



Bullo House  
Bullo Pill | Newnham | Gloucestershire | GL14 1EA







# Step inside

## Bullo House

An unusual and attractive Grade II listed property with maritime connections, Bullo House offers generous, flexible accommodation and is set in approximately 0.86 acres of glorious grounds in tiny Bullo Pill near the pretty village of Newnham on Severn.

The well-presented, detached, six-bedroom property makes a unique family home. "It's a fantastic, architecturally different and quirky house, with show-off turrets and interesting design details," says the vendor. "It reminds me a bit of a doll's house because it is so square. It has a great feel to it and because of the high ceilings, it's light and airy. In winter, it is very cosy; in summer we just throw the doors open to the garden and spend most of our time there."

The Flemish-style property has its origins in the mid to late nineteenth century. It may have been built for the local harbour master, at a time when Bullo Pill was a small Severn-side port, exporting coal and wood brought down from the Forest of Dean on a horse-drawn railway. It was also the mystery house' on *Escape to the Country* in January 2013.

The house also has historic connections with the illustrious Kerr family, who owned The Haie Manor in Newnham on Severn. The vendor believes it was once the residence of Captain Ralph Kerr, CBE, commander of the battleship HMS Hood, sunk by the German battleship Bismarck in 1941. "The former owners left us a photo of him inset into a picture of HMS Hood and that will, of course, stay with the property."

Constructed of red brick, under a clay tiled roof, the house has a commanding facade with a broad gable flanked by two small octagonal, castellated corner turrets. Its stone mullioned windows are arranged symmetrically and on the top floor, there's a large central window with a small triangular window either side. The back of the house is of a very similar design.

The property is approached through decorative wrought iron entrance gates and the gravel driveway leads to a turning area and ample space for parking to the front and side of the house.

### Step Inside:-

The double front entrance doors, set under a pretty radial fanlight, open inwards. "They were obviously designed for a time when you had staff! We hardly ever use them. We use the back door instead."

The front doors and the equally grand back door, easily accessed from the driveway, open to a central hallway. This has hardwood flooring and a period oak and mahogany staircase. Wooden dado panelling leads up the stairs, along the side wall.

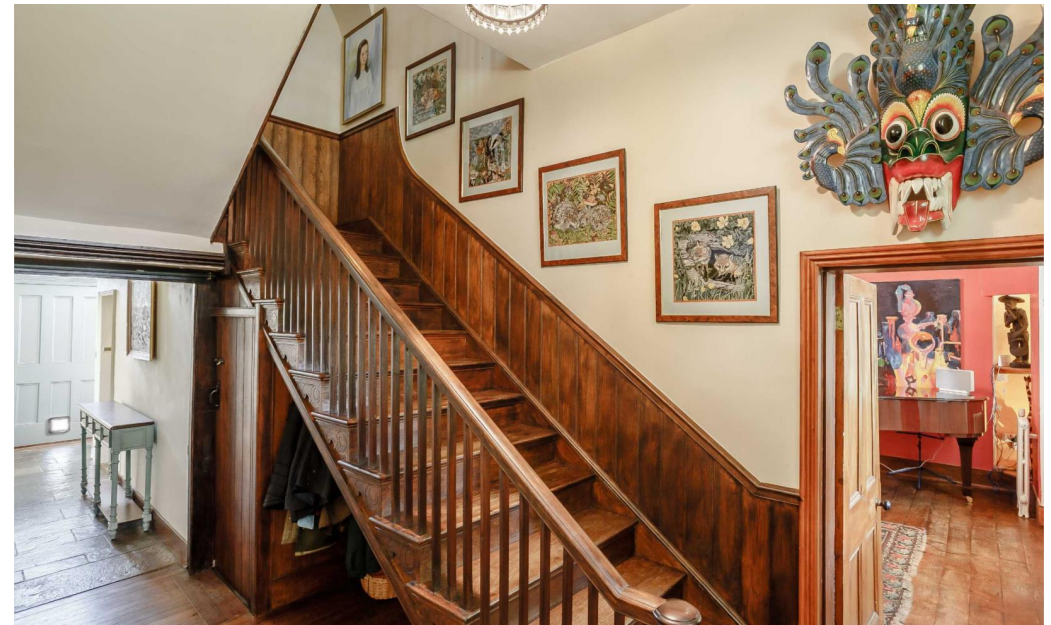
To one side of the hall, a door opens to the gracious drawing room. This has two windows to the front elevation, solid oak flooring and a wood burning stove set on a Forest Stone hearth. To the left of the fireplace is an in-built cupboard designed to conceal a TV. The room has a high ceiling with a picture rail around it and a decorative ceiling rose. The interior of a corner turret makes a distinctive feature both in this room and in all four corners of the property on the ground and first floors.

