



## Mork

St. Briavels, Lydney, Gloucestershire, GL15 6QH

£775,000

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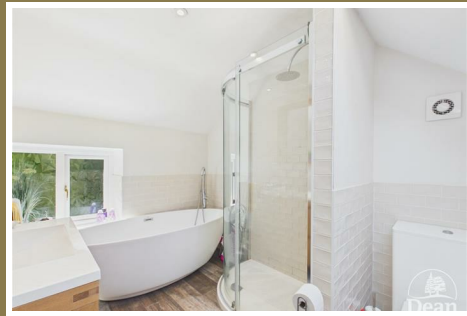


A charming and highly versatile detached cottage set within beautiful mature grounds, offering spacious & characterful accommodation alongside a superb two bedroom annexe, ideal for multi-generational living or potential holiday let use (subject to any necessary consents).

The main residence blends character features with modern comforts throughout & offers flexible accommodation to suit a variety of lifestyles. The welcoming lounge enjoys exposed ceiling beams, a striking stone fireplace with woodburning stove whilst further reception space includes a separate dining room, snug & study. The beautifully fitted kitchen offers a range of shaker-style units with solid wood worktops & space for dining, complemented by a large utility room. The property benefits from four generous double bedrooms, with two conveniently positioned on the ground floor, along with the family bathroom. To the first floor are two spacious bedrooms full of character, including an impressive master suite featuring exposed beams, a walk-in wardrobe & stylish en-suite with freestanding bath & separate shower. The additional upstairs bedroom further benefits from it's own W.C.

The annexe provides excellent additional accommodation & comprises a bright contemporary conservatory with feature lantern skylights & doors opening onto the gardens, two bedrooms, a modern shower room & kitchenette, creating a fantastic self-contained space for guests or additional income potential.

Outside the property offers beautifully landscaped gardens all set within a peaceful countryside setting. The grounds are mainly laid to lawn & include two charming ornamental bridges over a spring, there are winding pathways & a variety of seating areas perfect for enjoying the tranquil surroundings. A generous gravel driveway providing ample off road parking, a substantial timber double carport with workshop & a wonderful sense of privacy throughout the grounds.



Approached via a wooden front door into:

Entrance Hallway:

7'6" x 6'11" (2.29m x 2.11m)

Flagstone flooring, UPVC double glazed window to side aspects, lighting, double panelled radiator, opening into snug.

Snug:

13'11" x 10'2" (4.25m x 3.11m)

Wooden flooring, UPVC double glazed window to front aspect, feature fireplace, wooden beams, power & lighting, double panelled radiator, storage cupboard with lighting (2.02m x 0.90m), stairs to first floor landing, door to dining room.

Dining Room:

19'7" x 8'2" (5.99m x 2.50m)

Wooden flooring, three UPVC double glazed windows to rear aspect, loft access, fitted shelves, double panelled radiator, power & lighting, steps & door up to kitchen, door to inner hallway.

Kitchen/Breakfast Room:

11'1" x 16'9" (3.40m x 5.12m)

Farmhouse style fitted kitchen with base units, wall units & drawers, Belfast sink, tiled splashbacks, wooden worktops, UPVC double glazed windows to front & rear aspect, Cookmaster range, extractor hood, integrated fridge/freezer, integrated dishwasher, double panelled radiator, space for table & chairs, smoke alarm, tiled flooring, power & lighting, door into lounge.

Lounge:

18'11" x 11'4" (5.78m x 3.47m)

Wooden flooring, exposed stone walls, feature fireplace with wooden mantel

& inset woodburner, wooden beams, radiator, power & lighting, UPVC double glazed French doors to rear garden, UPVC double glazed windows to front aspect, door to study.

Study:

10'4" x 4'5" (3.15m x 1.35m)

Radiator, power, spotlights, UPVC double glazed window to rear aspect.

Inner Hallway:

17'3" x 2'10" (5.28m x 0.87m)

Doors to two downstairs bedrooms, bathroom & utility room, stone tiled flooring, double panelled radiator, lighting.

Downstairs Bedroom One:

13'10" x 10'1" (4.24m x 3.09m)

Feature wooden mantel, UPVC double glazed window to front aspect, wooden beams, double panelled radiator, power & lighting.

Downstairs Bedroom Two:

11'7" x 9'1" (3.55m x 2.78m)

UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, double panelled radiator, power & lighting.

