



The Old Lodging House, 48 Long Street, Dursley GL11 4JB

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# The Old Lodging House, 48 Long Street, Dursley GL11 4JB

Hunters are delighted to offer the beautifully updated 48 Long Street known as The Old Lodging House which has been restored by our current sellers and can be found in the market town of Dursley. Believed to date back to the 16th century the property has been much improved with sympathetic restoration and modernisation to retain its authentic character while supporting its transition into the 21st century. Arranged over four floors, the property offers flexible accommodation and interesting features, to include exposed beams, custom made stone window sills, exposed stone walls, latch doors and bespoke hardwood timber double glazed shuttered windows.

To the ground floor is an entrance hall, a generous living/dining room with lovely stone flooring and a stunning stone fireplace with woodburning stove. The kitchen can be found to the rear with stable door leading out to the enclosed garden. To the first floor are two good-sized bedrooms as well as a family bathroom which features a free-standing roll-top bath. To the second floor are two double bedrooms, each with two windows and built-in storage. To the third floor is a further double attic bedroom with en-suite shower room and Velux windows. Externally the property benefits from a south facing enclosed rear garden, with patio and decked areas, shrub and flower borders, summer house and useful storage shed.

The property's town centre location means you are just a stone's throw away from local amenities, shops, and schools, making it an excellent choice for those who appreciate the vibrancy of town life.

**Guide Price £415,000**





### Entrance Hall

Wooden front door leading into the entrance hall with stairs leading to the first floor landing with bespoke hardwood timber double glazed shuttered window, exposed stone wall and latch door leading into the living area, with stone flooring that continues into the living room.

### Living Room/Dining Area

19' x 18'8

Exposed timbers and bespoke hardwood timber double glazed shuttered windows with custom made stone window sills and substantial stone fireplace with wood burning stove. Stone flooring with underfloor heating which continues on into the kitchen through a stable door. Ceiling lights, and wall lights with a radiator and understairs storage cupboard.

### Kitchen

13' x 7'

Fitted with a range of wall and base units with work-top surfaces over, built-in shelving, stainless steel sink unit, space and plumbing for washing machine and dishwasher, space for undercounter fridge, space for cooker. Tiled flooring with underfloor heating, feature window to living room, radiator, inset ceiling spotlights, stable door leading to garden and double glazed window with views of garden.

### First Floor Landing

From the entrance hall stairs lead to first floor landing with doors leading to rooms currently being used as an office and snug by current seller:

### Bedroom Four/Snug

13' x 7'

Multi-purpose room with double glazed window to front, hard wood flooring, exposed beams, airing cupboard, radiator and wall lights.

### Bedroom Five/Study

11' x 8'9

Multi-purpose room with double glazed window to front, hard wood flooring, exposed beams, storage space above the stairs and wall lights.

### Bathroom

9'7 x 4'6

A family bathroom with feature roll-top free-standing bath, and an attractive Vintage French wash hand basin, WC. Frosted double glazed window to the rear, exposed stone wall and wood panelling.

### Second Floor Landing

From the first floor stairs lead to second floor with doors to:





#### **Bedroom Two**

12'9 x 9'6

Exposed stone walling and hardwood timber double glazed windows, radiator, ceiling lights, built-in cupboards and exposed beams.

#### **Bedroom Three**

11'6 x 9'

Exposed stone walling, double glazed windows, built-in cupboards, exposed beams, ceiling lights and radiator.

#### **Third Floor Landing**

From the second floor stairs lead to the third floor landing with door to:

#### **Bedroom One**

14'6 x 11'

Exposed beams, spotlights and Velux window.

#### **En-Suite**

Shower, wash hand basin, WC, towel rail, Velux window, tiled flooring.

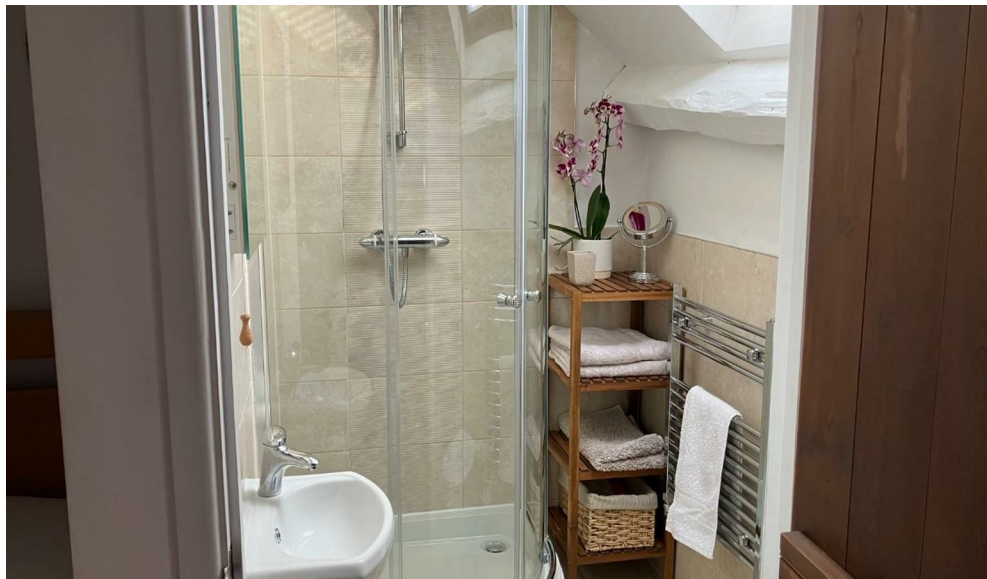
#### **Outside**

The rear garden is laid to patio with pebbled areas, flower and shrub

borders with enclosed stone walling. There is a further decked area with summerhouse and useful storage shed.

