



Glenoran Napping Lane
Longhope GL17 0QH



STEVE GOOCH
ESTATE AGENTS | EST 1985

Glenoran Napping Lane

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Guide Price £550,000

Built in 1911, GLENORAN is a HANDSOME FOUR BEDROOM DETACHED EDWARDIAN FAMILY HOME offering SPACIOUS AND VERSATILE ACCOMMODATION with EN-SUITE TO MASTER BEDROOM, MANY ORIGINAL CHARACTER FEATURES, LARGE CELLAR, DOUBLE GARAGE, WORKSHOP, PLOT APPROACHING HALF AN ACRE ENJOYING COUNTRYSIDE VIEWS and all 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 HALL

17'02 x 7'06 (5.23m x 2.29m)

Via double glazed door, front aspect window, radiator, picture rail, stairs to the first floor. Glazed wooden doors and stairs lead down to:

CELLAR

26'05 x 20'03 (8.05m x 6.17m)

Barrel shoot, power and lighting, 6'4 ceiling height, two side aspect windows.

LOUNGE

20'06 x 12'02 (6.25m x 3.71m)

Feature fireplace (not in use) with cast iron fire, decorative surround, two double radiators, picture rail, three side aspect windows, sliding doors to the front.

SITTING ROOM

17'02 x 12'08 (5.23m x 3.86m)

Ornate tiled open fireplace with cast iron grate, two double radiators, picture rail, side aspect bay window with seat. Upvc double glazed door to:

CONSERVATORY

18'02 x 7'06 (5.54m x 2.29m)

Two radiators, side and rear aspect windows, half glazed door to the gardens.

STUDY

8'07 x 7'05 (2.62m x 2.26m)

Double radiator, picture rail, rear aspect window.

DINING ROOM

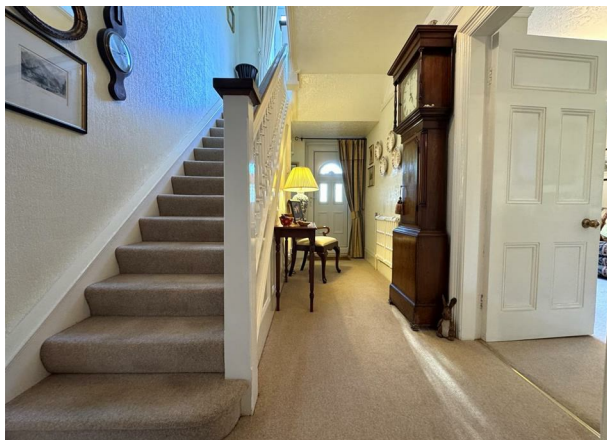
16'00 x 11'02 (4.88m x 3.40m)

Tiled floor, double radiator, built-in cupboards, front and side aspect windows.

KITCHEN

11'02 x 10'06 (3.40m x 3.20m)

Range of base and wall mounted units, laminated worktops, tiled splashbacks, one and a half bowl Belfast sink with mixer tap, integrated electric oven with four ring Halogen hob, extractor fan over, integrated fridge, plumbing for dishwasher, side and rear aspect windows. Opening through to:





BREAKFAST ROOM

11'08 x 10'04 (3.56m x 3.15m)

Double radiator, tiled floor, exposed beams, side aspect window, rear aspect bay window, door to the driveway. Door to:

UTILITY ROOM

4'08 x 3'08 (1.42m x 1.12m)

Sink unit, space for washing machine, tiled floor, rear aspect window. Door to:

SHOWER ROOM

6'08 x 6'05 (2.03m x 1.96m)

Shower cubicle with Mira sport electric shower, tiled floor, double radiator, two side aspect frosted windows.

FROM THE ENTRANCE HALL, TURNING STAIRCASE LEADS TO THE FIRST FLOOR:

SPLIT LANDING

Double radiator, access to roof space, picture rail, steps and french doors to the front wrap around balcony enjoying lovely views over countryside towards May Hill. Door to:

BEDROOM 1

14'05 x 12'08 (4.39m x 3.86m)

Three sets of built-in double wardrobes, picture rail, double radiator, side aspect window with views. Double doors to:

EN-SUITE SHOWER ROOM

8'04 x 3'00 (2.54m x 0.91m)

Shower cubicle with electric shower, wash hand basin, w.c., tiled splashbacks, single radiator, shaver point, wall light points, extractor fan.

BEDROOM 2

13'01 x 12'02 (3.99m x 3.71m)

Picture rail, double radiator, front and side aspect windows.

BEDROOM 3

12'04 x 11'02 (3.76m x 3.40m)

Ornate cast iron fireplace (not in use), built-in cupboards to either side, double radiator, telephone point, picture rail, side and rear aspect windows with pleasant views.

BEDROOM 4

11'02 x 9'06 (3.40m x 2.90m)

Built-in double wardrobe, double radiator, picture rail, front aspect window with lovely views over countryside.



FAMILY BATHROOM

8'07 x 8'07 (2.62m x 2.62m)

White suite comprising wooden panelled bath with shower mixer taps, pedestal wash hand basin, w.c., tiled flooring, airing cupboard with hot water tank, slatted shelving and storage, double radiator, rear aspect frosted window.

OUTSIDE

From the lane, driveway leads through to the rear of the property with OFF ROAD PARKING AND TURNING AREA leading to a DETACHED DOUBLE GARAGE 18'00 x 16'05 (5.49m x 5.00m) via up and over door, power and lighting, greenhouse, STONE BUILT WORKSHOP 15'02 x 12'00 (4.62m x 3.66m) with power and lighting, window and side door.

The property has beautiful mature formal gardens with two tiered lawns, patio/seating areas, oil boiler, pedestrian path to the bottom of the garden, several mature trees, outside lighting, outside tap, enclosed by mature hedging and enjoying lovely views over surrounding countryside.

The WHOLE PLOT IS APPROACHING HALF AN ACRE.

SERVICES

Mains water, electricity and drainage. Oil heating.

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

To be advised.

LOCAL AUTHORITY

Council Tax Band: F

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

Proceed into the village of Longhope, proceeding down Church Road from the A40, turn right into The Wend and then after a short distance, go straight on to a small lane called Napping Lane. Proceed up Napping Lane and double five bar gates to the property can be found on the left 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).





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.

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





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