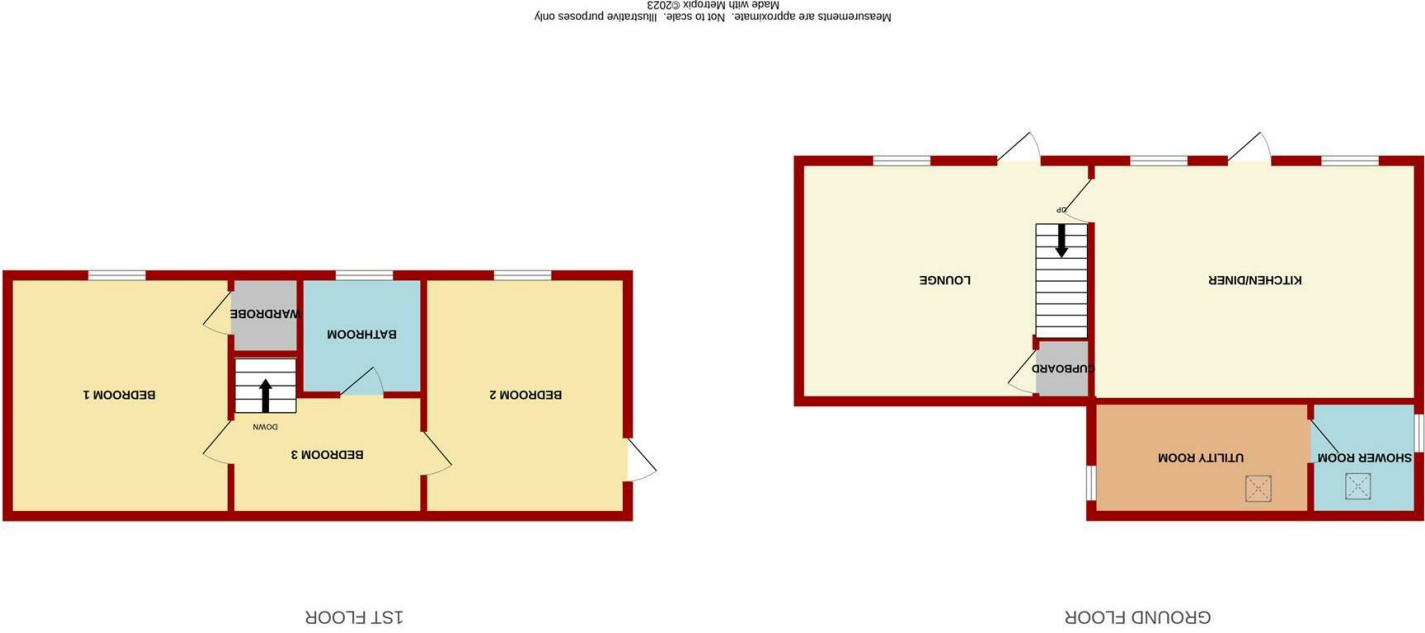
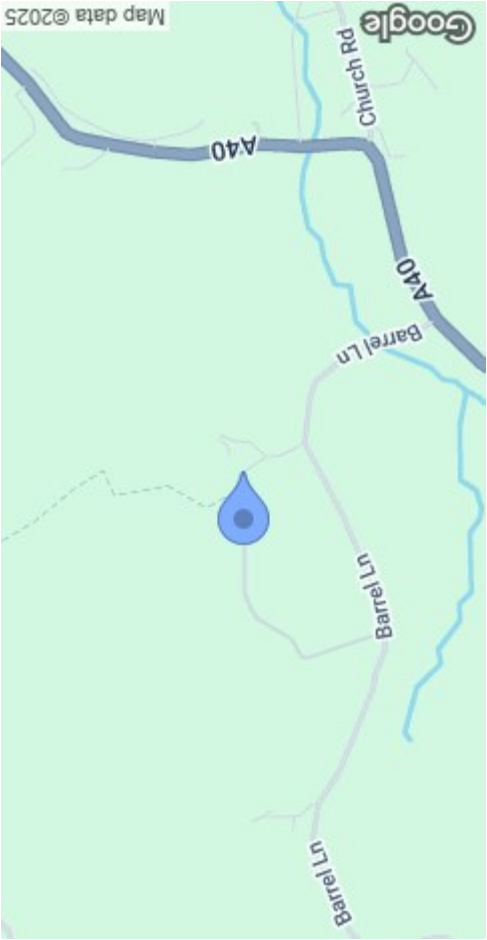


MISREPRESENTATION DISCLAIMER
All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating		Current	Target
Very energy efficient - low running costs		A	A
Energy efficient - low running costs		B	B
Decent energy efficiency - low running costs		C	C
Average energy efficiency - average running costs		D	D
Below average energy efficiency - high running costs		E	E
Poor energy efficiency - very high running costs		F	F
Very poor energy efficiency - extremely high running costs		G	G

Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - low CO ₂ emissions		A	A
Energy efficient - low CO ₂ emissions		B	B
Decent energy efficiency - low CO ₂ emissions		C	C
Average energy efficiency - average CO ₂ emissions		D	D
Below average energy efficiency - high CO ₂ emissions		E	E
Poor energy efficiency - high CO ₂ emissions		F	F
Very poor energy efficiency - very high CO ₂ emissions		G	G



Guide Price £250,000

A THREE BEDROOM DETACHED GRADE II LISTED STONE BUILT COTTAGE WITH ** HOLIDAY LET USAGE ONLY **, KITCHEN PLUS SEPARATE UTILITY, MANY ORIGINAL FEATURES, CAR PORT AND PARKING, DERELICT STONE OUTBUILDING WITH POTENTIAL, TWO PADDOCKS, GROUNDS OF APPROXIMATELY ONE ACRE, situated in a PEACEFUL COUNTRYSIDE LOCATION with STUNNING ELEVATED VIEWS.

The village of Longhope is located just off the A40 and offers a range of amenities to include some small shops, post office, bakery, C of E primary school, 2 public houses, church, village hall, Harts Barn Craft Centre and veterinary practice with more comprehensive facilities in surrounding towns and cities to include Gloucester (just over 9 miles) and Ross-on-Wye (approximately 8 miles). Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc.



The property is accessed via a lovely timber door into:

KITCHEN / DINING ROOM

18'10 x 13'10 (5.74m x 4.22m)
Original flagstone flooring throughout. The kitchen comprises of a range of base and drawer units, oak worktops, single bowl single drainer Belfast sink, inductionAga range cooker, extractor fan over, integrated appliances to include a dishwasher, integrated fridge and freezer, part tiled walls, power points. There is a lovely spacious dining area with original stone fireplace with inset Aga wood burning stove, front aspect windows. Steps to:

UTILITY ROOM

13'0 x 6'07 (3.96m x 2.01m)
Fitted units with oak worktops, space for a tumble dryer, power points, cupboard housing the gas-fired boiler, original features to include an old bread oven, side aspect window, Velux roof lights, door to:

SHOWER ROOM

6'07 x 6'03 (2.01m x 1.91m)
Walk-in double shower enclosed by tiling, rainfall shower above, low-level WC, vanity wash hand basin, heated towel rail, part tiled walls, feature stained glass windows, Fakro roof light.

LOUNGE

16'02 x 11'10 (4.93m x 3.61m)
Flagstone flooring, feature fireplace with log burning stove, features to include panelling, exposed beams, original timber door leading to the front, television point, power points, under stairs storage cupboard, stairs leading to the first floor, front aspect window.

LANDING

Rear aspect window.

BEDROOM 1

13'11 x 12'02 (4.24m x 3.71m)
Feature fireplace, power points, door to large built-in wardrobe, front aspect window.

BEDROOM 3

9'01 x 7'05 (2.77m x 2.26m)
Adult full single size bunk beds, timber flooring.

BATHROOM

8'08 x 5'06 (2.64m x 1.68m)
Timber flooring, roll top bath, low-level WC, vanity wash hand basin, heated towel rail, radiator, front aspect window.

BEDROOM 2

14'0 x 10'0 (4.27m x 3.05m)
Timber flooring, feature fireplace, power points, front aspect window, side aspect door leading out to the garden.

OUTSIDE

There is off road parking at the front of the property and a short distance away, there is a car port owned by the property which is suitable for further parking. This area has potential to dismantle the car port as there is a large area behind the car port which could be utilised to create further parking for two/three vehicles, if required.

The property is nestled on the side of May Hill and enjoys charming wrap around gardens with numerous seating areas at different levels from which to enjoy the setting and the views across the valley and the surrounding hills and countryside. A gate gives direct access on to the Wysis Way which leads straight up to May Hill with lovely countryside walks from your doorstep. In addition, there is a path which leads up to two further paddocks. At the end of the top paddock, there is an old stone building with redevelopment potential, subject to the necessary planning permissions, to convert into a dwelling or useful building.

AGENTS NOTE

The property is being sold with holiday let use only. The property is let out successfully online.

"The dwelling known as Mutlow Cottage shall be used for holiday purposes only and shall not be used as any individuals main or sole dwelling and shall thereafter be retained as a holiday cottage unless planning permission is granted to change its use. It shall not be occupied for a period exceeding 4 weeks for any single letting, and there shall be no return within 4 weeks by the same household."

SERVICES

Mains water, electricity and drainage. LPG heating.

WATER RATES

Severn Trent - to be confirmed.

LOCAL AUTHORITY

Council Tax Band: D
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the A40, turn right onto Barrel Lane and the property can be found up a track on the right hand side.

What3words

apartment.fooling.secures

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.