



Pendrose Farm Ley Lane  
Minsterworth GL2 8JU



STEVE GOOCH  
ESTATE AGENTS | EST 1985

## Guide Price £475,000

A HANDSOME 17TH CENTURY SEVEN BEDROOM ATTACHED FARMHOUSE SET OVER THREE FLOORS which has been in the SAME FAMILY FOR OVER 100 YEARS. This is an EXCITING RENOVATION OPPORTUNITY! The property sits in GARDENS OF JUST OVER HALF AN ACRE and ADJOINING LAND IS AVAILABLE VIA SEPARATE NEGOTIATION.

Minsterworth village offers a Village Hall, Church, Butchers, Water Ski Club, Care Home and the Harvey Centre for Education. The city centre of Gloucester is approximately 4-5 miles away for more comprehensive facilities and access to the M5 motorway for connection with the M50 motorway, linking up the Midlands and the North, Wales, London and the South.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams.





## ENTRANCE HALL

### LOUNGE

16'4 x 12'1 (4.98m x 3.68m)

Fireplace with log burner (currently not in use).

### DINING ROOM

16'4 x 12'9 (4.98m x 3.89m)

Tiled fireplace with cast iron log burner.

### KITCHEN

15'10 x 14'7 (4.83m x 4.45m)

### KITCHEN / BREAKFAST ROOM

15'9 x 14'7 (4.80m x 4.45m)

FROM THE ENTRANCE HALL, STAIRS LEAD TO THE FIRST FLOOR.

### LANDING

### BEDROOM 1

16'4 x 15'4 (4.98m x 4.67m)

### UNUSED ROOM ABOVE KITCHEN

15'10 x 14'7 (4.83m x 4.45m)

### BEDROOM 2

16'4 x 12'9 (4.98m x 3.89m)

### STUDY / BEDROOM 3

14'7 x 9'8 (4.45m x 2.95m)

Door to:

### CLOAKROOM

6'1 x 4'2 (1.85m x 1.27m)

## BATHROOM

10'4 x 6'1 (3.15m x 1.85m)

FROM THE FIRST FLOOR LANDING, STAIRS LEAD TO THE SECOND FLOOR.

### BEDROOM 4

22'11 x 16'4 (6.99m x 4.98m)

### BEDROOM 5

16'4 x 15'4 (4.98m x 4.67m)

### BEDROOM 6

15'9 x 14'7 (4.80m x 4.45m)

### BEDROOM 7

15'10 x 14'7 (4.83m x 4.45m)

## OUTSIDE

The property sits within a half acre plot. Further land may be available via separate negotiation. There is a stone outbuilding and off road parking area.

## SERVICES

Mains water and electricity. Septic tank.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES

Severn Trent - to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: E

Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

## TENURE

Freehold.

## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

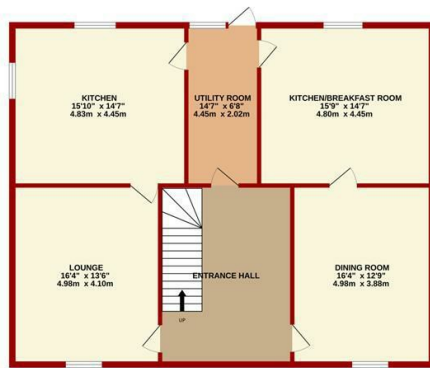
From Gloucester, proceed along the A48 passing through Minsterworth towards Chaxhill. Continue past the turning for Oakle Street, up the hill and take the next turning right into Ley Lane signposted Upper Ley/Lower Ley. Proceed down here until reaching a fork, bear round to the right and continue along until reaching a railway crossing and follow the instructions at Ley Level Crossing. Proceed over the crossing and turn immediately right where the property can be found as marked by our 'For Sale' board.

## PROPERTY SURVEYS

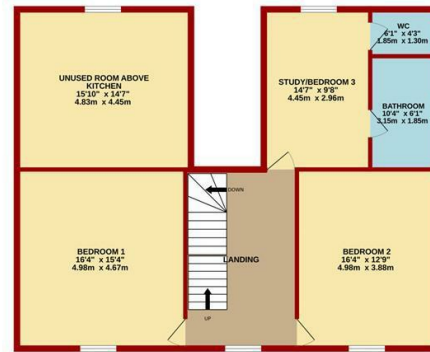
Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).



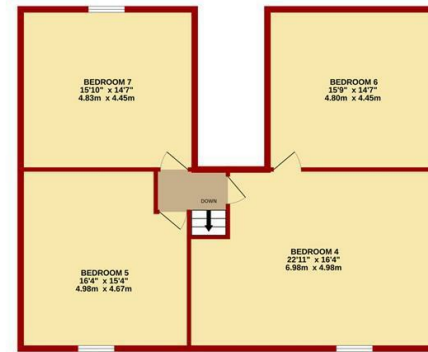
GROUND FLOOR  
1183 sq.ft. (109.9 sq.m.) approx.



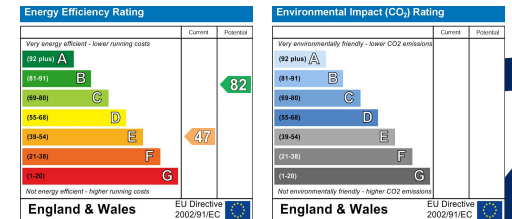
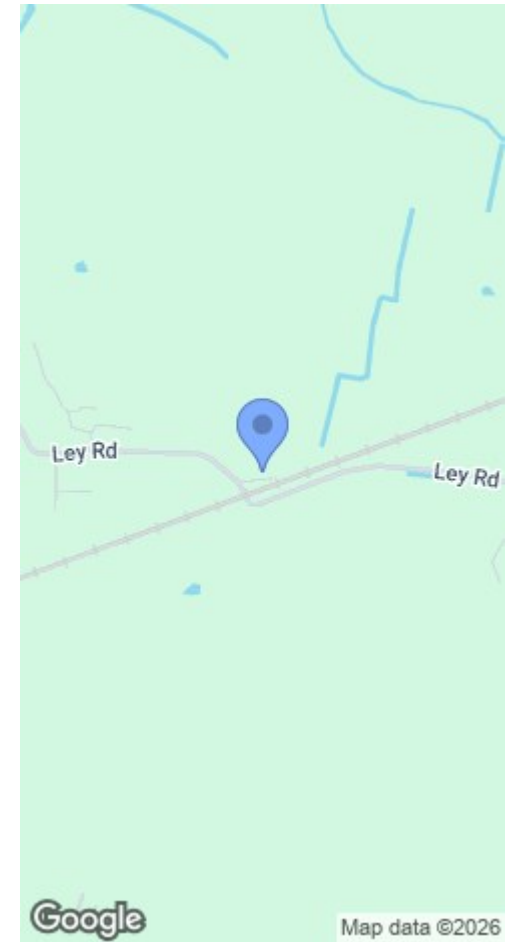
1ST FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



2ND FLOOR  
1086 sq.ft. (100.9 sq.m.) approx.



TOTAL FLOOR AREA : 3354 sq.ft. (311.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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#### MISREPRESENTATION DISCLAIMER

All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.



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