



**Apple Blossom Lodge Fishpool**  
Kempley, Dymock GL18 2BT



**STEVE GOOCH**  
ESTATE AGENTS | EST 1985

## Guide Price £349,950

A RARELY AVAILABLE THREE BEDROOM DETACHED BUNGALOW (PRESENTLY A TWO BEDROOM LODGE AND AN ADJOINING ONE BEDROOM LODGE) that HAVE PLANNING TO MAKE INTO ONE PROPERTY), having MASTER EN-SUITE, OPEN PLAN KITCHEN / LIVING / DINING ROOM plus SEPARATE UTILITY, SNUG, GARAGE and OFF ROAD PARKING, with LOVELY VIEWS in an UNSPOILT LOCATION.

The property is situated in the hamlet of Fishpool, close to the village of Kempley which has two Churches, a Village Hall and is approximately 2.5 miles from Dymock which offers amenities to include a Parish Church, Public House, Garage and Primary School with Senior Schooling and further facilities available in Newent approximately 4 miles away.

The village is also approximately 2 miles away from the M50 junction 3 for connection to the M5 for the Midlands, the North and South West.





The property is currently set up as a two bedroom lodge and an adjoining one bedroom lodge. Full planning permission is in place to create one dwelling (see Agent's Note).

## TWO BEDROOM LODGE

### KITCHEN / LIVING / DINING ROOM

17'11 x 10'3 (5.46m x 3.12m)

NEW MASTER BEDROOM / ENSUITE. Currently the kitchen / living / dining room. The kitchen area has a stainless steel single drainer sink unit with mixer tap, cupboard under, wall and base units, double glazed French doors through to the enclosed courtyard, side aspect roof light. Door to:

### INNER HALLWAY

Under floor heating, Velux roof light.

### BEDROOM 1

12'4 x 8'5 (3.76m x 2.57m)

Under floor heating, double glazed front aspect window (this is the room where you will knock through to the adjoining lodge).

### BEDROOM 2

8'10 x 7'11 (2.69m x 2.41m)

Under floor heating, double glazed front aspect window.

### SHOWER ROOM

Fitted double shower cubicle and tray, shower, panelled surround, close coupled WC, vanity wash hand basin, cupboards below, tiled splashback, Velux roof light, shaving point.

## ONE BEDROOM LODGE

### KITCHEN / LIVING / DINING ROOM

Stainless steel single drainer sink unit with mixer tap, cupboards under, fitted base units, fitted cooker hood, space for fridge, front aspect window. Double glazed French doors through to the gardens with a lovely unspoilt outlook over surrounding fields and farmland.

### BEDROOM 1

12'8 x 9'6 (3.86m x 2.90m)

Under floor heating, access to roof space, double glazed front aspect window (this is the room that will be knocked through to next door).

## EN-SUITE SHOWER ROOM

NEW UTILITY. Currently the en-suite shower room with fitted double shower cubicle and tray, shower, panelled surround, close coupled WC, vanity wash hand basin, tiled splashback, Velux roof light.

## OUTSIDE

A shared driveway leads through to:

### SINGLE GARAGE

21'10 x 10'9 (6.65m x 3.28m)

Accessed via roller shutter door, power and lighting.

To the side of the garage, there is parking for two vehicles.

To the front of the property, there is a large enclosed block paved courtyard area, outside lighting, fencing surround. Further access leads through to the main area of garden with raised seating area, outside lighting, outside power point, steps down to lawn with fencing surround and having a lovely unspoilt outlook over surrounding fields and farmland. This garden measures 42' x 22' approximately.

## AGENT'S NOTE

Planning permission in place see Forest of Dean website / planning portal ref PO639/25/FUL. The ingoing purchaser has three years from 25th July 2025 to turn the property into one dwelling.

## SERVICES

Mains water, electricity and drainage. Air source heat pump.

## 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: To be determined.  
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

