



The Proberts
Lumbar Lane | Newnham on Severn | Gloucestershire

£525,000

FINE & COUNTRY

Step inside

The Proberts

THE PROBERTS LUMBAR LANE In a rural yet easily accessible setting is this detached period cottage. The character family sized accommodation provides an open plan lounge and dining room, sitting room, family room, kitchen and utility room. On the first floor you will find four bedrooms, one featuring a dressing room and one of which features an en-suite shower room. The property is set within a plot of about 2 acres with formal gardens, garage and workshop and for those looking for equestrian facilities there are paddocks and a stable block.

The nearby village of Newnham-on-Severn, about 2 miles, offers a good range of local facilities to include shops, post office, doctors surgery, church, village hall and inn; whilst the cathedral city of Gloucester some 9 miles offers a more comprehensive range of facilities and a train station with a direct line to London Paddington.

ENTRANCE PORCH

With double glazed windows and tiled floor. Opening into:

OPEN PLAN LOUNGE and DINING ROOM 23' 3" X 12' 2" (7.08M X 3.71M)

Spacious and light featuring a contemporary style central staircase of oak and glazed panels with open treads leading onto the first floor. Inglenook fireplace housing a Villager wood burning stove on a raised flagstone hearth with a heavy beam over. Oak flooring, two radiators, recessed fitted shelving and display niches.

SITTING ROOM 14' 0" X 11' 9" (4.26M X 3.58M)

Another light reception room having double glazed windows to side and rear with the rear enjoying pleasant far reaching views. Attractive fireplace housing a wood burning stove on a tiled hearth with a brick surround. Oak flooring, radiator. A wide archway leads you through to:

FAMILY ROOM 14' 4" X 9' 11" (4.37M X 3.02M)

Double glazed window overlooking the gardens. Two wall light points. Oak flooring.

KITCHEN 12' 5" X 9' 11" (3.78M X 3.02M)

Double glazed window to side. Fitted with a range of timber base units with solid wood worktops over. Inset 'Belfast' sink unit, tiled splashbacks and tiled floor. Belling 'Farmhouse' electric range. Space and plumbing for an American style fridge freezer with storage units built around the space.

Integrated wine rack. Plumbing for dishwasher. Wall mounted Valiant LPG boiler. Recessed downlights.

CLOAKROOM

Obscure double glazed window. Low level W.C. Wash hand basin. Part tiled walls and tiled floor.

UTILITY ROOM 8' 9" X 6' 0" (2.66M X 1.83M)

Fitted with units and worktops matching the Kitchen. Tiled floor. Plumbing for washing machine. Space for tumble dryer. Double glazed window.

BOOT ROOM

An essential part of country life! Coat hanging rail. Fitted storage units. Tiled floor.

ON THE FIRST FLOOR

LANDING

With double glazed roof light. Access to ROOF SPACE. Radiator. Doors opening to:

MASTER BEDROOM

DRESSING ROOM 12' 3" X 9' 1" (3.73M X 2.77M)

Double glazed window overlooking the gardens. Radiator. Recessed downlight.

BEDROOM 13' 5" X 11' 10" (4.09M X 3.60M)

Double glazed window to rear and side. Radiator. Sloping ceiling.

BEDROOM TWO 9' 11" X 9' 11" (EXCLUDING DOOR RECESS) (3.02M X 3.02M)

Double glazed window to side overlooking the adjacent 'gallops', where if you rise early enough you may see the racehorses being exercised! Radiator.

EN-SUITE

Contemporary style vanity wash hand basin. Fitted mirror over with integrated lighting. Low level W.C. Walk in shower, with Aqualisa electronic shower. Chrome heated towel rail. Tiled walls and floor. Electric underfloor heating. Obscure double glazed window.





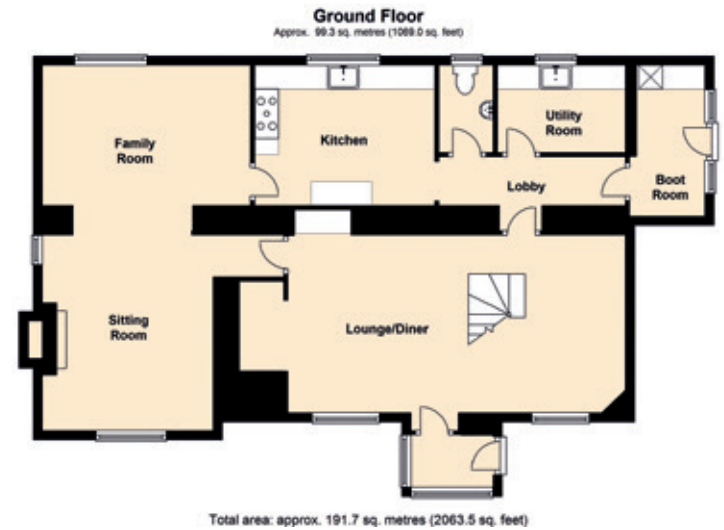
BEDROOM THREE 16' 5" X 10' 0" (NARROWING TO 7")
(5.00M X 3.05M)
Double glazed window to side and front.

BEDROOM FOUR 12' 4" X 7' 7" (3.76M X 2.31M) PLUS
ADDITIONAL RECESS
Double glazed window looking down over the entrance drive. Sloping
ceilings. Radiator. Access to ROOF SPACE.

BATHROOM
Contemporary style white suite featuring a double ended panel bath
with central taps. Concealed cistern W.C. Wash hand basin. Walk-in
shower cubicle, with Aqualisa electronic shower. Tiled floors and walls.
Electric underfloor heating. Obscure double glazed window. Chrome
heated towel rail.

OUTSIDE
The property is approached off the lane on to a driveway flanked either
side by holding paddocks making for a most attractive and welcoming
entrance. The driveway continues through leading to the parking area.
GARAGE/WORKSHOP BLOCK 18'3 x 17'10 up and over door;
workbench, power and lighting, **STORE** 12'3 x 7'1 and attached timber
LOG STORE. From the parking area a pedestrian hand gate leads on to
a paved pathway to the entrance door. Running alongside the path is an
attractive garden with shaped lawns and flower beds, a two tier garden
pond and circular seating area ideal to dine outside whilst taking in the
views over the adjacent countryside. To the other side of the cottage are
further gardens again featuring lawn and flower beds, with a rustic timber
arched walkway covered in honeysuckle and climbing rose. To one
corner there is a kitchen garden with raised planters, soft fruit bushes,
apple and cherry trees. Adjacent to the parking is the **STABLE BLOCK**
featuring three loose boxes, 13'3 x 11'2, 13'3 x 11'7, 11'10 x 11'2 and a
HAY BARN 18' x 13'7. From here you can access the two smaller
holding paddocks that run alongside the driveway and the larger
paddock. For the equestrians it is worth noting that the owners are
currently allowed use of the racehorse gallops that run along one
boundary; whilst the neighbouring property has two indoor schools that
can be hired out and there is access to a bridal path at the end of
the lane.

DIRECTIONS From Ross on Wye head towards Littledean driving
through the market town of Cinderford. Having driven through
Littledean village turn left at the roundabout along the A4151, passing
Littledean 'Jail' on your left. Continue along this road where you will pass
The Greyhound Inn on your left and just after passing Elton Farm and
Elton Carp Lake on your left hand side, turn right in to Lumbar Lane.
Follow the lane almost to it's end where the driveway entrance to the
property will be found on your right hand side.



EPC Rating: D

Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Fine & Country Ross-on-Wye is a Partnership copyright © 2016 Fine & Country Ltd. Printed 04.07.2016



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