



**Springdale Cottage**  
Longhope GL17 0PP

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Guide Price £630,000

Set in GARDENS AND GROUNDS OF ONE ACRE is this MOST IMPRESSIVE 5 BEDROOM DETACHED PERIOD DWELLING offering SPACIOUS AND VERSATILE ACCOMMODATION with a BRICK BUILT TWO STOREY OUT HOUSE which has undergone partial renovation but could offer ANNEXE/AIR B&B POTENTIAL, all being OFFERED WITH NO ONWARD CHAIN in a SEMI-RURAL VILLAGE LOCATION with TRANQUIL BABBLING BROOK BOUNDARY.

The property is set in Little London, approximately 1 mile from the village of Longhope which offers a range of amenities to include some small shops, post office, junior school, church and village hall with more comprehensive facilities in surrounding towns and cities to include Gloucester (just over 9 miles) and Ross-on-Wye (approximately 8 miles).



## FRONT PORCH

Via double opening French doors. Further upvc door leading into:

## ENTRANCE HALLWAY

Quarry tiled flooring, understairs storage, double radiator, stairs lead to the first floor. Door to:

## WC

**5'05 x 2'07 (1.65m x 0.79m)**

Wash hand basin, WC, radiator, rear aspect frosted window.

## UTILITY ROOM

**5'06 x 7'09 maximum (1.68m x 2.36m maximum )**

Plumbing for washing machine, space for tumble dryer, built in units, one and a half bowl sink, worktop area, built in storage, side aspect window.



## DINING ROOM

**11'03 x 9'08 (3.43m x 2.95m)**

Wall light fittings, radiator, front and rear aspect windows.

## KITCHEN

**12'00 x 11'05 (3.66m x 3.48m)**

Fitted farmhouse kitchen comprising a range of base and wall mounted units, wooden worktops and splashbacks, one and a half bowl Belfast sink with mixer tap, space for freestanding fridge freezer, built in wine rack, Elan electric range oven with induction hob, built in dishwasher, quarry tiled flooring, inset ceiling spotlights, front aspect window. Opening and steps down into:

## BREAKFAST ROOM

**11'02 x 10'08 (3.40m x 3.25m)**

Wooden flooring, radiator, vaulted ceiling with inset ceiling spotlights, rear aspect bi-fold doors.

## LOUNGE

**15'00 x 13'09 (4.57m x 4.19m)**

Understairs storage area, tiled fireplace with inset cast iron log burner, engineered oak flooring, double radiator, stairs leading to the first floor, side and rear window. Door into:

## STUDY

**15'00 x 5'08 (4.57m x 1.73m)**

Single radiator, two front aspect windows.

FROM THE LOUNGE, TURNING STAIRCASE LEADS TO:





## MASTER SUITE

**15'00 x 10'06 (4.57m x 3.20m)**

Built in double wardrobes, eave storage, radiator, rear aspect window.

## EN SUITE

**6'00 x 5'07 (1.83m x 1.70m)**

Corner shower cubicle with Mira electric shower, pedestal wash hand basin, WC, chrome heated towel rail, front aspect frosted window.

FROM THE ENTRANCE HALLWAY, STAIRS LEAD TO THE FIRST FLOOR:

## LANDING

Door to:

## BEDROOM 2

**12'07 x 10'06 (3.84m x 3.20m)**

Full width built in wardrobes, double radiator, large rear aspect window enjoying lovely views.

## BEDROOM 3

**12'01 x 11'08 (3.68m x 3.56m)**

Double radiator, front aspect window.

## BEDROOM 4

**11'09 x 10'01 (3.58m x 3.07m)**

Double radiator, front and side aspect windows.

## BEDROOM 5/STUDY

**8'07 x 8'02 maximum (2.62m x 2.49m maximum )**

Single radiator, front aspect window.

## FAMILY BATHROOM

**10'06 x 7'07 (3.20m x 2.31m)**

Four piece suite comprising walk in double shower, modern bath tub with central mixer tap, built in WC with vanity wash hand basin and cupboard below, single radiator, tiled walls, extractor fan, inset ceiling spotlights, side aspect window.