- Four Storey Townhouse
- Town Centre Location
- Five Bedrooms
- Family Bathroom and En-suite
- Kitchen With Stable Door to Garden
- Living/Dining Room With Woodburning Stove
- Many Original Features
- Enclosed Rear Garden
- Versatile Accommodation



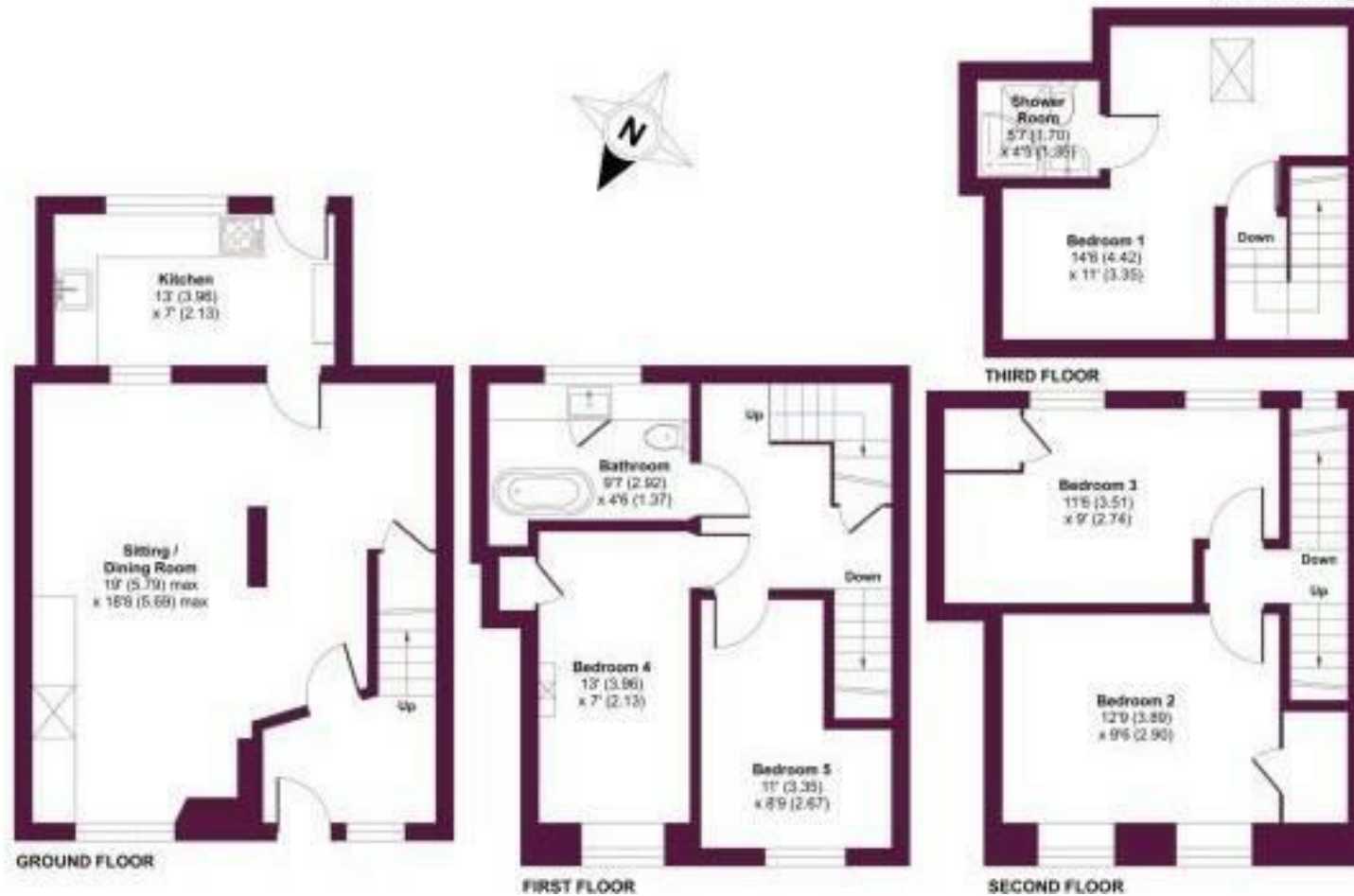


These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

# Long Street, Dursley, Gloucestershire, GL11

Approximate Area = 1402 sq ft / 130.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>57</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Dursley -  
01453 542 395 <https://www.hunters.com>

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