



Bailey's Stores | High Street | Newnham | Gloucestershire | GL14 1BU

GUIDE PRICE: £350,000



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terry**
sales & lettings



A fantastic opportunity to purchase a substantial property, which dates back to the 17th century and part of which has been run as a general store in the heart of the picturesque riverside village of Newnham.

A Grade II listed property which is currently arranged as a four bedroom house with attached shop. The property also has an attached barn and with the shop, could potentially be converted into one substantial property (subject to the necessary consents).

The property also benefits from private rear garden, double garage and gas central heating. If you are looking for a property with various investment opportunities or simply a substantial family home then this may be the one.

The property is situated in the picturesque village of Newnham-on-Severn set on the River Severn. The character High Street provides a range of shops which include a post office, surgery and local stores. The village also offers a primary school, chemist and garage. A wider range of leisure facilities are also available throughout the Forest of Dean including further golf courses, leisure centres, two cinemas and an abundance of woodland and river walks.

The Severn crossings and M4 toward London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands. Lydney and Gloucester also benefit from train stations giving excellent access throughout the country.





Shop

Main Room	22' 2" x 12' 8" (6.76m x 3.86m)
Side Room	16' 6" x 7' 6" (5.03m x 2.29m)
Store Room	7' 9" x 7' 1" (2.36m x 2.16m)
Back Shop	13' 0" x 11' 4" (3.96m x 3.45m)
Lounge/Storage	14' 11" x 10' 7" (4.55m x 3.23m)

Main Residence

Ground Floor

Kitchen/Dining Room	12' 11" x 11' 5" (3.94m x 3.48m)
Inner Hallway	
Utility Room/Pantry	11' 7" x 5' 0" (3.53m x 1.52m)

First Floor

Landing	
Lounge	15' 6" x 13' 1" (4.72m x 3.99m)
Bedroom One	17' 3" x 10' 11" (5.26m x 3.33m)
Bedroom Two	12' 11" x 11' 3" (3.94m x 3.43m)
Bedroom Three	11' 8" x 10' 6" (3.56m x 3.20m)
Bedroom Four	10' 5" x 8' 7" (3.17m x 2.62m)
Bathroom	
Separate WC	

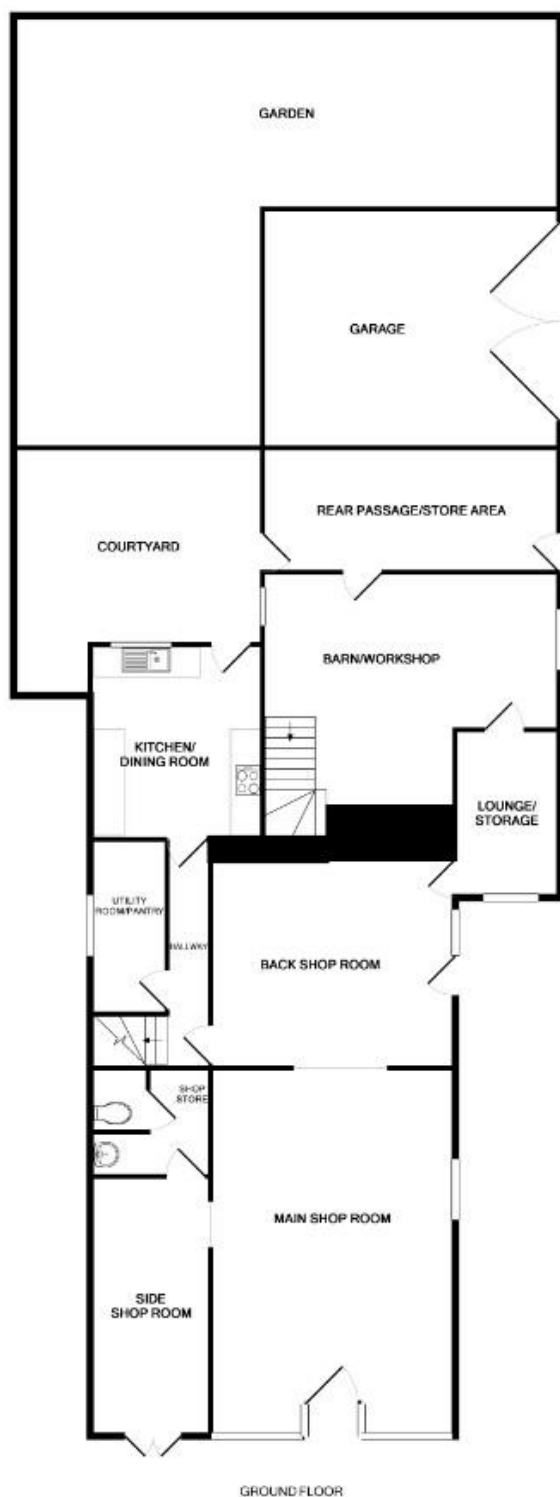
Barn/Workshop

Ground Floor	16' 6" x 10' 10" (5.03m x 3.30m)
First Floor	27' 2" x 16' 1" (8.28m x 4.90m)

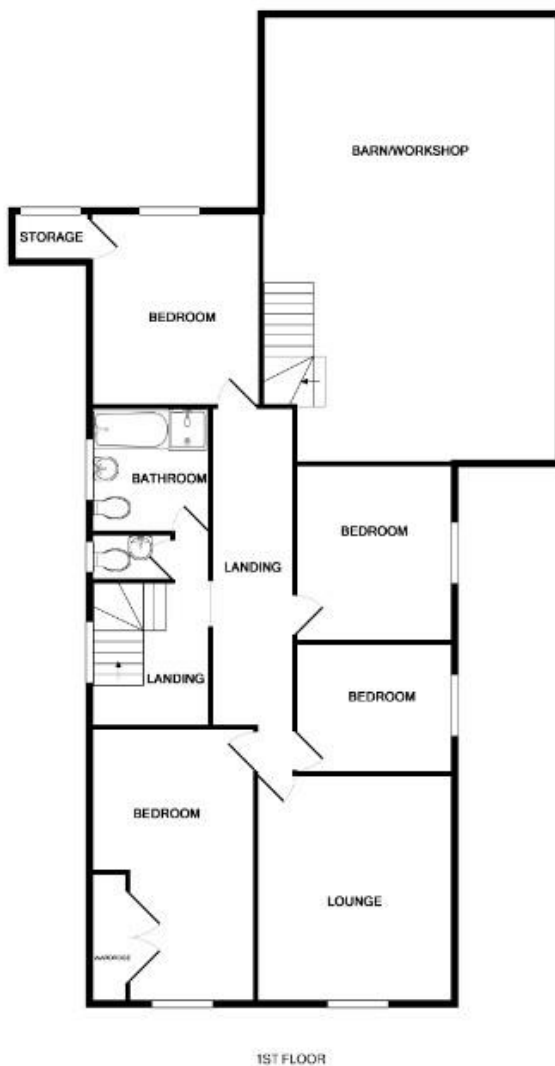
Double Garage

17' 9" x 12' 1" (5.41m x 3.68m)

EPC Rating - D



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is to be used as a guide only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: From our Lydney Office drive towards Gloucester, proceed through the village of Blakeney and continue into Newnham. Upon reaching Newnham proceed through the High Street and the property can be found along on the left hand side.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.