## OUTSIDE

From the road, gated access leads onto a driveway and parking area. To the front of the cottage there is a paved area and gated access to the gardens.

## DETACHED TWO STOREY COTTAGE

The building has undergone partial conversion by the current owners and currently comprises entrance hallway, three rooms downstairs with Vaillant boiler (not connected), underfloor heating system, power and lighting.

## ENTRANCE HALLWAY

Via a double glazed front door.

### ROOM 3/BATHROOM

8'08 x 8'03 (2.64m x 2.51m)

Side aspect frosted window.

### ROOM 2/KITCHEN

14'00 x 13'00 (4.27m x 3.96m)

Existing garage doors to front aspect, consumer unit, step down into:

### ROOM 1/LOUNGE

15'00 x 14'00 (4.57m x 4.27m)

Rear aspect stable door, side aspect window, temporary staircase to:

### BEDROOM

13'01 x 13'00 (3.99m x 3.96m)

Radiator, inset spotlights, exposed beams, front aspect fully double glazed door.

### GARDENS

To the side of the property you have an oil tank, gravelled seating area, wood store, garden shed, borders, large chicken coup and beyond this is a SUMMER HOUSE. The gardens below have an array of mature trees, meandering brook, covered seating area and large decked area with glass balustrade enjoying the views. From here, steps lead down to:

### CELLAR

11'02 x 9'06 (3.40m x 2.90m)

Double doors and steps down from the decking to cellar, power and lighting, Worcester oil fired boiler.

There are further steps lead down to two tiered formal lawn with planted borders and lower lawn bordering the stream. There is off road parking to the other side of the out house with grass track leading down to a field shelter with water supply, range of fruit trees, all laid to lawn, woodland area at the bottom of the paddock, enclosed by hedging and stream boundary.

### SERVICES

Mains water and electricity. Septic tank drainage. Oil heating.

### MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries.

However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.





## WATER RATES

To be advised.

## LOCAL AUTHORITY

Council Tax Band: E

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

Freehold.

## VIEWINGS

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 Gloucester, proceed along the A40 toward Ross-on-Wye. Proceed through Huntley and at the traffic lights, turn left onto A4136 towards Longhope and Mitcheldean. Proceed along here into Little London where the property can be found on the left hand side as indicated by our For Sale Board.  
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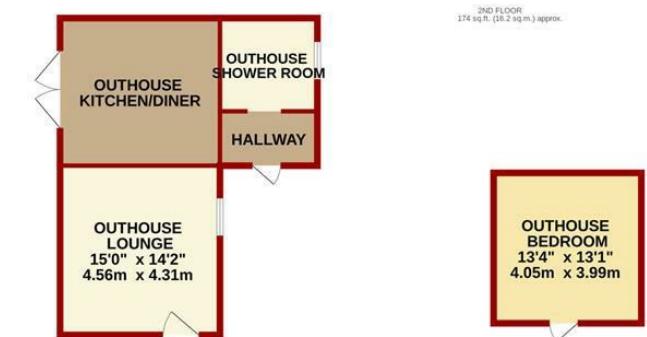
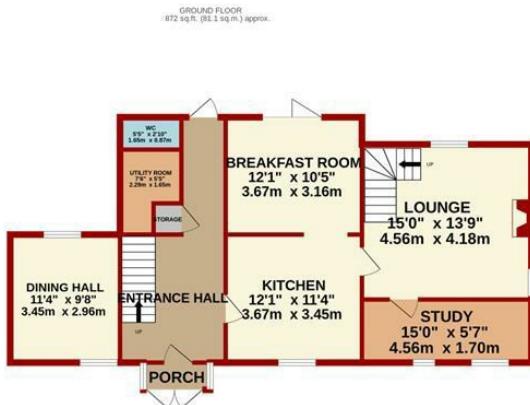
## PROPERTY SURVEYS

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.





TOTAL FLOOR AREA: 2351 sq.ft. (218.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
71		48	

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





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