



Upper Boxbush House Ross Road
Longhope GL17 0LP



STEVE GOOCH
ESTATE AGENTS | EST 1985

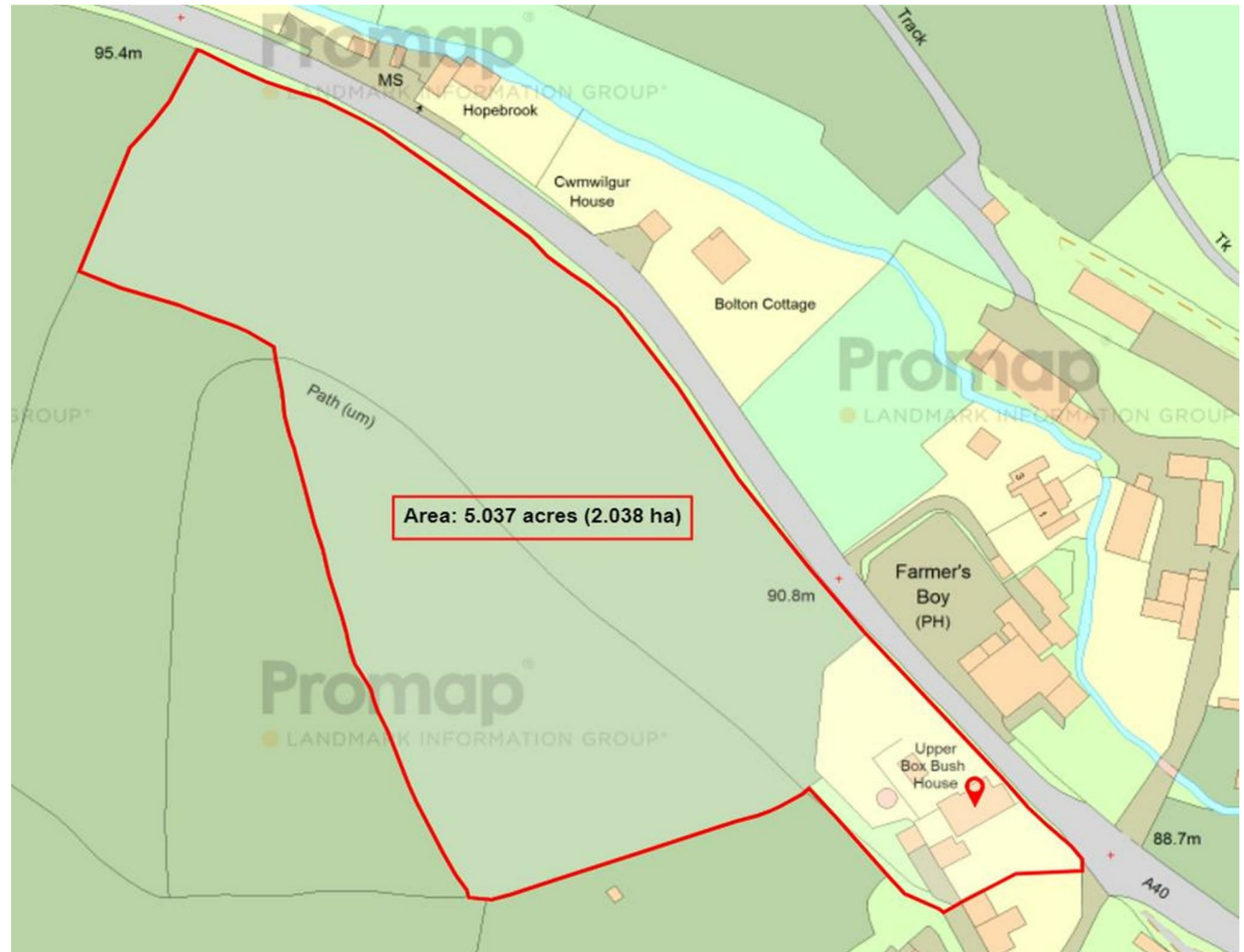
Upper Boxbush House Ross Road Longhope GL17 0LP

Guide Price £495,000

A RARELY AVAILABLE and DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED HALF TIMBERED GRADE II LISTED COTTAGE IN NEED OF EXTENSIVE MODERNISATION BUT WITH IMPROVEMENTS MADE TO INCLUDE AN OVERHAULED ROOF (IN 2000), A RANGE OF OUTBUILDINGS AND A STABLE, AMPLE PARKING, GARDENS AND SEPARATE FIELD, SET WITHIN A PLOT OF JUST OVER 5 ACRES, all being offered with NO ONWARD CHAIN.

The village of Longhope is located just off the A40 and offers a range of amenities to include some small shops, post office, bakery, C of E primary school, 2 public houses, church, village hall, Harts Barn Craft Centre and veterinary practice with more comprehensive facilities in surrounding towns and cities to include Gloucester (just over 9 miles) and Ross-on-Wye (approximately 8 miles). Comprehensive schooling is available at Newent Community School or Dean Magna School in Mitcheldean.

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 etc.



Entrance porch via part glazed solid timber door with flagstone flooring and side aspect window. Original wooden latch door leads through to:

DINING ROOM

17'1 x 15'9 (5.21m x 4.80m)

Inglenook fireplace, inset oil-fired stove (not working but could be reconditioned), a wealth of exposed wall and ceiling timbers, front aspect window overlooking the gardens. Dual aspect leads through to:

LIVING ROOM

21'7 x 17'8 (6.58m x 5.38m)

Lovely fireplace with inset oil-fired stove (not working), wealth of exposed wall and ceiling timbers, front and side aspect windows.

