



St Marys
Nupend Lane | Longhope | Gloucestershire | GL17 0QQ

FINE & COUNTRY

St Marys

Nestled in the tranquil countryside, this enchanting 1960s Cotswold-style property offers a perfect blend of rural charm and comfort. Set within 2.9 acres of picturesque land, designed to be a nature reserve and apple orchard, this spacious home is a serene retreat yet has excellent road connections to Gloucester, Cheltenham, the Forest of Dean, Bristol, and the wider region. With features such as 4 bedrooms plus study/bedroom 5, 2 bathrooms, a grand fireplace, multiple reception rooms, a snooker room, a stunning garden and countryside views, it promises a lifestyle of comfort and natural beauty, all within a short walk of Longhope Village.

Tucked away in its own expanse of land, it offers an idyllic retreat within walking distance of Longhope Village. The village has a primary school, shop, bakery, two pub and restaurants one of which sells award winning pies. Just outside of the village is Harts Barn boasting a cookery school, arts centre, shops and tea rooms. Despite its peaceful seclusion, it remains conveniently close to the road network connecting Gloucester, Cheltenham, the Forest of Dean, and Bristol.



STEP INSIDE

St Marys

Step inside

As you step into the main entrance, you are greeted by doors leading to the primary living areas. The main sitting room is a haven of comfort, featuring a grand fireplace with a solid oak mantel and a stone hearth flanked by impressive stone pillars, housing a wood-burning stove. Wall-to-wall windows flood the room with light, and French doors open onto a delightful terrace. Adjacent to the lounge, you'll find a utility room and workshop.

The kitchen is a blend of functionality and rustic charm, with oak-fronted cupboards, a four-ring gas hob, a sliding pantry cupboard, and a double oven fitted at eye level. There is space for a dishwasher and fridge freezer. The windows offer enchanting views of the orchard, and an original feature window without glazing provides a peek into the dining room. From the kitchen, a door leads to a small garden room or potting room, featuring a polycarbonate roof and underfloor heating. This space was once an open courtyard.

The L-shaped dining room, seamlessly connected to both the kitchen and the lounge, features dual aspect front-facing windows. Another spacious reception room, currently used as a snooker and games room, spans two levels and includes an open fireplace, a feature stone wall, solid wood flooring, and a bay window. The snooker table is included in the sale. The ground floor also benefits from a shower room.

Stairs lead up to the first-floor landing, where four double bedrooms each offer lovely views across the gardens and grounds. A fifth room, a box room, is presently used as a study. The expansive landing area serves as a charming library. The family bathroom is well-appointed with a jacuzzi bath, an overhead shower, a separate wash hand basin with a vanity unit, and a WC. There is potential to create en-suite facilities, subject to gaining any necessary consents.















STEP OUTSIDE

St Marys

Outside, a circular driveway leads to a detached double garage with an electric door. The land, amounting to approximately 2.9 acres, is predominantly covered by apple orchards. The owners have thoughtfully cultivated a nature reserve, attracting wildlife such as deer, muntjacs, and various bird species.

The garden boasts a beautiful water feature cascading down to a pond, crossed by a bridge leading to a 'secret garden' that conceals a shed and lawn. Mature trees include silver birch, flowering cherry, acer, and wisteria all interspersed with a variety of stunning colourful flowering plants. From the garden, a delightful view of Mayhill and the surrounding countryside can be appreciated.

This property is a perfect blend of rural tranquillity and convenient access, offering a beautiful, spacious, and well-appointed home in a picturesque setting.

LOCATION

From the A4136 Longhope, exit onto Old Monmouth Road and stay to the left onto Latchen. Continue straight until you see Nupend Lane on your right. Turn onto Nupend Lane and follow it, taking the right fork to St Mary's.





SELLER INSIGHT

"Situated in the Forest of Dean, just seven miles from Ross-on-Wye and ten miles from Gloucester is Longhope, a charming village that is steeped in history. Beautifully positioned on the edge of the village, surrounded by woodland and fields is St Mary's, a lovely family home that boasts almost three acres of stunning gardens and grounds.

The house was built in the 1960s by the previous owners, and it was named after the Isles of Scilly's largest island, which is where they got married and spent their honeymoon, says the owner. We bought the property twenty-nine years ago, and despite the fact that back then neither the garden nor the house was in the greatest state, we immediately fell in love with the location and we could see that the property as a whole had a huge amount of potential.