Across the hallway is a beautiful dining room. Like the drawing room, this has two large windows to the front of the property and solid oak flooring. Both rooms also have attractive Victorian-style radiators. There is a large built-in bookcase on one wall and a handsome, cast iron fireplace with a wooden surround and Forest Stone mantel. On one side of the fireplace is an arched recess with glass shelving. The other side, a door with feature stained glass panels leads to the kitchen/breakfast room.

This room has slate flooring with underfloor heating. There's a range of fitted hardwood base units along one wall, inset with a porcelain sink, with a granite worktop to one side. Further kitchen storage is provided by tall built-in cupboards flanking space for a fridge/freezer and by a walk-in larder with shelving. In the original open fireplace is a mains gas-fired Heritage range with two ovens and two hot plates, also supplying central heating and hot water. In the centre of the room is space for a kitchen dining table. The kitchen has a window to the side of the house and two windows looking over the garden and fields to the edge of the Forest of Dean in the far distance.

A side door from the kitchen opens back into the hallway and almost opposite is the cosy sitting room, which could equally be used as a home office, study or library. This room has slate flooring with underfloor heating. A focal point is the stunning wooden fire surround with an inset oval mirror. Set on a Forest Stone hearth in the tiled fireplace, there is a wood burning stove. There is shelving built into an arched recess by the window and a built-in bookcase on the opposite wall. In one corner, there is a door to a downstairs shower room with a pretty stained glass window.

On the first floor, the light and airy primary bedroom has three windows giving views over the fields at the back of the property and a large, arched window overlooking the gardens at the side of the house. A screened area conceals a WC and wash hand basin.



From this room there is a door to the magnificent Jack and Jill family bathroom, which has a large step-in corner shower and a free-standing, roll-top bath. There is an attractive fireplace and there are two Victorian-style radiators and a heated towel rail. A large walk-in airing cupboard provides useful storage.

There are two further, elegant, high-ceilinged double bedrooms on the first floor, one of which has an ensuite with a WC and wash hand basin. All the first floor bedrooms have exposed pine flooring, central ceiling roses, attractive feature fireplaces and Victorian-style radiators.

On the second floor there are three charming attic bedrooms accessed via a "servants' staircase" with wooden treads which leads up from the ground floor and can be joined from the first floor. These rooms have hardwood flooring and they feature exposed beams and roof trusses, sloping ceilings and triangular windows with bespoke wooden shutters. They are served by an attractive bathroom with a shower and a free-standing, roll-top bath. One of the bedrooms is L-shaped and incorporates a kitchenette, meaning this floor of the house could be used as a two-bed flatlet for multi-generational living.

The property also benefits from a large, well-maintained, barrel-roof cellar which provides useful storage and can be accessed from a door under the main staircase as well as from the outside. In two sections, the cellar includes racking for wine bottles and an area currently used for a washing machine, dryer and additional freezer.

### Explore the Area:-

Bullo House is in Bullo Pill, a tiny village on the west bank of the River Severn, situated alongside the A48 between Lydney and Newnham on Severn. The unusual name, "Pill" is a local word meaning a tidal inlet suitable as a harbour.

The property is near the edge of The Forest of Dean, a designated National Forest Park which is both beautiful and atmospheric and which offers a wealth of outdoor activities and visitor attractions. It has also been used as a film location for *Harry Potter*, *Star Wars*, *A Midsummer Night's Dream* and *The Secret Garden*.

There is good access to road and rail links, with Chepstow and Gloucester each about 15 miles away. There are train stations there and at Lydney, some seven miles away.

For local facilities, Newnham on Severn is less than two miles away. This pretty, historic and vibrant Forest of Dean village, with its tree-lined main street, sits on a horseshoe bend in the river. It offers a good selection of shops and facilities including pubs, a Post Office and a village store, whilst for supermarkets, there's a choice in Lydney, Gloucester or Chepstow, or in Cinderford, five miles away.