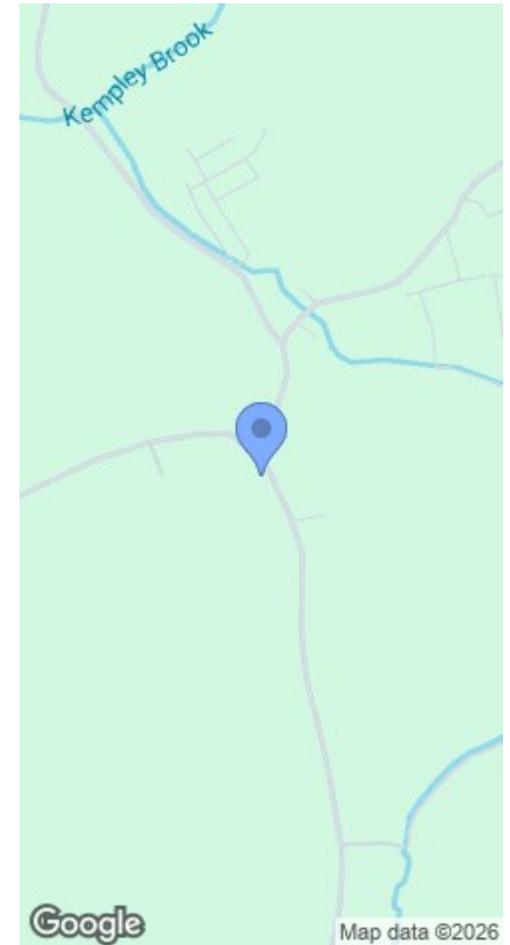
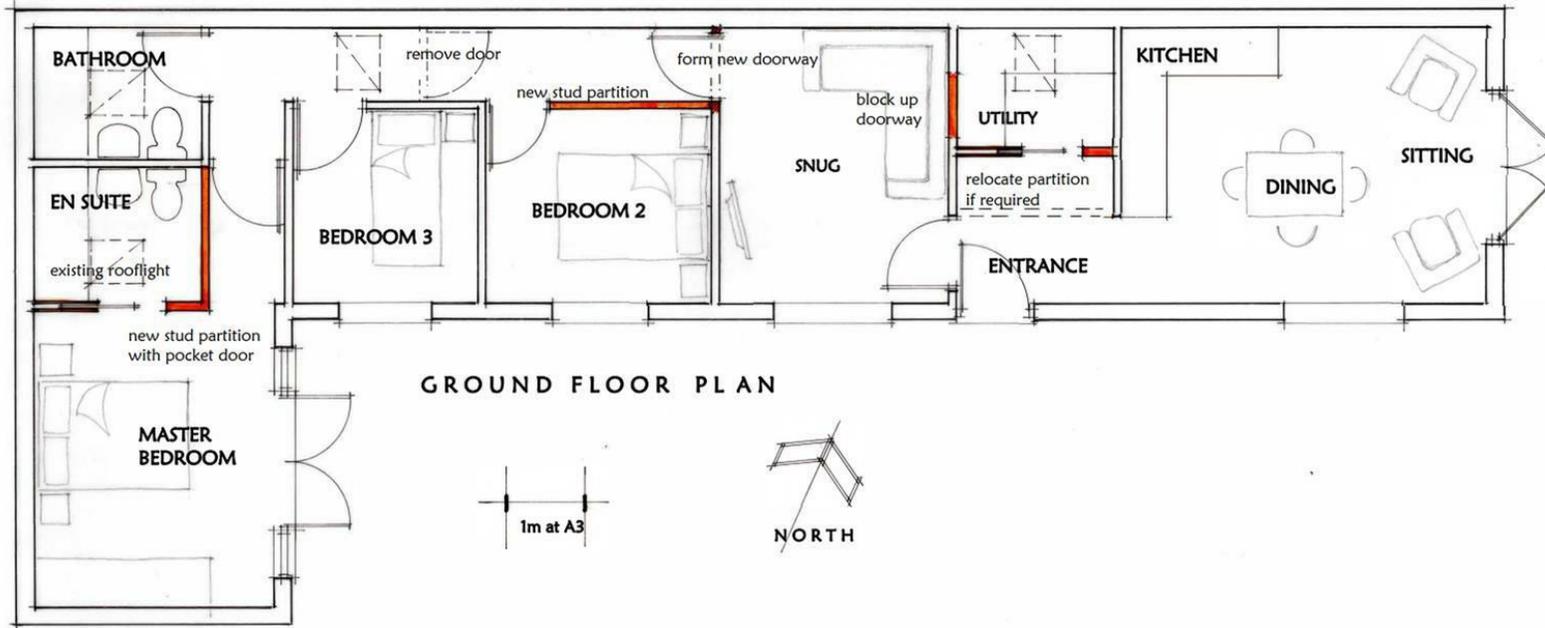
From Newent, proceed out along the B4221 to Kilcot and Gorsley. Continue over the motorway bridge and just after the bridge you will see a turning right to Ross-on-Wye golf course and Kempley. Turn right here and proceed along the lane for approximately two miles. Upon entering Fishpool, the property will be found on your right hand side.

## PROPERTY SURVEYS

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



# PROPOSED PLAN PASSED FOR SINGLE DWELLING



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs			100	Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(81-91) <b>A</b>			
(81-91) <b>B</b>		85		(69-80) <b>B</b>			
(69-80) <b>C</b>				(55-68) <b>C</b>			
(55-68) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(1-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC		

## 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.