



**Knapp House Monmouth Road**  
**Longhope GL17 0PD**



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

# Knapp House Monmouth Road Longhope GL17 0PD

Guide Price £525,000

**This GRADE II LISTED FIVE BEDROOM DETACHED PERIOD PROPERTY is STEEPED IN HISTORY and EXUDES PERIOD CHARM AND CHARACTER, having a WEALTH OF EXPOSED WALL AND CEILING TIMBERS and ORIGINAL FIREPLACES, THREE RECEPTIONS, KITCHEN PLUS TWO UTILITY ROOMS, GARDENS and GROUNDS AMOUNTING TO 0.61 ACRES TO INCLUDE A PADDOCK. The building has parts we believe date back to the 1400's. The deeds to the house bear the official Stamp of the Duke of Kent recording the house sale in 1725. The property OFFERS POTENTIAL FOR IMPROVEMENT and is being offered with NO ONWARD CHAIN.**

The property is situated along the A4136 on the fringe of the village of Longhope. 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.



Enter the property via front door into:

## ENTRANCE HALL

Thumb latch door leading to:

## LIVING ROOM

22' x 14' (6.71m x 4.27m)

Flagstone floor, exposed timbers, stone fireplace with inset cast iron logburner, two double radiators, front and side aspect sash windows (secondary glazing). Wooden door from entrance hall to:

## SITTING / DINING ROOM

16'0 x 15'2 (4.88m x 4.62m)

Flagstone floor, exposed ceiling and wall timberwork, feature stone fireplace with inset cast iron log burner, TV point, double radiator, door to staircase, front aspect sash window (secondary glazed), thumb latch door to:

## KITCHEN / BREAKFAST ROOM

15'0 x 11'7 (4.57m x 3.53m)

Farmhouse kitchen to comprise of a range of base and wall mounted units with laminated worktops and tiled splashbacks, integrated double oven with four ring halogen hob and extractor fan over, tiled floor, exposed beams, inset spotlighting, front aspect secondary glazed sash window, side aspect window and stable door which leads into:

## SITTING / SUN ROOM

16'0 x 15'3 (4.88m x 4.65m)

Flagstone floor, electric room heater, wall light fittings, side aspect window, French doors leading to patio. Stable door leading to:

## UTILITY ROOM

7'7 x 7'5 max (2.31m x 2.26m max)

Flagstone floor, space for fridge / freezer, double radiator, glazed stable door to patio and gardens, side aspect window. Glazed door leads to:

## SECOND UTILITY ROOM

8'5 x 7'3 (2.57m x 2.21m)

Plumbing for washing machine and dishwasher, base and wall mounted units with laminated worktops and tiled splashbacks, one and half bowl stainless steel sink unit with mixer tap, space for tumble dryer, space for freestanding fridge / freezer, floor mounted Worcester oil-fired boiler supplying hot water and central heating, tiled floor, inset spotlighting, door to kitchen, glazed door leading to:





## SHOWER ROOM

11'2 x 3'9 (3.40m x 1.14m)

Double shower cubicle with Triton electric shower, accessed via sliding glazed screen, WC, wash hand basin, tiled floor, tiled splashbacks, extractor fan, side aspect window, thumb latch door to storage cupboard with consumer unit.

FROM THE DINING ROOM, DOOR AND ORIGINAL TURNING WOODEN STAIRCASE LEADS TO THE FIRST FLOOR.

## LANDING

Wall light fittings, double radiator, fireplace with stone hearth and surround, wooden mantle over, exposed beams, door to airing cupboard with slatted shelving and storage space, rear aspect window.

## BEDROOM 1

16'0 x 11'6 (4.88m x 3.51m)

Exposed ceiling and wall beams, double radiator, front aspect sash window.

## BEDROOM 2

12'8 x 9'5 (3.86m x 2.87m)

Double radiator, exposed ceiling and wall beams, front aspect sash window.

## BEDROOM 3

11'8 x 9'4 (3.56m x 2.84m)

Exposed ceiling and wall beams, double radiator, front aspect sash window. Door with turning staircase leading to attic.

## BEDROOM 4

9'9 x 7'0 (2.97m x 2.13m)

Double radiator, rear aspect Velux roof light. Door to:

## EN-SUITE SHOWER ROOM

7'0 x 3'9 (2.13m x 1.14m)

Double shower cubicle with Triton electric shower, WC, wash hand basin, tiled splashbacks, rear aspect Velux roof light.

## BEDROOM 5

9'9 x 7'0 (2.97m x 2.13m)

Double radiator, exposed ceiling and wall beams, front aspect secondary glazed sash window and a side aspect window.

## BATHROOM

7'1 x 5'5 (2.16m x 1.65m)

In need of re-fitting, currently comprising WC, wash hand basin, panelled bath with inset shower over, double radiator, side aspect secondary glazed window.

## SHOWER ROOM

5'5 x 9'2 (1.65m x 2.79m)

Corner shower cubicle with Mira Sport shower, WC, vanity wash hand basin, tiled splashbacks, single radiator, exposed beam, rear aspect secondary glazed window.

FROM BEDROOM THREE, A TURNING STAIRCASE LEADS TO:

## ATTIC SPACE

56'0 x 16'6 (17.07m x 5.03m)

Offering much potential, half boarded with exposed beams, power and lighting, side aspect window.

## OUTSIDE

To the front of the property, double gates and pedestrian gates give vehicular and pedestrian access to the driveway, suitable for the parking of at least two cars. A gated access leads to the courtyard and front garden area with patio seating, pergola, lawns with mature trees, enclosed by fencing and mature hedging, lovely inner courtyard with mature Olive tree, patio seating and BBQ area, wooden built garden shed, oil tank, steps leading up to the lane and the paddock.

The paddock is mainly enclosed by post and wire fencing and planted with several mature fruit trees. The land is suitable for grazing, possibly sheep, goats or ponies. At the top of the paddock, beautiful views are enjoyed and would make a lovely space to erect a summer house.

The gardens and ground amount to 0.61 acre.

## SERVICES

Mains water, electric and drainage, oil-fired heating.

## WATER RATES

Severn Trent - to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: F

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

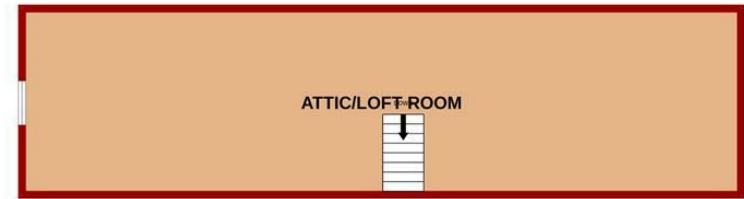
From Newent, proceed along the B4216 (Culver Street) until reaching the A40 at Huntley. Turn right here then left at the traffic lights towards Longhope and Mitcheldean. Proceed along here and through Little London and as you approach Longhope, the property can be found on the right hand side, just past the war memorial.

## PROPERTY SURVEYS

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



Measurements are approximate. Not to scale. Illustrative purposes only  
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2ND FLOOR



GROUND FLOOR



1ST FLOOR

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(61-81) <b>B</b>
(69-80) <b>C</b>			(50-60) <b>C</b>
(55-68) <b>D</b>			(39-49) <b>D</b>
(39-54) <b>E</b>			(28-38) <b>E</b>
(21-38) <b>F</b>	21		(14-27) <b>F</b>
(1-20) <b>G</b>		54	(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC





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