



# Wold Edge Cooks Hill, Gloucester Road, Hartpury, GL19 3BT

A characterful cottage with excellent views towards the Malvern Hills, in a lovely rural setting close to Cheltenham and Gloucester.

Gloucester 6 miles, Newent 7 miles, Tewkesbury 12 miles, Cheltenham 13 miles

Entrance Hall | Dining room | Kitchenette | 2 Sitting rooms | Kitchen | Pantry | 2 Bathrooms | 2 Bedrooms | Brick built outbuilding | Solar panels | Garden | 3 paddocks

About 1.97 acres (0.80 ha) in total

## The Property

For sale for the first time in over 25 years, Wold Edge offers an opportunity to purchase a Grade II Listed detached cottage with views over its own land and the Malvern Hills beyond. The accommodation is arranged in two halves with the older, Listed portion of the property comprising a wonderful exposed beam dining room and Kitchenette to the ground floor with a bedroom and bathroom to the first floor. The rear extension provides a kitchen, pantry, WC, and a sitting room with an open fireplace on the ground floor and the master bedroom with an en-suite bathroom to the first floor. Wold Edge offers tremendous scope for further integration or extension of the living space subject to the necessary planning consents.

## Outside

Outside, Wold Edge's well maintained garden wraps around the rear of the property. A variety of established shrubs surround the patio area with pockets of level lawn suitable to create a number of additional features.

Extending to the northeast of the house are 3 level grass paddocks bound and divided by a mixture of mature hedgerow and post and wire fencing. A 3-bay brick and concrete block outbuilding with an adjoining 2-bay timber framed extension is situated to the southwest of the holding. The outbuilding offers great scope for a number of alternative uses including stabling, with space to create up to 3 stables, tack and feed room.

The ground mounted solar panels were installed in 2011 with the system benefiting from a later upgrade in 2016. A number of components have been recently replaced, guaranteed until 2028. Further details are available upon request.

## Location

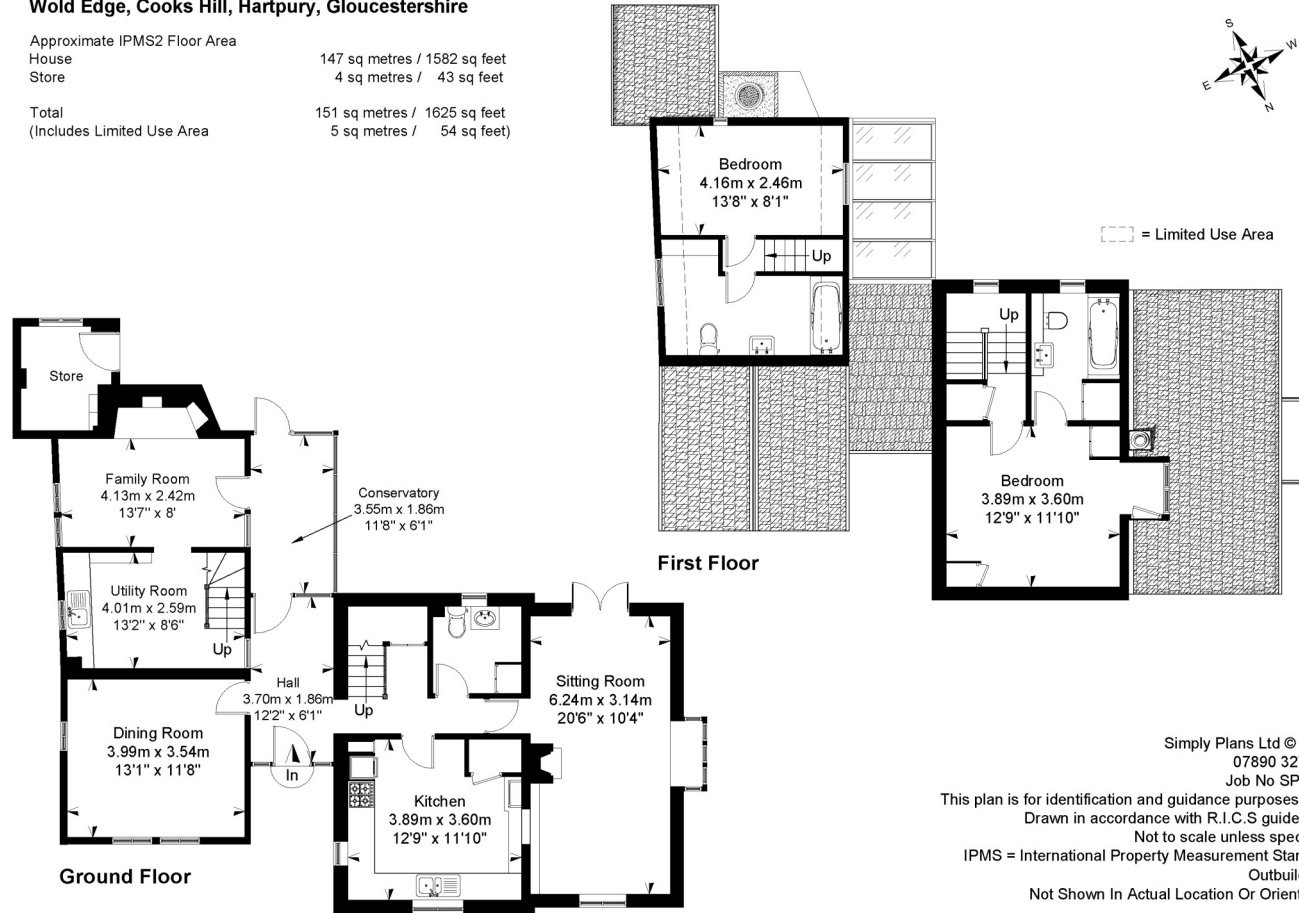
Wold Edge occupies a peaceful location along a private roadway situated directly off the A417 in the village of Hartpury. Hartpury offers excellent local amenities including a primary school, church, village hall, vets and the ever popular pub, The Royal Exchange, which is a 10 minute walk from the property.





## Wold Edge, Cooks Hill, Hartpur, Gloucestershire

Approximate IPMS2 Floor Area	147 sq metres / 1582 sq feet
House	4 sq metres / 43 sq feet
Store	4 sq metres / 43 sq feet
Total	151 sq metres / 1625 sq feet
(Includes Limited Use Area)	5 sq metres / 54 sq feet



## Directions

From Gloucester turn left onto the Over Causeway/A430. At Over Roundabout take the 2nd exit onto A417. After about 4.3 miles, turn right onto Cookshill, and Wold Edge will be found on the left at the end of the track.

## General

**Local Authority:** Forest of Dean District Council

**Services:** Mains electricity and water. Private drainage. Oil-fired central heating to the extension with underfloor heating to the sitting room.

**Council Tax:** Band C

**EPC:** E

**Tenure:** Freehold

**Guide Price:** Offers in the Region of £500,000

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