Newnham on Severn has a children's day nursery, pre-school, primary school, before and after school clubs and toddlers' groups. For secondary education, there are schools in Cinderford, Lydney, Gloucester or Chepstow.













# Step outside

## Bullo House

The property sits in an irregular shaped plot which is well screened from the road by native hedging and a group of mature ash trees. To the back, the grounds border fields used for grazing.

Beside a pretty cherry tree, there is a circular, south-facing, paved sun terrace. This looks out over the front garden, which includes a wooded area with a stream running through it. There is also a well with hanging pump.

There are lovely areas of lawn with shrub and flower beds, plus a vegetable patch and an area with wooden compost bins.

A fabulous, brick-built, open-fronted outdoor room, with an interior, Gothic-style archway makes a great entertaining space. "We call it The Bakehouse. It has a pizza and tandoori oven and on one side we have put a table tennis table."

There is another long, narrow brick-built outbuilding, which with relevant permissions could lend itself to use as a home office, gym or playroom. Currently, it comprises a garden shed and spacious storage area.

There is also a specially constructed run for anyone who likes the idea of keeping their own chickens.

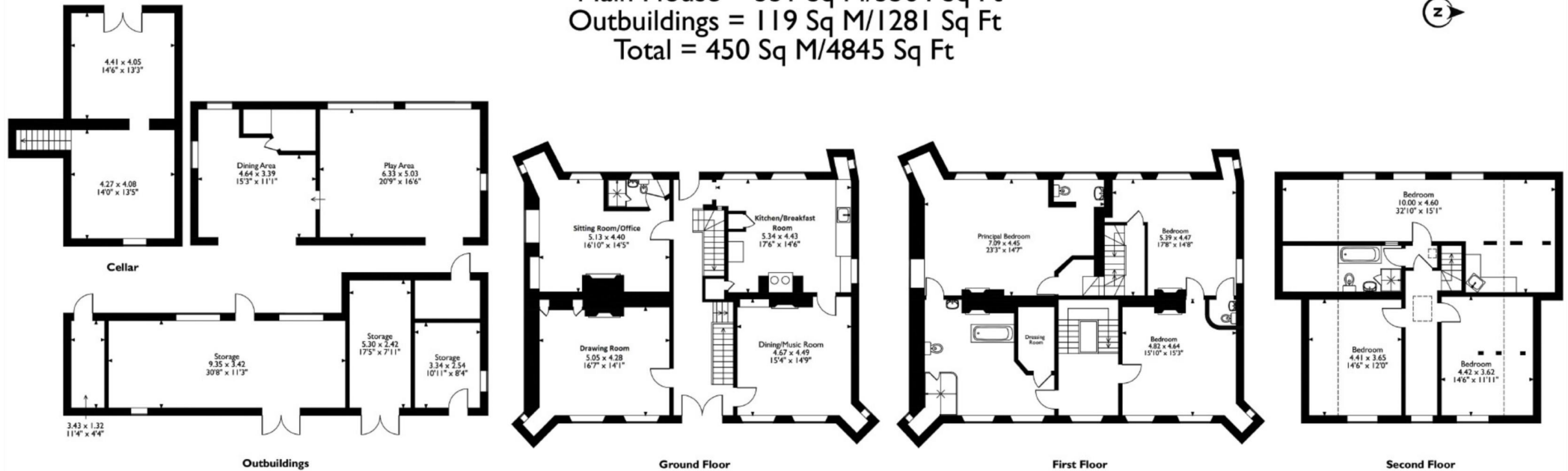
### DIRECTIONS

From Chepstow take the A48 Gloucester road through Lydney and on through Blakeney. Bullo Cross is approximately 2 miles after Blakeney and the property is on the left hand side.





Approximate Gross Internal Area  
Main House = 331 Sq M/3564 Sq Ft  
Outbuildings = 119 Sq M/1281 Sq Ft  
Total = 450 Sq M/4845 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Postcode: GL14 1EA | Tenure: Freehold | Tax Band: D | Authority: Forest of Dean | Heating: Gas | Drainage: Private



\*Internet speed according to the BT Availability Service using the postcode and landline  
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