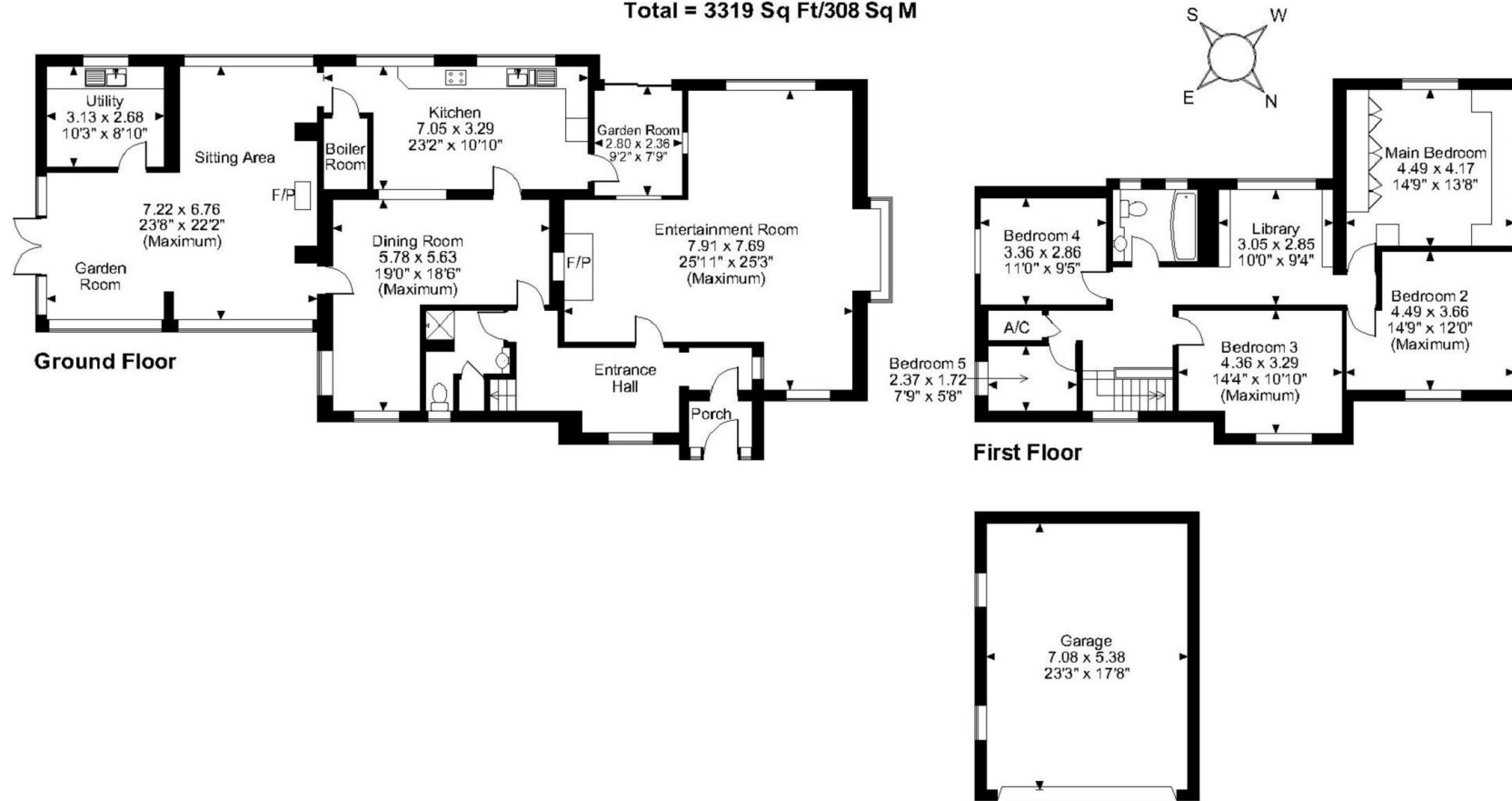
The house is nestled within these beautiful gardens and grounds and is positioned at the end of a quiet lane, right on the edge of Longhope. It's very peaceful here, we're surrounded by nature and we enjoy a superb degree of privacy we do have neighbours, but can't actually see any of the other houses. We're also in a slightly elevated position so we also enjoy lovely views right the way across to May Hill, and we're next to a section of the Gloucestershire Way so we can literally step out of our front gate and walk for miles. Our immediate surroundings feel wonderfully rural, but we're by no means isolated. There's a shop and Post Office, an award-winning bakery and café, and a lovely pub just a stone's throw away in the village, and for everything else we can either catch the bus or drive into Ross-on-Wye or Gloucester.

The house itself is lovely. It's spacious and bright, and over the years we've done a lot of work to make it into a really comfortable family home. However, it's the garden that is our favourite feature of the property. Many years ago we enlisted the help of Peter Dowle a Chelsea Flower Show gold medal-winning designer and his team to relandscape the space, and they did the most amazing job. They created a pretty stream that feeds a large pond, there are lots of beautiful plants and trees that are now wonderfully mature, and there are numerous lovely places where we can sit out and relax in and enjoy the abundance of nature that surrounds us. We also have a large apple orchard that provides us with a glut of fruit! It really is a magical space; our own slice of paradise.

We've decided that the time is right for us to downsize, but we'll be very sad to leave St Mary's, it has been the most wonderful place to live for the past twenty-nine years. What will we miss? Everything! We know we'll never find anything like this again."



St. Marys Nupend Lane, Longhope
Approximate Gross Internal Area
Main House = 2909 Sq Ft/270 Sq M
Garage = 410 Sq Ft/38 Sq M
Total = 3319 Sq Ft/308 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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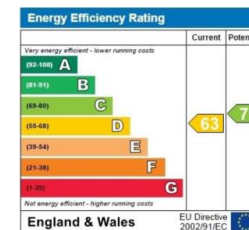
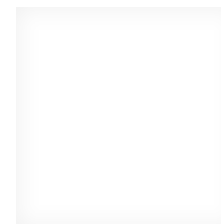


Postcode: GL17 0QQ | Tenure: Freehold | Tax Band: G | Authority: Forest of Dean District Council | Heating: Oil | Drainage: Private | Water: Mains | Electricity: Mains

Scan the QR code for more information about this property:

Important notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs, floorplans and land plans are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 Fine & Country Ltd.

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