# The Cottage Old Hill, Longhope GL17 0PF

## Guide Price £745,000

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# The Cottage Old Hill, Longhope GL17 0PF

• An exceptional renovated home with the perfect blend of modern elegance and traditional charm • Set in a half-acre plot, bordered with mature trees • Double-height vaulted entrance hall with oak and glass staircase • Kitchen/dining/family room spanning the width of the home with aluminium sliding doors and roof lantern • Master bedroom suite with dressing room and en-suite shower room • First-floor balcony with glorious rural views • EPC E46 • Forest of Dean District Council tax Band F - £3,431.48 (2026/27) Freehold

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### Entrance Hall
Arriving at the home, you are welcomed through the striking aluminium front door with double-height glazing. The grand hallway has a modern, oak and glass staircase which leads to the first floor. The porcelain tiled floor continues through to the rear of the home and further doors lead off to the living room, cloakroom and utility room.

### Living Room
To the right of the entrance hall is the living room with engineered oak, herringbone flooring and a window overlooking the front of the home. A wood burning stove sits in the heart of the room and served both the living room and family room.

### Utility Room
Situated to the right of the entrance hall is the practical utility room. The room is well equipped with purpose-built storage cupboards housing the boiler and plumbing for a washing machine and tumble dryer. There is a Belfast sink with brass mixer taps, tiled flooring and windows overlooking the front and side aspect.

### Open Plan Kitchen/Dining Room
This beautifully designed space is the heart of the home. Aluminium sliding doors span the width of the kitchen/dining area and offer glorious views over the rear garden and benefit from motorised blinds. The modern kitchen comprises a range of wall and base level units with quartz worktops. The sink unit sits within the large island which is the perfect space for entertaining. Further kitchen appliances include the eye-level, electric double oven with separate induction hob and hood, fridge/freezer. Dishwasher, coffee machine, wine cooler and microwave. A sliding barn door leads to a fantastic pantry cupboard with window and door leading to a cupboard with the underfloor heating control system.

### Family Room
Adjacent to the dining area is the family

room with engineered oak flooring and windows to the rear and side aspect. Bespoke cabinets with storage space span the wall, with the wood burning stove positioned in the centre. Further features of this fantastic space include the speaker system inset in the ceiling.

### Cloakroom
Completing the ground floor accommodation is the cloakroom comprising a low-level WC, wash hand basin, partially tiled walls, extractor fan, underfloor heating and motion sensor lights.

## First Floor

### Master Bedroom
Situated at the rear of the home is the master bedroom with windows overlooking the rear garden and balcony. A standout feature is the spacious dressing area with shelving and rail space.

### En-Suite Shower Room
A sliding barn door leads to the en-suite with frosted window to the side aspect. The room is partially tiled and comprises a walk-in double shower enclosure, WC, wash hand basin, extractor fan and heated towel rail. Further benefits include underfloor heating.

### Bedroom Two
This double bedroom overlooks the front of the home and benefits from a large, built-in double wardrobe.

### Bedroom Three
This double bedroom boasts glorious views over the rear garden and orchards beyond.

### Bedroom Four
A single room with a window to the side aspect and built-in double cupboards.

### Family Bathroom
This beautifully designed bathroom has a frosted window to the front aspect which is positioned above the 'egg shaped' freestanding bath with mixer taps. A wash hand basin sits on top of the modern vanity unit with storage space and LED lit mirror above. The double walk-in shower enclosure is fully tiled with a rainfall shower above. Completing the space is a low-level WC, heated towel rail and underfloor heating.

### Balcony
A charming feature of this home is the first-floor balcony which can be accessed from the landing. The space wraps around the roof lantern and offers views over the garden and woodland beyond through the glass balustrade.

### Outside
A tarmac drive leads to front and side of the home, providing parking for several vehicles while mature trees border the plot. Access can be granted all the way round the home. A lawn area to the front of the home gives access to the LPG tank and a shed provides storage for wood. The ample rear garden is partially paved and set in an elevated position providing far reaching

views. Set beyond a fenced area is a wild garden with mature trees and shrubs and access to an ancient quarry.
The detached former garage (5.16m x 3.38m) provides a wonderful opportunity to develop, subject to the appropriate planning permissions.

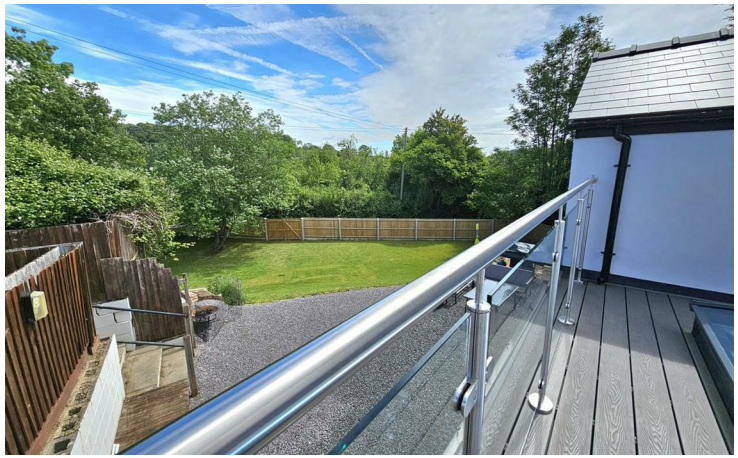
## Location

Longhope, a small rural village on the outskirts of the Forest of Dean holds a lively community for all walks of life. Benefiting from a community post office, village stores, primary and secondary schooling within the local towns of Mitcheldean and Newent the village leads itself to family life.

