



Lilac Cottage Old Hill, Longhope GL17 0PF
£425,000



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• Traditional three bedroom cottage • Elevated position boasting far reaching woodland views • Inglenook fireplace with feature bread oven • Large garden with established borders and views • Countryside location • Plot measuring 0.29 of an acre • Forest of Dean District Council. Tax Band D £2,266.01 • EPC E46

£425,000



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Rear lobby

Accessed from the side of the property, adjacent to the off-road parking area is the commonly used entrance to the home. Stone steps and an iron hand rail lead you to the part glazed, solid wood door.

Through the door you will find a lobby area with doors leading off to the ground floor shower room and kitchen.

Shower Room

Corner shower enclosure with direct feed shower, WC, hand basin, frosted window and tiled flooring. This room also houses the central heating boiler.

Kitchen

The well-equipped kitchen has a range of shaker-style floor and wall mounted units with a laminate worktop. There is an integrated single oven, electric hob and extractor fan above and stainless steel

sink with mixer tap and draining board. There is space for a dishwasher, washing machine and freestanding fridge and freezer. Two windows look out to the side of the home and rear parking area. Beams to the ceiling give the room a traditional country charm.

Dining Room

The dining room is positioned at the front of the home and boasts delightful views over the front of the home and woodland beyond. There is a striking inglenook fireplace with stone surround, original bread oven, woodburning stove and an oak mantle above. There is access to the front of the property through the enclosed porch.

Porch

A pitched stone and timber porch is positioned at the front of the home and leads directly into the dining room.



Living Room

The full height brick chimney breast with wood burning stove, parquet flooring and ceiling beams create a charming area to relax. Views can be enjoyed over the front of the home from the two picture windows. A pine staircase leads you to the first floor landing.

Landing

Access to loft space, doors leading off and a window with views towards the surrounding countryside.

Bedroom One

Window to the rear elevation with far reaching views. There are alcoves either side of chimney breast which are ideal for storage.

Bedroom Two

Window to the rear elevation with far reaching views.

Bedroom Three

"L" shaped room with storage alcove and window to the side elevation.

Bathroom

The family bathroom comprises a white suite with panelled bath with electric shower over, a vanity sink unit with mixer taps and storage cupboard and a WC. The walls are predominantly tiled with waterproof panels around the bath. A

large Velux window gives the room natural light.

Outside

To the rear of the property and accessed off the Old Hill lane is a paved driveway with parking for 2/3 vehicles. There is an electric car charger point and outside tap. Gated side access leads around to the garden and grounds which consist of a lawn and patio area off the front porch enclosed by picket fencing. Further gate from here leads up to productive terraced areas with vegetable produce area, a variety of mature fruit trees and plants and shrubs, large workshop/shed and all enjoying far reaching, rural views towards the countryside and woodland in the distance.

Location

Longhope, a small rural village on the outskirts of the Forest of Dean holds a lively community for all walks of life. Benefiting from a community post office, village stores, primary and secondary schooling within the local towns of Mitcheldean and Newent the village leads itself to family life.

Material Information

Tenure - Freehold
Council Tax Band D
Forest of Dean District Council -



£2,266.01 (2025/26)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil central heating

Broadband speed: Standard 13 Mbps,

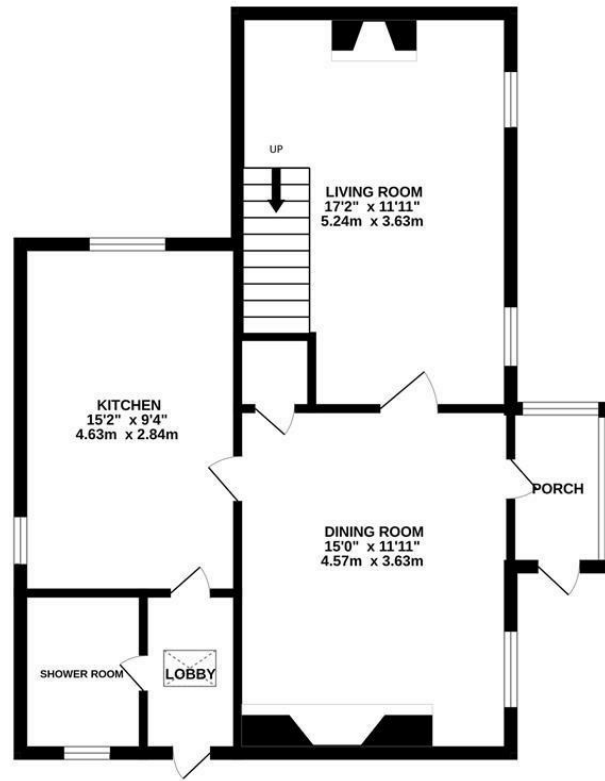
Superfast 37 Mbps, Ultrafast 1000 Mbps.

Mobile phone coverage: Vodafone, EE,

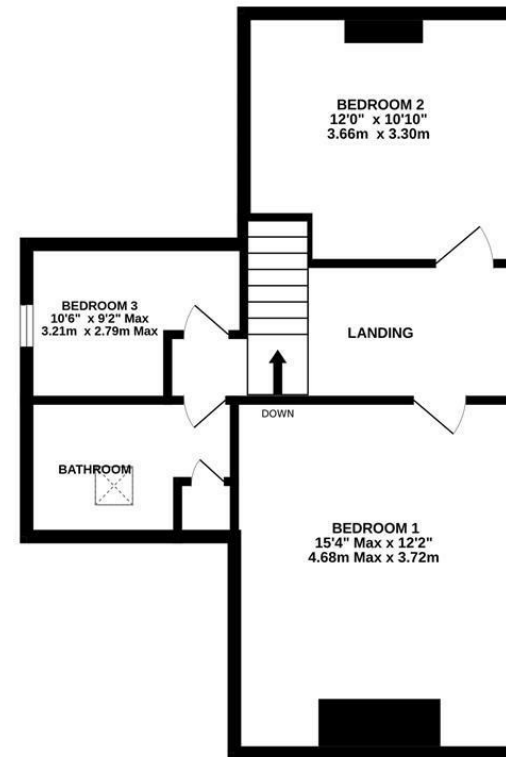
Three and O2



GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1092 sq.ft. (101.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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