



**Latchen, Longhope GL17 0QA**  
**£465,000**





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- Detached stone cottage • Sympathetically renovated • Detached garage • Good sized gardens • Ample parking • EPC C75

**£465,000**

### Accommodation

The beautifully presented family home has been lovingly restored throughout and offers versatile living space. As you enter the house via entrance hall the solid oak flooring and curved stone walls are features that stand out. The cosy snug is off the entrance hall as are the stairs to first floor. The hallway leads into the kitchen/diner with multi fuel burning stove and double doors out to the garden. The kitchen also opens up into the living room.

The large utility room is located off the kitchen also has a shower room and offers the scope to change into an annex facility (subject to permissions). On the first floor, the master bedroom benefits from an en suite shower room and there are two more double bedrooms, a single bedroom and family bathroom, ideal for a growing family.

### Outside

Double wooden gates from the front lead to the drive which offers ample parking for several vehicles, which in turn leads to the detached garage. The Garage has power and lighting and measures 5.05m x 3.43m (16'7 x 11'3)

The rear garden has attractive forest stone walls which line the paved patio which is ideal for alfresco dining. Steps lead up to the rest of the mature garden being mostly laid to lawn with various trees and shrubs, leading around to the side of the utility where there is a very useful enclosed area of the garden. Views can be enjoyed from

the garden with the backdrop of the trees and surrounding countryside and views towards May Hill.

### 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.

### Tenure, Services and Local Authority

Freehold

Oil fired central heating, mains water, electricity and drainage.

Forest of Dean District Council

Tax Band E. £2,331.15 per annum (2021/2022)

### Directions

Leave Newent via Culver Street (B4216) proceed to Huntley. At the junction with the A40 turn right towards Ross-on-Wye and bare left sign posted Longhope continue along the (A4136), passing through Little London. Turn right at the junction Old Monmouth Road and bear around to the left and onto Latchen. Follow this road and the property will be found on the right hand side after a short distance.



1 High Street, Newent, GL18 1AN

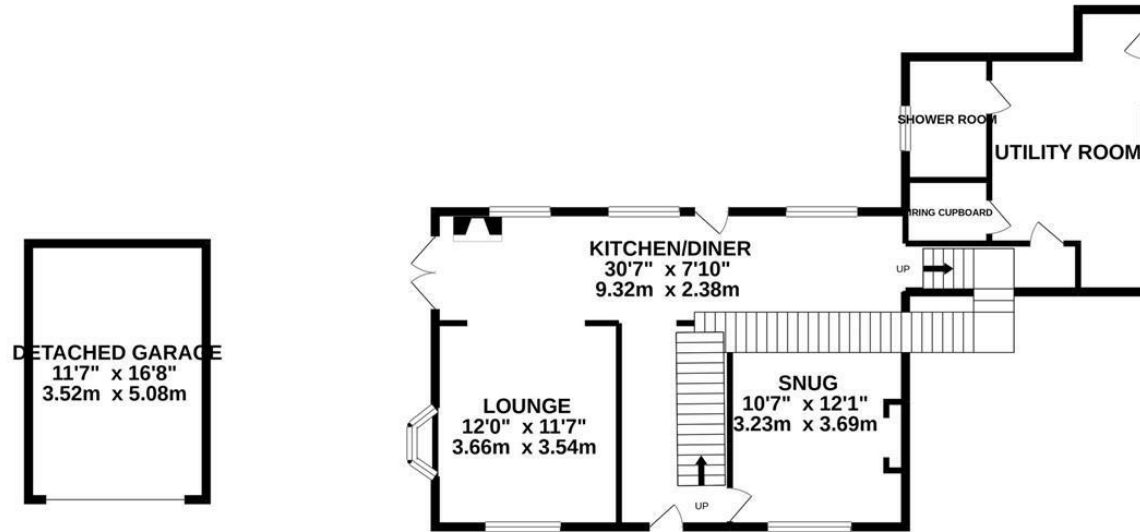
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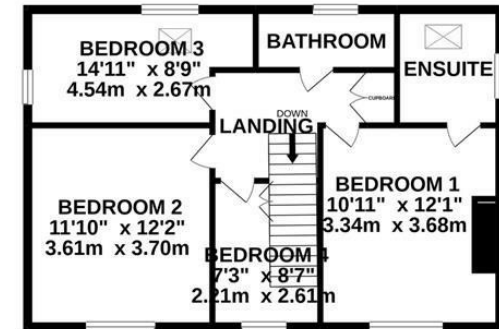
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GROUND FLOOR  
1073 sq.ft. (99.7 sq.m.) approx.



1ST FLOOR  
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 1702 sq.ft. (158.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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