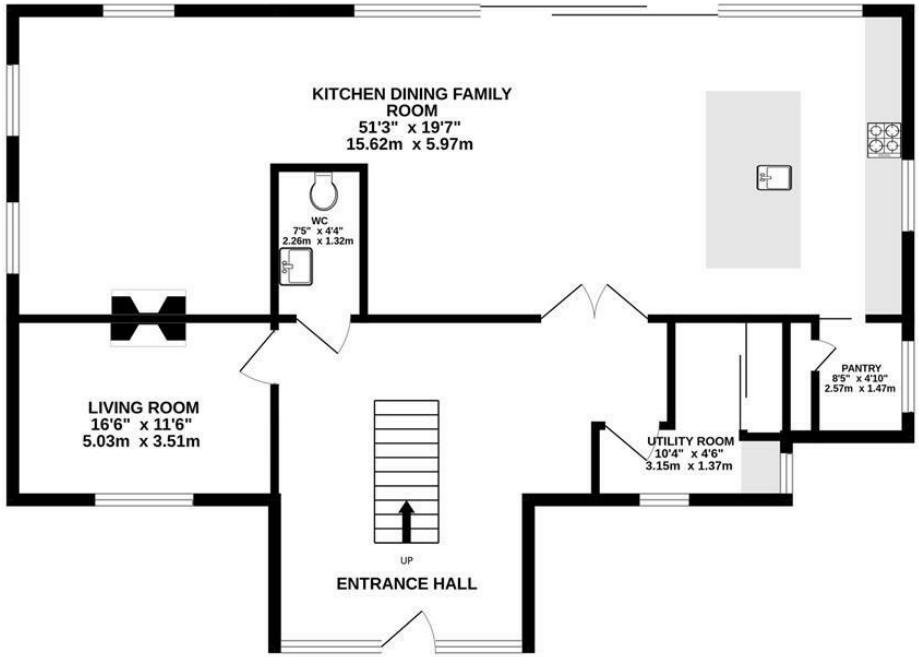
## Material Information

Tenure - Freehold
Council Tax Band F
Forest of Dean District Council - £3,431.48 (2026/27)

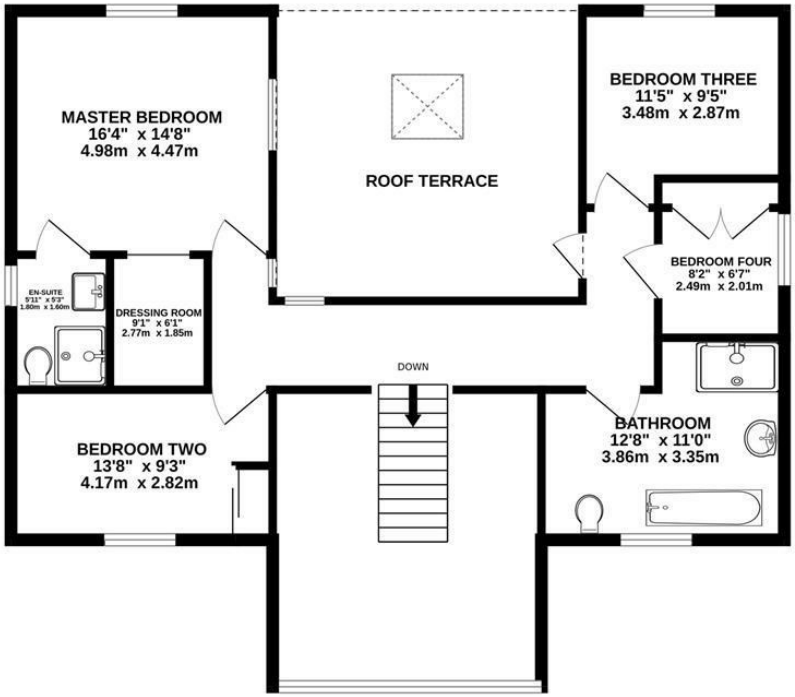
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: LPG and underfloor heating
Broadband speed: Basic 14 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps
Mobile phone coverage: EE, Vodafone, Three, O2
EPC: Please note, since the EPC was conducted extensive works have been made to the property



GROUND FLOOR




1ST FLOOR

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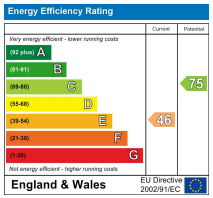


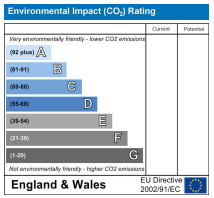


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