KITCHEN

14'7 x 9'6 (4.45m x 2.90m)

One and a half bowl single drainer sink unit with mixer tap, cupboards under, range of base units, fitted cooking range, fitted LPG wood burner (not working but could be reconditioned), original bread oven, exposed timbers, lagged hot water tank, rear aspect window with a private outlook over the gardens and ground.

REAR HALLWAY

Rear aspect window, door to the outside.

CLOAKROOM

Low-level WC, rear aspect frosted window.

UTILITY / STORE

17'5 x 9'11 (5.31m x 3.02m)

Plumbing for washing machine, exposed timbers, side and rear aspect windows with a private outlook over the grounds.

OLD SHOP (IDEALLY USED AS A LOUNGE / OFFICE)

17'5 x 12'10 (5.31m x 3.91m)

Also accessed from the dining room, exposed wall and ceiling timbers, two side aspect windows, part glazed door to the front, stairs to the first floor.





FROM THE DINING ROOM, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

LANDING

Wealth of exposed timbers, front aspect window.

BEDROOM 2

18'2 x 13'0 (5.54m x 3.96m)

Wash hand basin, exposed wall and ceiling timbers, side aspect window.

BEDROOM 3

12'0 x 9'2 (3.66m x 2.79m)

Exposed timbers, side aspect window.

BATHROOM

Wash hand basin, bath, rear aspect window.

MAIN BATHROOM

Coloured suite comprising of modern panelled bath, low-level WC, pedestal wash hand basin, exposed timbers, rear aspect window overlooking the gardens.

FROM THE OLD SHOP, A STAIRWAY GIVES ACCESS THROUGH TO THE FIRST FLOOR.

LANDING AREA

BEDROOM 1

17'7 x 14'5 (5.36m x 4.39m)

Wealth of exposed timbers, good sized loft storage area, front and side aspect windows. Door to the main bathroom. Access to:

BEDROOM 4

17'11 x 9'11 (5.46m x 3.02m)

Exposed timbers, rear aspect window with a lovely private outlook over the gardens.

OUTSIDE

A tarmac driveway, suitable for the parking of several vehicles, leads through to a range of outbuildings to include:

STONE BARN / STORE

18'7 x 15'3 / 21'0 x 5'0 (5.66m x 4.65m / 6.40m x 1.52m)

Accessed via a large full height timber door, stable door to the side. There is also a further store attached to the side of the barn.

STABLE / WORKSHOP

16'6 x 16'0 (5.03m x 4.88m)

Timber construction, concrete base.

A tarmac driveway provides off road parking for several vehicles. To the front of the property, a pathway leads to the front door where there is a flagstone paved patio / pathway, lawned area to either side, borders, shrubs and trees, fencing and hedging surround. Steps lead down to:

CELLAR

21' x 15'9 max (6.40m x 4.80m max)

Lighting.

A gated side aspect leads through to the main area of garden to the rear, which is westerly facing, where there is a lawned area, outside tap, GREENHOUSE 14'6 X 8'6 with concrete base, LARGE TIMBER STORE / WORKSHOP 21'0 X 11'0 with concrete base, TOOL STORE accessed via two solid timber doors.

From the driveway, access is gained to the main area of land (also accessed from the garden) where there is a large open field with a natural hedge boundary. The land amounts to just over five acres.

SERVICES

Mains water, electricity and drainage. Oil tank supplying oil-fired burner (currently not in use and the chimneys will need to be lined). There is a connection for LPG tanks.

Standard broadband is available at the property with a believed speed of 20Mbps.

WATER RATES

Severn Trent.





LOCAL AUTHORITY

Council Tax Band: E
Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG.

TENURE

Freehold.

VIEWING

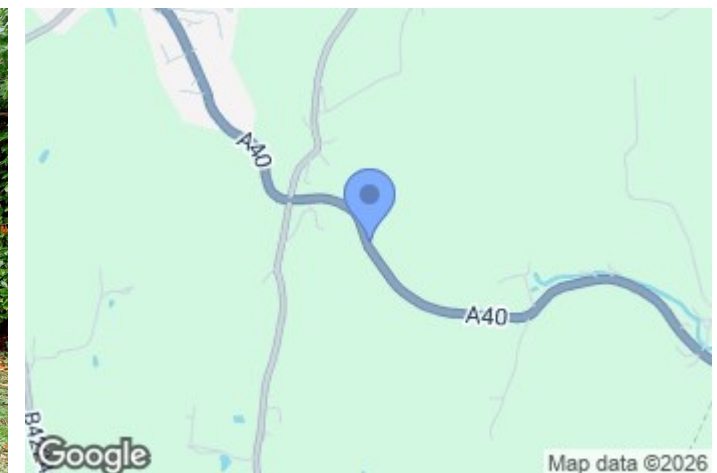
Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From Gloucester, take the A40 passing through the village of Huntley towards Longhope, until you see the Farmer's Boy Inn on your right hand side. Just before the Farmer's Boy, the property will be found on your left hand side 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).



Upper Boxbush House, Ross Road, Longhope, Gloucestershire

Approximate Gross Internal Area

Main House = 233 Sq M/2508 Sq Ft

Outbuilding = 32 Sq M/344 Sq Ft

Total = 265 Sq M/2852 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			72
			17

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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