



Peach Tree Cottage Velthouse Lane
Longhope GL17 0AD



STEVE GOOCH
ESTATE AGENTS | EST 1985

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Guide Price £645,000

A FOUR DOUBLE BEDROOM DETACHED GRADE II LISTED HOUSE with TWO RECEPTIONS, THREE BATHROOMS, situated on the OUTSKIRTS OF THE VILLAGE OF LONGHOPE in a VERY POPULAR UNSPOILT RURAL LOCATION, GARDENS AND GROUNDS of APPROXIMATELY TWO THIRDS OF AN ACRE, SUPERB VIEWS and OUTLOOK OVER SURROUND FIELDS, FARMLAND AND WOODLAND, 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.



Entrance via half glazed frosted door through to:

ENTRANCE PORCH

Tiled flooring, exposed timbers, access to roof space. Fully glazed door through to:

HALLWAY

Tiled flooring, single radiator, stairs to the first floor.

CLOAKROOM

White suite comprising close coupled WC, wash hand basin, fully tiled walls and floor.

LIVING ROOM

18'2 x 15'11 (5.54m x 4.85m)

Feature fireplace, front and side aspect windows with a lovely outlook over the gardens onto surrounding fields and woodland. Double glazed sliding patio doors through to the gardens.

SITTING ROOM

23'2 x 14'3 (7.06m x 4.34m)

Open fireplace with raised stone hearth, large inset grate, quarry tiled flooring, exposed wall and ceiling timbers, two double radiators, side and rear aspect windows, half glazed door through to the front.

KITCHEN / BREAKFAST ROOM

19'7 x 9'9 opening out to 11'2 (5.97m x 2.97m opening out to 3.40m)

Single drainer sink unit with mixer tap, cupboards under, range of base and wall mounted units, integrated electric double oven, cupboard above and below, four ring ceramic hob, cooker hood above, plumbing for dishwasher, space for fridge / freezer, exposed timbers, tiled flooring, single radiator, side, front and rear aspect windows.

UTILITY (EXTERNALLY ACCESSED)

15'3 x 11'6 (4.65m x 3.51m)

Modern oil-fired central heating and domestic hot water boiler, single drainer sink unit, plumbing for washing machine, space for tumble dryer.





FROM THE ENTRANCE HALL, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING

Two built-in double cupboards, single radiator, front aspect window with a lovely outlook over the gardens onto surrounding fields and farmland.

MASTER BEDROOM

17'0 x 16'5 (5.18m x 5.00m)

Built-in wardrobes to one wall with various hanging rail and shelving, two double radiators, exposed timbers, access to roof space, front and side aspect windows giving a superb outlook and views over the gardens, surrounding fields and woodland.

BEDROOM 2

12'2 x 9'8 (3.71m x 2.95m)

Fitted double wardrobe, cupboard above, single radiator, access to roof space, side aspect window with a lovely outlook over the surrounding fields and farmland. Door to:

EN-SUITE

Coloured suite comprising of bath, shower attachment over, tiled surround, close coupled WC, pedestal wash hand basin, tiled splashback, single radiator, built-in cupboard with radiator, side aspect Velux roof light.

BEDROOM 3

14'6 x 13'8 (4.42m x 4.17m)

Exposed wall and ceiling timbers, double radiator, fitted cupboards, front and side aspect leaded light windows.

BEDROOM 4

13'8 x 9'11 (4.17m x 3.02m)

Single radiator, exposed wall and ceiling timbers, rear aspect leaded light window.

BATHROOM

11'7 x 8'3 (3.53m x 2.51m)

Coloured suite comprising modern panelled bath, shower attachment over, close coupled WC, bidet, pedestal wash hand basin with tiled splashback, double radiator, airing cupboard with hot water tank and slatted shelving, rear aspect roof light.



SHOWER ROOM

Fitted shower cubicle and tray, shower over, close coupled WC, pedestal wash hand basin, heated towel rail, exposed timbers, rear aspect roof light.

OUTSIDE

From the country lane, double timber gates gives access through to a gravelled parking and turning area, suitable for the parking of several vehicles, which leads to:

DETACHED DOUBLE GARAGE

19'4 x 19'3 (5.89m x 5.87m)

Accessed via up and over door, power and lighting, side aspect window, personal door through to the side.

Attached to the side of the house is the old wain house, an open fronted store / barbecue area (29'1 x 10'6) with brick paved floor, exposed timbers with lighting.

The main area of gardens are predominantly to the front and side of the property with large expanses of lawn, substantial pond with waterfall and lovely flowers surrounding, various borders, mature shrubs, bushes and trees etc., access to small orchard with various shrubs and trees including an apple tree, hedging and walling surround. We believe the whole of the gardens and grounds amount to approximately two thirds of an acre, are south and westerly facing with a superb outlook and views onto surrounding fields and woodland.

Gate access to gardens / end paddock.

SERVICES

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

The property benefits from having full fibre ultra-fast broadband (speed up to 400Mbps) installed by Gigaclear. There is also a 2nd node to connect so that the property has full coverage.

WATER RATES

Severn Trent - to be confirmed.





LOCAL AUTHORITY

Council Tax Band: G
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

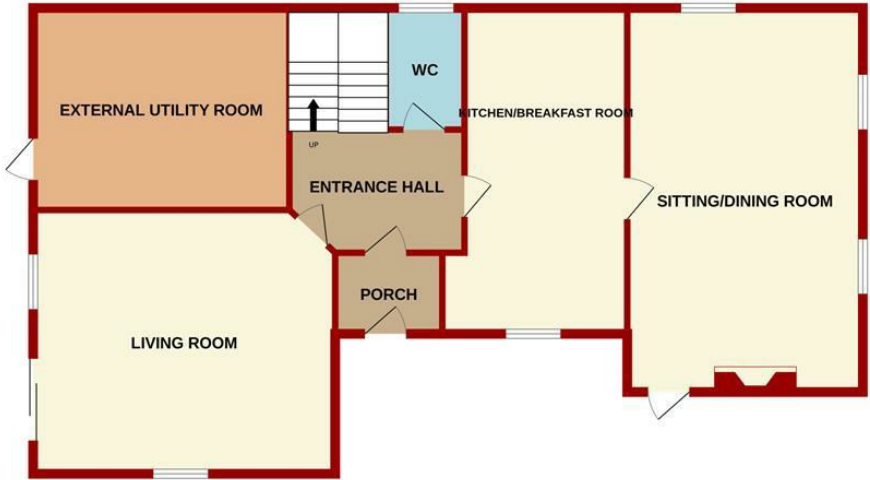
From the A4136 at Little London, proceed down the hill towards Longhope until you see a turning left onto Velthouse Lane. Follow the road along and the property will be found on your right hand side as indicated by our 'For Sale' board.

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



1ST FLOOR



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





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