



## Florence Cottage Ledbury Road

Staunton, Gloucester, GL19 3QA

**£750,000**



Murdock & Wasley Estate Agents are pleased to bring to the market this exceptional opportunity to purchase a charming three-bedroom cottage, set within approximately four acres and offering outstanding equestrian facilities. The property features a triple garage, workshop, four/five stables and two separate storage areas, making it an ideal choice for equestrian enthusiasts or those seeking a tranquil countryside lifestyle.



Description:

Dating back to 1877, this characterful cottage offers spacious and versatile accommodation throughout. While in need of modernisation throughout, it provides a fantastic opportunity for buyers to personalise and update the home to their own taste.

At the rear, a large conservatory enjoys views over the grounds and leads to a ground floor cloakroom. The kitchen/breakfast room flows into a practical utility room, with an internal rear porch providing additional access and storage. The property features two reception rooms: one boasts a traditional inglenook fireplace with a wood-burning stove, creating a warm and inviting space, while the main living room includes a feature fireplace and patio doors opening onto the front garden.

Upstairs, the principal bedroom benefits from built-in wardrobes, a dressing area, and an en-suite bathroom. Two further double bedrooms, also with fitted wardrobes, are served by a generous family bathroom, fitted with a white suite comprising a bath with shower over, WC, wash basin, and bidet.

Set back from the road and accessed via a gated driveway, this property occupies a generous plot with a lawned garden to the front and a gravelled driveway to the rear, offering ample parking and direct access to a triple garage with two electric doors.

The equestrian facilities have been carefully designed to

provide both functionality and convenience. They include a block of three stables fitted with power, lighting, and water, alongside a double-sized stable that could be divided into two separate units or continue to be used as a tack room. The stables are arranged around a central grassed area, perfect for turnout, while the surrounding land is divided into two paddocks, one approximately three-quarters of an acre and the other around 3.2 acres, providing excellent grazing and riding opportunities.

Practical outbuildings include a workshop and two storage rooms, offering ample space for equipment and supplies.

Offering rare features and excellent potential, this property represents a fantastic opportunity to create a bespoke equestrian home. A viewing is strongly recommended to fully appreciate the setting, space, and lifestyle it provides.

Tenure

Freehold

Local Authority

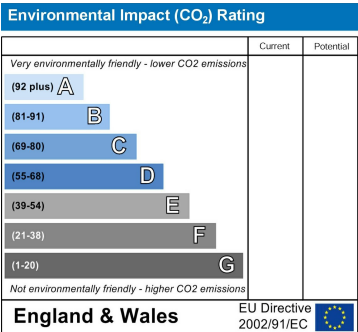
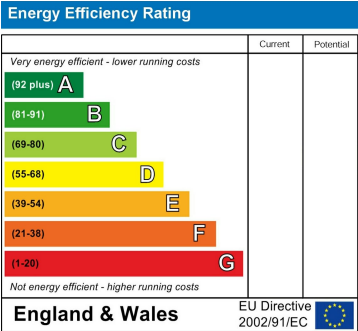
Forest Of Dean District Council:  
Council Tax Band: F

Services

Mains water, drainage and electricity. LPG gas.

Awaiting Vendor Approval

These details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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