



Edge Hill Lodge, Plump Hill, Mitcheldean GL17 0HD

**£400,000** Freehold







## Edge Hill Lodge, Plump Hill Mitcheldean Gloucestershire GL17 0HD

Situated in a rural location between Cinderford and Mitcheldean, this 3 bedroom detached cottage is approached from the main road along a private forestry road. Sitting in grounds of around an acre (STM) the stone built cottage enjoys a degree of remoteness yet the centre of Cinderford is a short drive away.

The cottage has been extended in recent years and offers flexibility and scope for further improvements. The ground floor accommodation briefly comprises an entrance porch and hall, a living room, dining room, separate sitting room, kitchen, a ground floor bedroom, rear hall with a cloakroom/wc off, two conservatories, and three further rooms (one is accessed via a short staircase) which could be utilised in a number of different ways. The main first floor accommodation comprises the landing, two double bedrooms and a shower room/wc. Features include double glazing and a multi-fuel stove for the central heating.

The large gardens are made of lawns and are planted with many varieties of shrubs and trees. Within the gardens there are a number of outbuildings and a large workshop. The property also has parking for numerous vehicles.

### Front Hall

Entered from the porch via a timber panelled front door. Staircase to the first floor. Doors to bedroom one and the living room.

### Living Room

13' 10" x 11' max. ( 4.22m x 3.35m max. )  
Double glazed window to the front garden. Stone fireplace with a stone hearth and a timber mantle. Radiator. Beamed ceiling. Built-in storage cupboard. Door to dining room.

### Bedroom One

12' 8" x 8' 4" ( 3.86m x 2.54m )  
Double glazed window to the front. Tiled fire surround with an inset grate and a timber mantle. Beamed ceiling. Radiator.

### Dining Room

12' 6" x 7' 11" max. ( 3.81m x 2.41m max. )  
Double glazed window to the side and glazed door to the conservatory. Tiled flooring. Cast iron multi-fuel stove which powers the central heating and hot water. Beamed ceiling. Built-in storage cupboard.

### Conservatory

11' x 9' 10" ( 3.35m x 3.00m )  
Upvc double glazed conservatory overlooking the front garden. Double glazed door to the garden. Tiled flooring.

### Kitchen

13' 10" x 8' 4" ( 4.22m x 2.54m )  
Fitted with a range of wall and base units incorporating work surfaces with tiled splash areas and an inset 'one and a half bowl' sink and drainer. Plumbing for a washing machine. Space for a freestanding cooker. Tiled flooring. Radiator. Double glazed windows to the side and rear. Door to rear hall.







### **Rear Hall**

Double glazed door to the garden. Built-in storage cupboard. Tiled floor.

### **Cloakroom/wc**

Suite comprises a close coupled wc and a wash hand basin. Tiled floor. Double glazed window.

### **Sitting Room**

15' 8" x 9' ( 4.78m x 2.74m )

Double glazed window overlooking the rear garden. Radiator. Door and double glazed window to the second conservatory.

### **Conservatory**

9' 11" x 9' 8" ( 3.02m x 2.95m )

The second conservatory has a double glazed door and windows to the rear garden. Stone paved floor. Doorway to:-

### **Store Room**

11' 9" x 7' 6" ( 3.58m x 2.29m )

Double glazed window to the front aspect. Open tread stairs to the first floor office. Opening to the work room.

### **Office (1st Floor)**

12' 9" x 8' 8" ( 3.89m x 2.64m )

Double glazed windows to the front and side. Power and lighting.

### **Work Room**

16' 4" x 12' 2" ( 4.98m x 3.71m )

A very useful room which could be utilised in a number of different ways. Double glazed windows to the rear and side aspects. Double glazed and panelled door to the front garden. Light and power.

### **First Floor - Landing**

Double glazed window to the rear. Radiator. Access to the loft space.

### **Bedroom Two**

12' 6" x 8' 3" ( 3.81m x 2.51m )

A double size bedroom with a double glazed front facing window. Radiator.

### **Bedroom Three**

11' 5" x 10' 8" ( 3.48m x 3.25m )

A double bedroom with a double glazed window to the front. Radiator. Built-in storage cupboard.



### **Shower Room**

Suite comprises a close coupled wc, a pedestal wash hand basin and a corner shower enclosure with an electric shower fitted. Ventilation extractor. Radiator. Built-in airing cupboard. Double glazed window.

### **Gardens And Outbuildings**

From a gravelled parking area a five bar wooden gate leads into the front garden which is mainly laid to grass and planted with a wide variety of shrubs and trees. The gardens, which we understand from the owner total around an acre (STM), extend to the far side of the cottage and around to the rear. The rear garden is again laid to lawn and planted with trees and shrubs. Within the grounds are a large range of outbuildings and work sheds including a very large workshop. The parking and grounds can accommodate numerous vehicles.







### Ground Floor



### First Floor



This floorplan is a purely representative illustration of the layout and should not be used as an exact scale.  
Plan produced using PlanUp.

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