



Notley House, 93 Hucclecote Road  
, Hucclecote, GL3 3TR

**£750,000**

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Welcome to Notley House, a charming and spacious detached house located on Hucclecote Road in the village of Hucclecote.

For the last 27 years this has been run as a successful live-in Bed & Breakfast and family home.

This delightful property boasts up to eight bedrooms with the majority having their own private bathroom facilities. The versatile layout provides ample space for a growing family to spread out and make this house their home.

Furthermore, the detached two storey one bedroom Coach House has the flexibility to be an annex, office or holiday let.

### Summary

The current owners have lived here for the last 27 years bringing up their 2 children alongside running a successful B & B Notley Guest House [www.notleyhouse.co.uk](http://www.notleyhouse.co.uk)

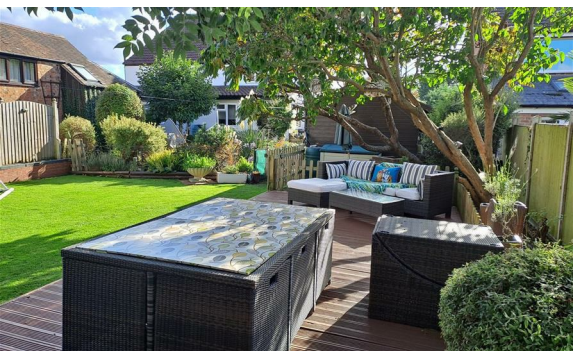
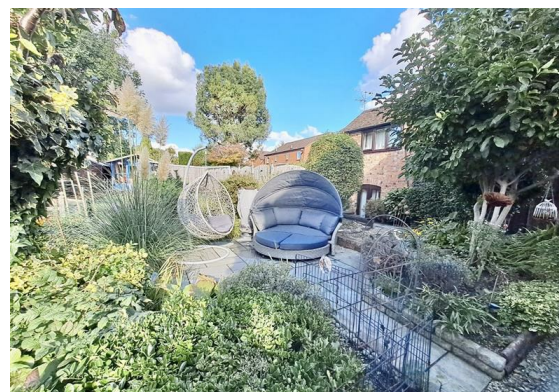
This has been a lucrative business over the years but would equally accommodate a growing family with the benefit of The Coach House as a self contained Annex, ideal for multi generational living or as a Holiday let.

### The Location

Hucclecote is a delightful, family orientated area that offers a range of shops, a local pharmacy, a GP surgery, a dentist, and the local school is just a stone's throw away. There is also excellent access to both Cheltenham, Gloucester and the M5.







### The Main House

Split over three floors, the house offers spacious and versatile living. In total there are up to 8 bedrooms with the first floor accommodating 4 with private bathroom facilities plus a separate toilet. The second floor has a further 2 bedrooms both with shower & basins.

The two ground floor bedrooms benefit from their own shower room.

### The Coach House

This quirky 2 storey dwelling comprises of a lounge and fitted kitchen on the lower floor with the original stone steps leading to a double bedroom, bathroom and separate toilet on the upper floor.

### OUTSIDE

Situated conveniently on Hucclecote Road parking can be found at the front of the property for up to 4 cars with a private rear car park which also gives access to The Coach House.

The front garden is enclosed by wrought iron fencing and laid to lawn with gated side access leading to the rear gardens.

The gardens have been subdivided which allows both properties to have independent garden areas plus there is a large storeroom/workshop and substantial shed.

### Services

Mains drainage, Gas central heating with independent Electric oil radiators and hot water.

Gloucester City Council tax band B  
Notley House & The Coach House RPC rating E

Useful info :

