



Mount House Nottswood Hill
Longhope GL17 0AN



STEVE GOOCH
ESTATE AGENTS | EST 1985

Mount House Nottwood Hill

£899,950

Longhope GL17 0AN

A FOUR BEDROOM DETACHED STONE BUILT COTTAGE with ATTACHED ONE BEDROOM ANNEXE situated in a BREATHTAKING SECLUDED RURAL POSITION WITH STUNNING PANORAMIC VIEWS, THEMED GARDENS AND GROUNDS EXTENDING TO 4.6 ACRES.

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 by a solid iroko wide door, which gives access into:

ENTRANCE HALL

Feature exposed original stonework, tiled flooring, radiator, stairs to the first floor, half landing with side and front aspect double glazed UPVC windows. To the back of the hall, there is a rear aspect double glazed UPVC window.

UTILITY AREA

Worcester oil-fired boiler, space and plumbing for washing machine, thumb latch door to:

CLOAKROOM

White suite comprising of low-level WC, wall mounted wash hand basin, rear aspect iroko hardwood window.

FROM THE ENTRANCE HALL, A THUMB LATCH DOOR GIVES ACCESS TO:

KITCHEN

13'0 x 12'10 (3.96m x 3.91m)

Range of base, wall and drawer mounted units, oak worktops, Belfast sink with oak drainer to the side and mixer tap over, integrated appliances to include dishwasher, space for fridge / freezer, five ring Stoves induction hob with extractor fan above, power points, appliance points, breakfast island with oak top and space for stools, bin storage cupboard with pull out bin, radiator, door to pantry, two side aspect double glazed UPVC windows. To the rear, there is a solid plank wide door, which dates back over 200 years, giving access out to the back garden.

GARDEN ROOM

14'6 x 11'8 (4.42m x 3.56m)

Ceramic tiled flooring, power points, television point, two electric radiators, downlighters, central pendant light, feature exposed stone wall, dwarf wall construction, two side and front aspect double glazed UPVC windows and double glazed UPVC skylights to the insulated roof, double glazed double UPVC doors leading out to the garden.

LIVING ROOM

17'3 x 13'2 (5.26m x 4.01m)

Flagstone flooring, inglenook fireplace with brick hearth, oak mantle, remains of the old bread oven, inset Villager stove, old original beam in the ceiling, concealed steps down to the cellar, radiators, power points, wall lights, built-in storage to either side of the fireplace, two double glazed UPVC windows looking out over the rear garden.

CELLAR

13'0 x 10'8 (3.96m x 3.25m)

DINING ROOM

13'0 x 11'4 (3.96m x 3.45m)

Floorboards with carpet over the top, working original fireplace (not currently in use), power points, BT Open Reach point, radiator, built-in shelves to the side of the fireplace, window looking out to the rear garden.

AN IROKO WOODEN STAIRCASE FROM THE ENTRANCE HALL LEADS TO THE HALF LANDING AND IN TURN:

LANDING

Front aspect double glazed UPVC window.



BEDROOM 1

13'1 x 12'10 (3.99m x 3.91m)

Original wide Elm floorboards, carpeted over, radiator, power points, television point, access to loft space, double glazed French centrally opening UPVC windows looking out over the rear garden.

BEDROOM 2

13'3 x 10'7 (4.04m x 3.23m)

Radiator, power points, boarded up fireplace, double glazed centrally opening French UPVC window looking the garden.

BEDROOM 3

9'10 x 7'5 (3.00m x 2.26m)

Original wide Elm floorboards, radiator, power points, built-in double wardrobe with hanging space, large cupboard with hanging rail and shelving, double glazed UPVC French opening window overlooking the rear garden.

BEDROOM 4

9'6 x 8'9 (2.90m x 2.67m)

Radiator, power points, access to loft space, French opening double glazed UPVC window overlooking the rear garden.

BATHROOM

Pine floorboards, steps leading up to ball and claw free standing bath with slate tiles underneath and shower attachment, pedestal wash hand basin, WC, radiator with towel rail above, feature stone walling, extractor fan, thumb latch door into airing cupboard with hot water tank with emergency immersion heater, heating controls, rear aspect double glazed UPVC window with slate tiled window sill.

ANNEXE

Built in 1991, the annexe is of cavity wall construction and is accessed from the block paved path. Please note that the annexe was passed as planning as additional accommodation to the house, however has previously been used as a holiday let. An iroko wooden door leads into:

HALL

Tiled flooring, power points, night storage heater, two rear aspect double glazed iroko windows. Thumb latch door to:

LIVING / DINING ROOM

17'7 x 12'8 (5.36m x 3.86m)

Power points, television point, night storage heater, wall lights, front, rear and side aspect double glazed iroko windows.

KITCHEN

9'2 x 8'3 (2.79m x 2.51m)

Range of base, wall and drawer mounted units, rolled edge worktops, one and half bowl stainless steel sink unit with tap above, electric freestanding cooker with four ring halogen hob above, fridge / freezer, washing machine, power points, appliance points, part tiled walls, two ceiling lights, front aspect double glazed iroko window.

BATHROOM

Tiled flooring, suite comprising of double shower unit with electric Triton shower enclosed by tiling, WC, pedestal wash hand basin, night storage heater, extractor fan, access to loft space, storage cupboard, front aspect double glazed iroko frosted window.