Downstairs Bathroom:

8'5" x 7'11" (2.57m x 2.43m)

Panelled bath, tiled wood effect flooring, walk in shower with rainfall shower head, vanity unit with inset wash hand basin, spotlights, heated towel rail with radiator, W.C., shaver point, UPVC double glazed frosted window to rear aspect, partly tiled walls, extractor fan.

Tel: 01594 835751

#### Utility Room:

13'8" x 4'6" (4.18m x 1.38m)

Wall units, base units, worktop, space for fridge, space & plumbing for washing machine & tumble dryer, stainless steel sink with drainer unit, airing cupboard, tiled splashbacks, tiled wood effect flooring, UPVC double glazed door to rear garden, UPVC double glazed window to rear aspect, power, spotlights, smoke alarm, consumer unit.

#### First Floor Landing:

3'2" x 3'1" (0.98m x 0.96m)

UPVC double glazed window to front aspect, lighting, doors to both bedrooms, wooden beams.

#### Bedroom One:

15'1" x 10'1" (4.62m x 3.09m)

Velux window, UPVC double glazed window to front aspect, double panelled radiator, wooden beams, power & lighting, door to walk in wardrobe & en-suite.

#### Walk-In Wardrobe:

4'0" x 5'11" (1.22m x 1.82m)

Clothes rail, shelving, spotlights.

#### En-Suite:

7'4" x 13'1" (2.25m x 3.99m)

Vanity unit with inset wash hand basin, fitted mirror, partly tiled walls, shaver point, oval bath with shower attachment, UPVC double glazed frosted window to front aspect, velux window, walk in shower with rainfall shower head, spotlights, W.C., tiled wood effect flooring, extractor fan, heated towel rail with radiator.

#### Bedroom Two:

13'5" x 10'3" (4.09m x 3.13m)

Velux window, wooden beams, UPVC double glazed window to front aspect, single panelled radiator, power & lighting, W.C., wash hand basin, tiled splashbacks, extractor fan.

#### Annexe:

Approached via UPVC double glazed French doors into:

#### Annexe- Conservatory:

7'8" x 8'9" (2.35m x 2.68m)

Laminate flooring, UPVC double glazed windows to rear & side aspects, solid roof, spotlights, door to bedroom.

#### Annexe- Bedroom:

5'6" x 5'9" (1.68m x 1.77m)

Wooden flooring, double panelled radiator, UPVC double glazed window to front aspect & side aspect, loft access, smoke alarm, power & lighting, door to shower room, opening to kitchenette.

#### Annexe- Kitchenette:

5'9" x 5'6" (1.77m x 1.68m)

Base units, worktops, drawers, wall units, space for fridge, stainless steel sink, tiled splashbacks, spotlights, wooden flooring, door to bedroom.

#### Annexe- Bedroom:

10'8" x 10'11" (3.26 x 3.34)

UPVC double glazed window to front aspect, double panelled radiator, power & lighting.

#### Annexe- Shower Room:

5'7" x 4'8" (1.71 x 1.44)

Walk in shower with electric shower, heated towel rail, W.C., tiled flooring, UPVC double glazed frosted window to rear aspect, tiled walls, wash hand basin, lighting, shaver point with light.

#### Outside:

The outside of the property is truly a standout feature, offering beautifully landscaped gardens and a peaceful countryside setting surrounded by mature greenery and rolling views. The grounds are mainly laid to lawn with a variety of established shrubs, fruit trees and colourful planting, creating a private and tranquil environment ideal for enjoying the outdoors. Two charming ornamental bridge crosses over a small spring, while winding pathways and thoughtfully designed seating areas add to the garden's character and appeal.

To the rear, a spacious patio and seating terrace provide the perfect space for entertaining and al fresco dining, enjoying lovely outlooks across the gardens and surrounding countryside. Positioned within the grounds is a raised decking area with a summer house, creating a wonderful spot to relax and take in the elevated views.

The property itself enjoys attractive stone elevations full of charm and character, complemented by a generous gravel driveway providing ample off road parking for multiple vehicles. Further benefits include a substantial timber double carport with a workshop, well-maintained pathways surrounding the home, and a delightful sense of privacy throughout the grounds. Altogether, the outdoor space offers a rare combination of beautifully tended gardens, practicality and idyllic rural surroundings.

