



High Orchard Old Hill
Longhope GL17 0PF



STEVE GOOCH
ESTATE AGENTS | EST 1985

£425,000

A THREE BEDROOM DETACHED BUNGALOW offering MUCH SCOPE FOR IMPROVEMENT AND MODERNISATION, in a SOUGHT AFTER LOCATION with AMPLE PARKING, LARGE CAR PORT and SEPARATE GARAGE / WORKSHOP, MATURE GARDENS with WESTERLY FACING FRONT GARDEN OFFERING LOVELY VIEWS, extending to JUST OVER ONE THIRD OF AN ACRE, all being offered with NO ONWARD CHAIN.

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.





From the side of the property, a fully glazed UPVC door leads through to:

KITCHEN

12'4 x 8'10 (3.76m x 2.69m)

Stainless steel single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, fitted electric double oven, cupboard above and below, four ring ceramic hob, cooker hood above, plumbing for washing machine, side and rear aspect windows with the rear aspect having a lovely private outlook over the grounds.

DINING ROOM

15'9 x 9'1 (4.80m x 2.77m)

Night storage heater, two full height windows to the front aspect. Opening to:

LOUNGE

13'5 x 12'1 (4.09m x 3.68m)

Feature fireplace, raised hearth, mantle over, night storage heater, double glazed sliding patio doors through to:

SUN ROOM

9'6 x 5'3 (2.90m x 1.60m)

Two side aspect full height windows, double glazed sliding patio doors through to the front aspect, offering a lovely outlook over the gardens onto open fields and farmland beyond.

INNER HALLWAY

Access to insulated roof space via loft ladder.

BEDROOM 1

11'3 x 9'11 (3.43m x 3.02m)

Night storage heater, double glazed sliding patio doors through to the front of the property, offering a lovely outlook over the gardens onto open fields and farmland beyond.

BEDROOM 2

12'4 x 9'3 (3.76m x 2.82m)

Wall mounted electric convactor heater, two sets of fitted double wardrobes, hanging rail and shelving, airing cupboard with lagged hot water tank and slatted shelving, door to storage cupboard (also accessed from the kitchen). There is also a further access to the roof space. Rear aspect window with private outlook over the gardens.

BEDROOM 3 (L SHAPED)

10'2 x 9'10 max (3.10m x 3.00m max)

Night storage heater, fitted double wardrobe, hanging rail and shelving, cupboards above, rear aspect window with a private outlook over the gardens.

WET ROOM

Fitted shower, tiled surround, pedestal wash hand basin, tiled splashback, close coupled WC, night storage heater, rear aspect frosted window.

OUTSIDE

A tarmac driveway provides off road parking for four to five vehicles, plus a further block paved area for further parking if required, leads through to:

DETACHED CAR PORT

19'2 x 9'11 (5.84m x 3.02m)

Power and lighting, storage with cupboards and shelving, personal door through to the rear garden.

A further block paved driveway, leading across the front of the property, leads through to the other side where you have access to:

DETACHED GARAGE / WORKSHOP

18'3 x 10'3 (5.56m x 3.12m)

Accessed via up and over door, power and lighting, personal door to the rear

To the front of the property, there is a good sized west facing garden area with large lawned area, pond, summer house (9'5 x 8'3), mature shrubs, bushes and trees and a fantastic outlook and views over the surrounding fields, farmland and woodland in the distance.

Access to either side of the property, leads through to the rear with pathway running the full length of the house, outside tap, outside lighting, further store cupboard to the rear of the garage, steps up to main area of the garden where there is a lawned area, greenhouse (in need of some repair), further greenhouse, garden shed, mature shrubs, bushes and trees etc. A pathway from here, continues through to the rear where there is a further garden area with shrubs and trees which leads through to a small orchard with fruiting trees, natural hedge boundary with a private outlook onto fields surrounding. The whole plot amounts to just over one third of an acre.

SERVICES

Mains water, electricity and drainage. Night storage heating.

We believe from the owners that fibre broadband is in the road.

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 A4136, turn into Old Hill and the property is the third property on your right hand side.

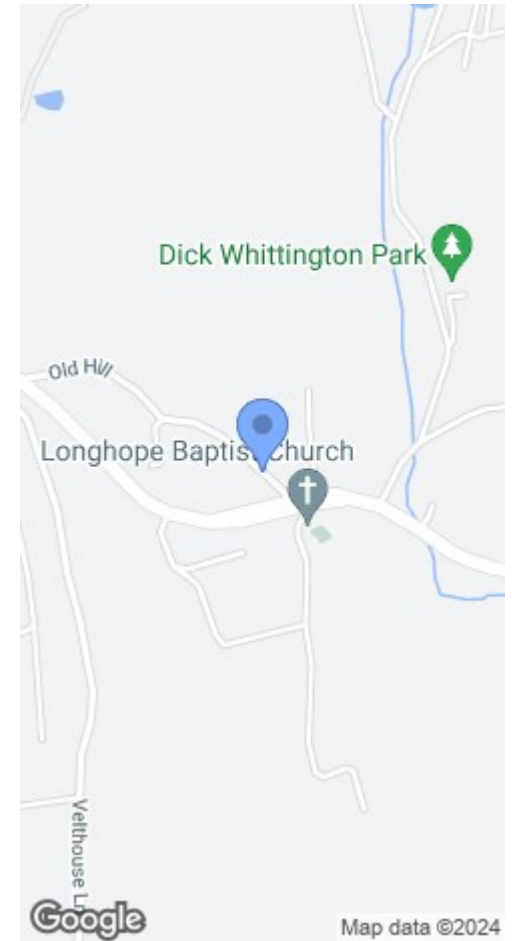
PROPERTY SURVEYS

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

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(81-91) A
(81-91) B			(69-80) B
(69-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		79	
		50	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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.