BEDROOM

12'8 x 10'8 (3.86m x 3.25m)

Power points, night storage heater, feature stone walling, access to loft space, front and rear double glazed iroko windows

OUTSIDE

From the lane, there is a tree lined track with cherry, crab apple and laburnum trees with hedging opposite, which leads up to the block paved driveway. This in turn leads to the parking area suitable for the parking of numerous vehicles. This leads to:







WORKSHOP - SPLIT INTO TWO ROOMS

12'8 x 11'10 and 12'8 x 10'4 (3.86m x 3.61m and 3.86m x 3.15m)

Timber construction on a concrete floor, power and lighting.

In addition to the workshop, there is a metal garden machinery shed, wooden bike shed, log store, small wooden shed and a stone outhouse with WC and outside tap.

The gardens and grounds measure 4.65 acres and wrap around the property and are beautifully appointed.

There are a number of key areas to include an arboretum, orchard with water supply and drinking trough, formal gardens which have been tiered to create flat areas and a flat lawned area. On the far side, there is a further lawn which has a wildlife pond, fish and lily pond, a large flat decked area which is a suntrap and is perfect for barbecues or al-fresco dining.

Outside the back door of the property, there is a flagstone patio and various seating areas from which to enjoy the setting.

There is a woodland garden which has paths and seating areas and camellias and snowdrops adorn this area during the season. A vegetable garden has large raised beds, half of which are currently used as a cut flower bed, and the other bed is vegetable bed. Assorted fruit bushes include redcurrants and blackcurrants. There is a greenhouse, and a poly tunnel. Continuing on, this area leads to a wild flower meadow which could be used as a paddock, if required, for animals or equestrian use.

The orchard has more than 30 apple trees, some pears, plums, edible cherries and a medlar. A barbecue hut and seating area with pergola draws the eye to an avenue of flowering cherries under planted with white daffodils. Some areas are planted with camassias and there are lots of wild orchids and areas of English bluebells.

The mini arboretum has deodara, dawn redwood, eucalyptus, cercis forest pansy, magnolia grandiflora and chrinodendron, to name but a few.

The Japanese themed area has Japanese cherries, acers, golden bamboo, magnolias and a railway sleeper deck with rose covered pergola.

A large deck is surrounded by a foliage garden with three palm trees, purple smoke bushes, pittosporum, euphorbia meliflora, euonomous, phormiums, fatisia japonica.

A terraced area with lawn has herbaceous borders, raised fish and water lily pond and seating area and topiaried box and yew pillars.

There is also a gravel garden with raised deck, dovecote, ornamental grasses, flag irises, lavender and asters.

The wildflower meadows have glorious views. One with a gazebo with a view of the river Severn, another with a view of May Hill. The latter has areas of small native daffodils, bluebells and snakes head fritillaries.

All in all, the extensively well planted gardens offer colour and interest year round, with each area offering a varied view from the elevated position.

Please also note that there is a footpath that goes through some of the land. That being said the current owners have very rarely seen the footpath in use by the public, with walkers and ramblers favouring a more obvious path which lies outside the properties boundary.

SERVICES

Mains water and electric, septic tank, oil-fired heating.

Gigaclear broadband is available but not currently connected.

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

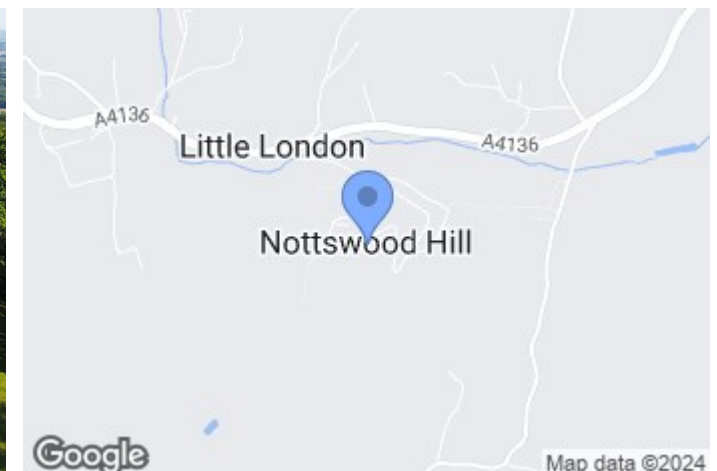
Proceed out of Newent, along Culver Street following the road through until Huntley. At the junction turn right on to the A40, then first left at the traffic lights towards Mitcheldean and Longhope. Proceed along this road into Little London where the turning to Nottswood Hill can be found signposted on the left hand side. Turn left here, follow the lane all the way along until you go up passing the noticeboard on your left hand side. From here keep left and continue up the hill, until you reach the driveway for Mount House on your left 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).

AWAITING VENDOR APPROVAL

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







Mount House, Nottswood Hill, Longhope, Gloucestershire

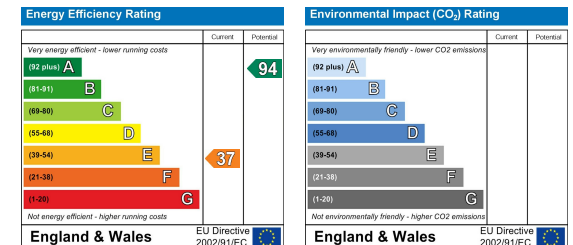
Approximate Gross Internal Area
 Main House = 160 Sq M/1723 Sq Ft
 Annexe = 53 Sq M/570 Sq Ft
 Workshop = 34 Sq M/366 Sq Ft
 Total = 247 Sq M/2659 Sq Ft



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.

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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.





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