



# PLUMP HILL

Guide price **£425,000**



# MUTLERS ROW

Plump Hill, Mitcheldean, Gloucestershire GL17 0EY



Character detached three-bedroom home  
In need of updating with great potential  
Peaceful setting with local amenities nearby

Set in the tranquil heart of Gloucestershire, this detached home on Mutlers Row is full of character and potential. While the property would benefit from internal renovation, it offers a solid foundation and a scenic backdrop that makes it a truly promising opportunity. The house features three bright bedrooms, two bathrooms, and a spacious living area that captures natural light beautifully. The kitchen is functional and equipped with essential fixtures, while the bathrooms are practical in layout.

Outside, a wooden deck or patio opens to a well-established garden surrounded by lush greenery perfect for outdoor enjoyment and entertaining. The views of the surrounding hills and countryside enhance the peaceful charm of the home, making it ideal for those seeking a project in a quiet yet accessible location.

The property offers a well-proportioned and versatile interior layout, with plenty of scope for personalisation. While the home is in need of updating, it provides a solid foundation with generous living spaces throughout. The main living area is bright and welcoming, enhanced by large windows that allow natural light to fill the room.

There are three good-sized bedrooms, each offering pleasant views and flexible use, whether for family living, guests, or a home office. The kitchen includes fitted cabinetry and a stove, with a layout that could easily be adapted to suit modern needs.

The bathrooms are functional in design and offer potential for reconfiguration or enhancement. Additional built-in shelving in some rooms adds to the practicality of the space.

Altogether, the home presents a fantastic opportunity to create a comfortable and stylish living environment in a beautiful rural setting.

Guide price  
£425,000



## KEY FEATURES

- Three-bedroom detached house
- Spacious and light-filled interiors with flexible living accommodation
- In need of updating, offering excellent potential
- Practical kitchen layout with garden views
- Generous outdoor space with a wooden deck/patio



## STEP OUTSIDE

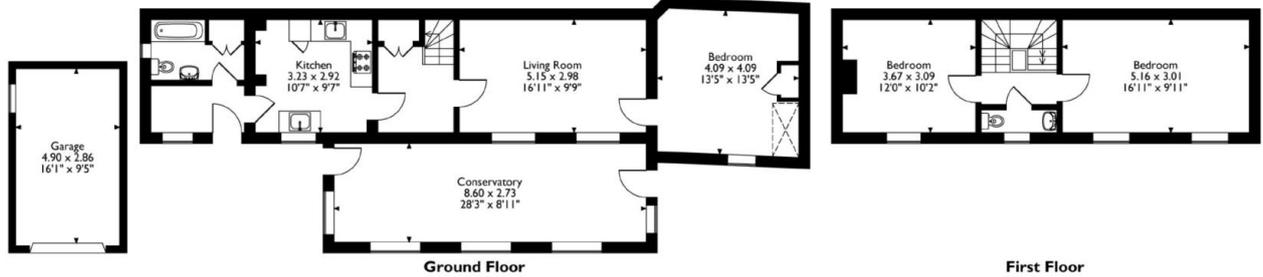
The outdoor space is a standout feature, amounting to just over half an acre including a meadow directly opposite the property. The gardens offer a wooden deck or patio that flows into a private, green garden. Landscaped touches blend naturally with the environment, and the setting is perfect for alfresco dining, entertaining, or simply enjoying the peaceful surroundings.

With rolling hills and mature trees in view, the outdoor area brings a strong sense of connection to nature. Multiple seating spots offer flexibility for relaxation, making the garden a year-round asset. Whether you're a gardening enthusiast or simply value your own slice of the countryside, this space complements the home beautifully and adds to its lasting appeal.

Agents note: Access to the property is via a track owned by the Forestry Commission.



Approximate Gross Internal Area  
 Main House = 120 Sq M/1292 Sq Ft  
 Garage = 14 Sq M/151 Sq Ft  
 Total = 134 Sq M/1443 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.

## DIRECTIONS

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## INFORMATION

Postcode: GL17 0EY  
 Tenure: Freehold  
 Tax Band: C  
 Heating: Oil  
 Drainage: Private  
 EPC: D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) <b>A</b>                           |  |                         | 96        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 59                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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