#### Workshop:

12'5" x 6'5" (3.79m x 1.96m)

Power & lighting.



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## Road Map



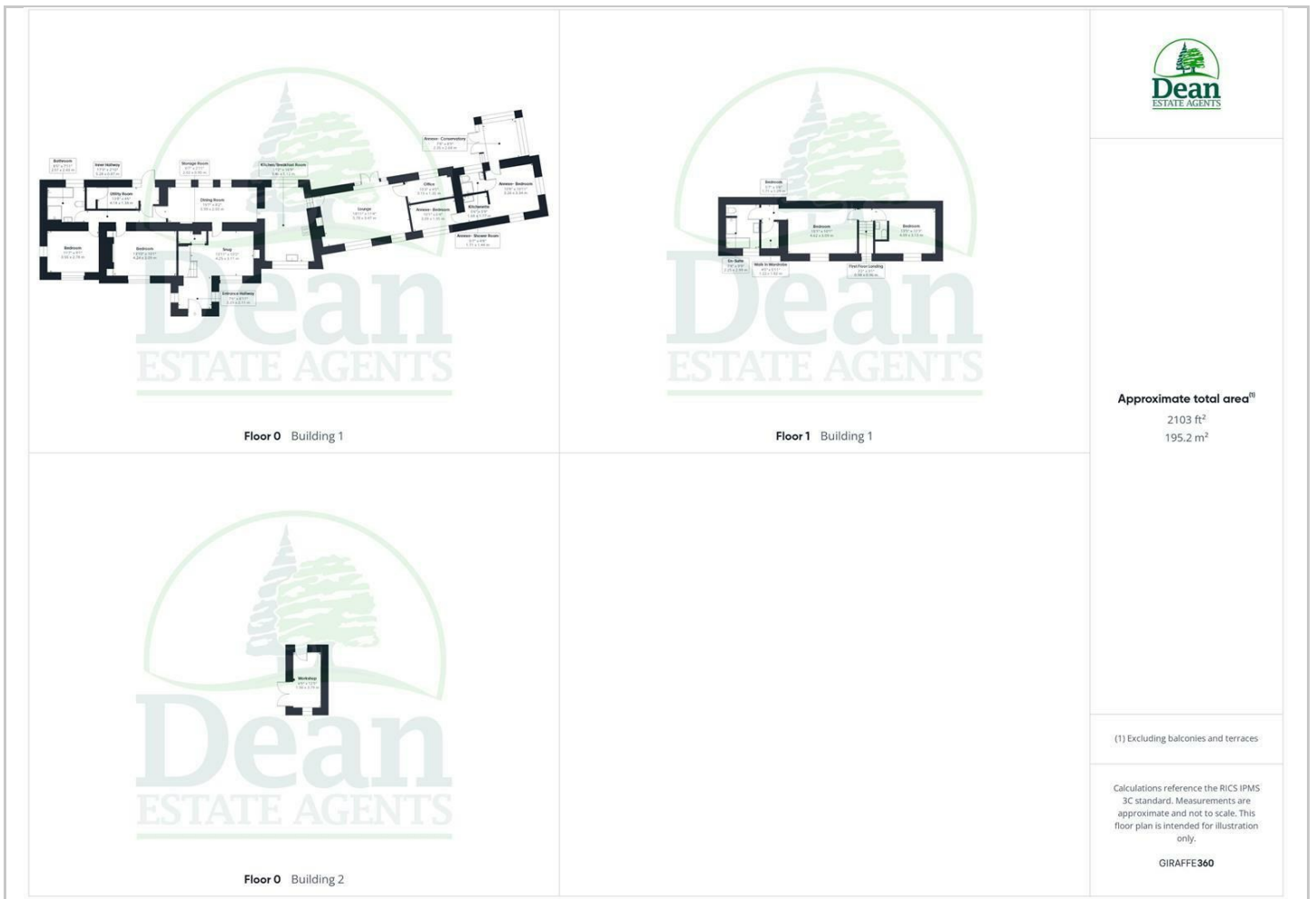
## Hybrid Map



## Terrain Map



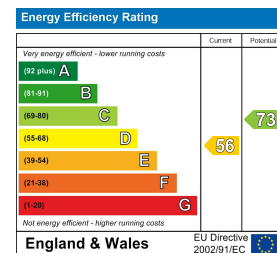
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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