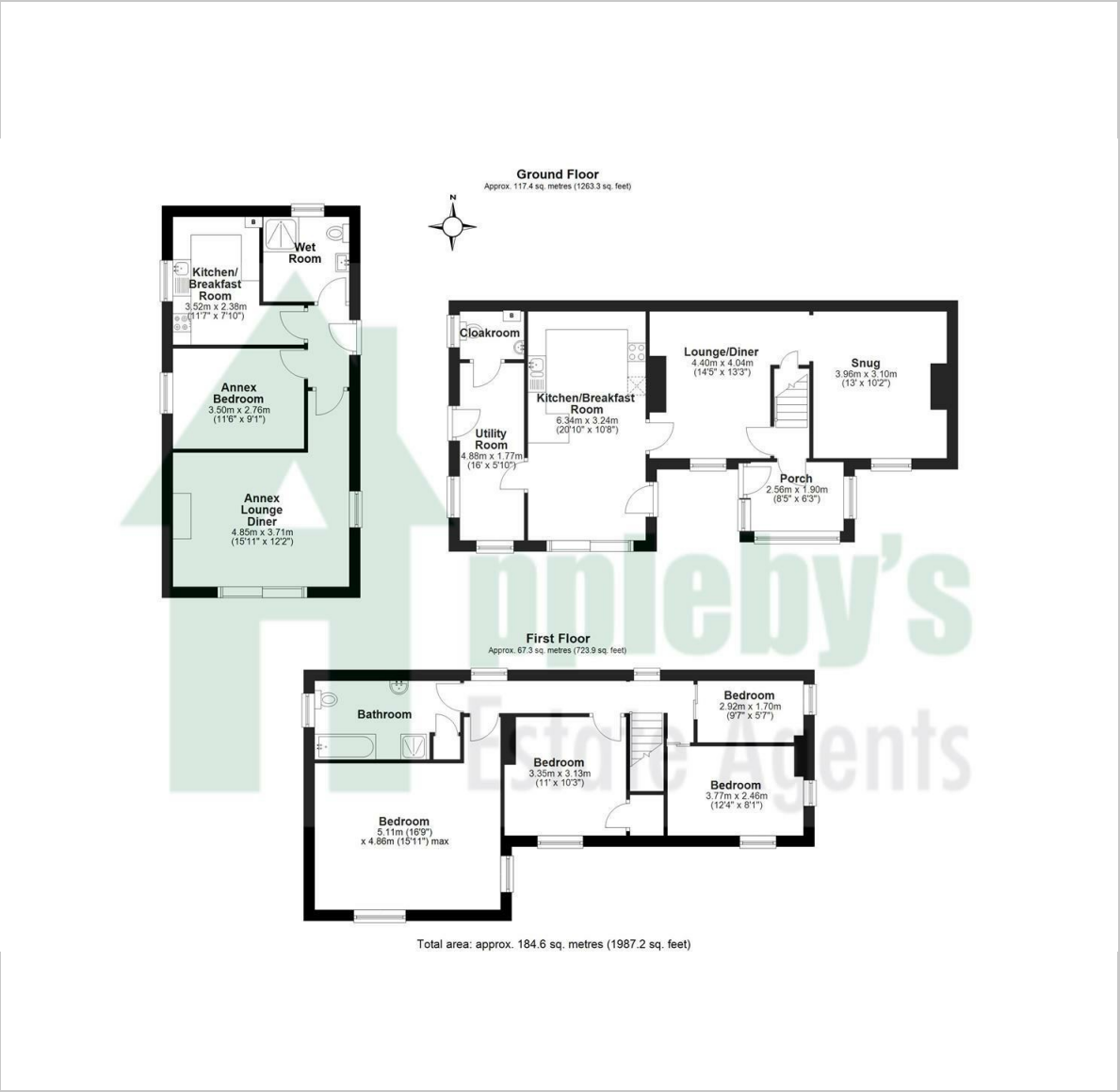
Services

Mains Drainage, LPG for main house and annex.
Forest Of Dean District Council tax band D
Annex tax band A, EPC rating E
What3Words:
readings.quaking.loaders

Tenure
Freehold



Floor Plan

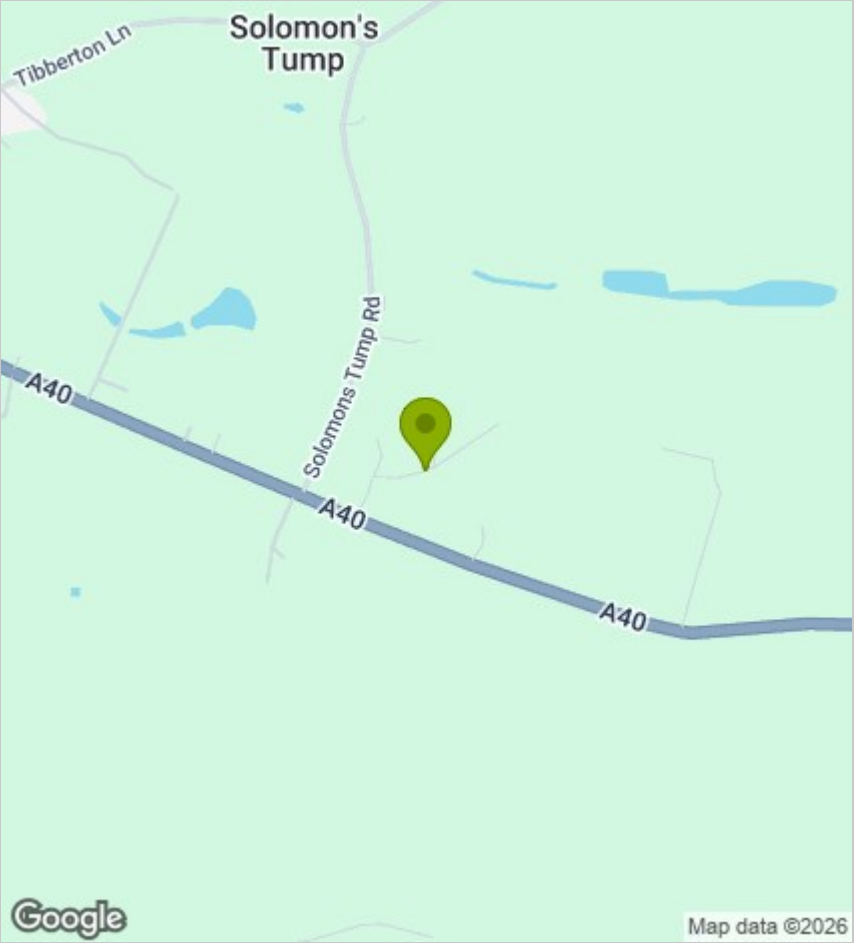


Viewing

Please contact our Appleby`s Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