New double glazing throughout the main house and Coach House replaced mid 2022

New guttering a suffix boarding replaced in 2023

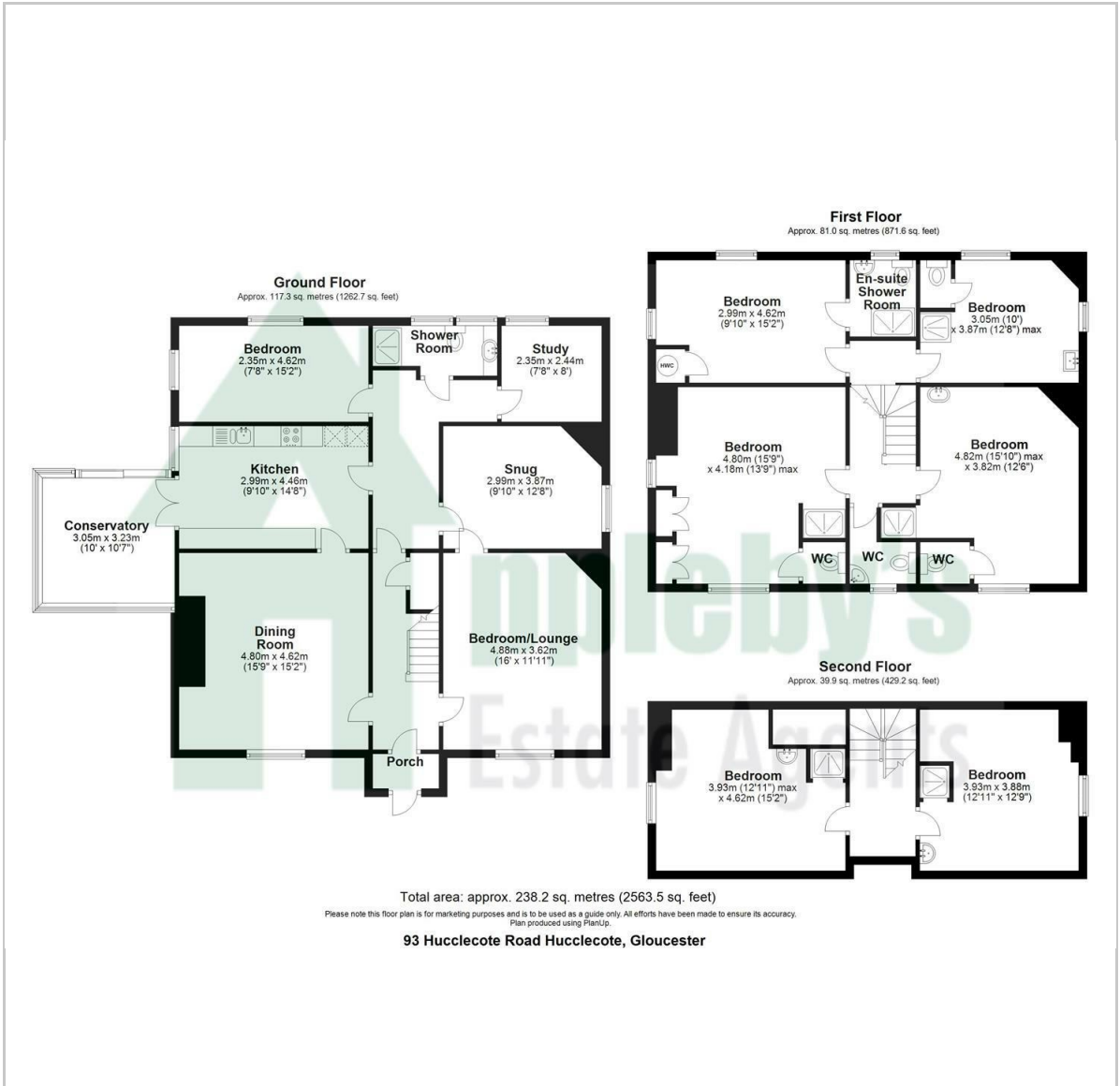
New porch created in 2023

### Tenure

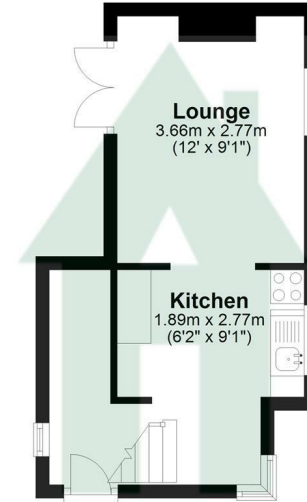
Freehold



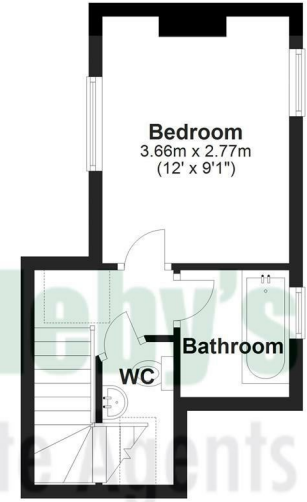
# Floor Plan



**Ground Floor**  
Approx. 21.6 sq. metres (232.7 sq. feet)



**First Floor**  
Approx. 20.2 sq. metres (217.7 sq. feet)



**Total area: approx. 41.8 sq. metres (450.4 sq. feet)**

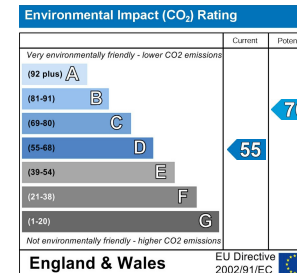
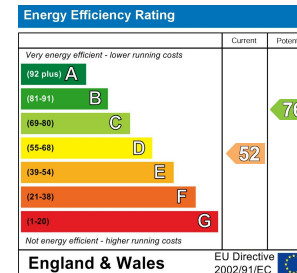
Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

## The Coach House 93 Hucclecote Road Hucclecote, Gloucester

# Viewing

Please contact our Appleyby's Office on 01452 690553 if you wish to arrange a viewing appointment for this property or require further information.

# Energy Efficiency Graph



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