

The Malt House
English Bicknor, Coleford



ROSCOE ROGERS KNIGHT
Town and country properties



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This very individual and luxurious 3 bedroom home is set in the heart of the popular village of English Bicknor on the border of Gloucestershire, Monmouthshire and Herefordshire, a short distance from Ross-on-Wye, Monmouth and the heart of the renowned Forest of Dean. Beautifully remodelled, restored and extended tastefully blending character with contemporary, incorporating the very latest technology. Beautifully landscaped gardens to the front and the back with exceptional views to the west. Gated, edged, gravelled driveway with turning area.

The original cottage was constructed in stone and it has been tastefully extended to match. Features include double glazing throughout and sculpted fascias and barge boards set under a patterned plain tiled clay roof. Internal doors are vertically boarded oak and the ground floor has a combination of oak boarded and travertine tiled floors. Low voltage downlighters feature in the majority of the rooms and some feature exposed beams. There is a Sonos zoned sound system and a RAKO Wifi programmable lighting system. A LPG boiler provides underfloor heating to the majority of the ground floor with radiators on the first floor together with electrical underfloor heating to the bath and shower rooms.

The approach to the property is from the paved terrace is through an Oak studded door with vision panel into:

PORCH:

Window to front and feature internal window. Flagstone floor. Door into:

SITTING ROOM: 3.59m x 4.12m (11'9" x 13'6")

Window to front. Inset fireplace with wood burner on flagstone hearth with Oak mantel over with two illuminated recesses on each side. Stairs leading to first floor with low level lighting. Door into:



SNUG: 3.51m x 3.65m (11'6" x 11'12")

Window to front. Recess with enclosed LPG gas fireplace with protruding slate polished hearth. Tall bookcases with cupboards at low level.



From Sitting Room door into:

OPEN PLAN DINING AREA: 3.59m x 4.93m (11'9" x 16'2")

Window to side. Wide openings into Kitchen and Garden Room.



KITCHEN: 4.74m x 3.65m (15'7" x 11'12")

High vaulted ceiling with two velux roof lights, window and glazed door out to terrace. L-shaped "Silestone" worktops with inset one and half bowl stainless steel sink, Pillar tap and Quooker boiling water tap. Range of Alno Kitchen units set under with built in Miele Dishwasher and tall units with Miele convector oven, warming drawer and microwave/oven. American fridge/freezer. Central island unit with granite top and breakfast bar with inset induction hob with an automated Bluetooth connection to the extraction hood over in stainless steel and glass. Matt white drawers and cupboards set under as well as wine cooler. Pair of doors into pantry cupboard which is fully shelved with an automated light.



GARDEN ROOM: 4.09m x 3.51m (13'5" x 11'6")

Fully retractable folding triple glazed doors along two sides opening out to terrace and garden. High vaulted ceiling with electrically operated Velux rooflight and feature round window at high level. Wall mounted air conditioning unit.



FIRST FLOOR LANDING:

Divided on each side of stairs with high raked ceiling with Velux rooflight and exposed beam. Roof access trap. Doors into:

From Kitchen door into:

UTILITY ROOM: 4.16m x 2.20m (13'8" x 7'3")

Window to side and back and glazed door out to back porch. Door into cupboard with hot water tank and access to underfloor ports. U-shaped "Silestone" worktop with inset single drainer sink with matt white cupboards and drawers set under. Washing machine and tumble dryer. Matching wall units and tall cupboard.



Doors into:

STUDY/GYM: 3.00m x 2.71m (9'10" x 8'11")

Three small feature windows at high level and window to side with frosted glass. Floor mounted air conditioning unit. Door into:

CLOAKROOM:

Window to front. Wall mounted vanity unit, built in low level W.C and recessed shelved cupboard. Chrome ladder style radiator. Extractor fan.



FAMILY BATHROOM: 2.04m x 3.71m (6'8" x 12'2")

Window to front with garden and countryside views. Recessed large shower fully tiled with pivot door, mixer valve and head on adjustable rail. Jacuzzi bath, built in low level W.C, double vanity unit with inset single bowl and mixer tap with drawers and shelves under. Pair of doors into laundry cupboard with slatted shelves. Ceramic tiled floor and splashbacks.

BEDROOM TWO: 4.17m x 3.66m (13'8" x 12'0")

Window to front with attractive views. High raked ceilings with exposed truss and feature mezzanine with electric velux window, glazed panel, ladder, balustrading and storage cupboard.

BEDROOM ONE: 4.51m x 3.13m (14'10" x 10'3")

Featuring high raked ceilings, dormer picture window with attractive views across the garden and countryside beyond. Doors on each side of the bed give access to separate "His and Her" dressing rooms areas with hanging spaces and wardrobes. Windows across the front garden and open countryside.



SHOWER ROOM:

Electrically operated Velux rooflight. Corner shower with pivot door and glazed panels, fully tiled with mixer valve and head on adjustable rail. Wall mounted vanity unit with drawers under and illuminated cabinet over. Built in low level W.C. Chrome ladder style radiator. Ceramic tiled floor.

BEDROOM THREE: 2.80m x 3.60m (9'2" x 11'10")

Window to side. Two shelved recesses.



OUTSIDE:

FRONT GARDEN: There are stone boundary walls on three sides with a pair of solid high wooden gates out to splay to the road. The drive is T-shaped, edged and gravelled with a turning and parking area. Well stocked planted borders are set around the level lawned area and there are interspaced trees and shrubs. Stone sculpted paving is set to the front of the house with paths and gates on each side that lead to; **BACK GARDEN:** Beautifully landscaped with a sculpted, boarded deck wrapping around the garden room and the kitchen. Shaped lawned areas with well stocked planted borders having mature shrubs and trees and a central water feature. Decking area and paved terrace against the low-level boundary stone wall to take full advantage of the outstanding panoramic views to the West. External electrical sockets and water taps.

SERVICES:

Mains water, electricity, drainage and LPG central heating system. Fast fibre broadband. EPC Rating D. Council Tax Band E.

DIRECTIONS:

From Monmouth take the A40 to Ross-on-Wye. After the village of Whitchurch take the exit to the left and immediately right over the carriageway. Take the next left and follow the road that skirts the village of Goodrich. Go over the Wye bridge and turn right at the junction. Follow the river passing River Wye Lodge on your left but carry straight on and up the hill into English Bicknor. In the village shortly after the S-bend the Malt House will be seen set back on the right-hand side.



Offers in Excess of £750,000

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 - None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.

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