



Ivy Cottage Solomons Tump, Gloucester GL19 3EB

£650,000



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- Rural location on the edge of the village of Huntley
- Charming detached cottage with far reaching views
- Vaulted kitchen/dining room with bespoke solid wood kitchen
- Four reception rooms and conservatory overlooking the garden
- Four bedrooms with an en-suite to the master and a family bathroom
- Gardens approaching 1/5 of an acre
- EV car charging point
- Forest of Dean District Council. Tax Band F - £3,136.28 2024/25
- EPC E42



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Entrance Hall

You are welcomed into a spacious entrance hall with solid wood flooring and a charming fireplace with woodburning stove and a stone hearth. A window overlooks the front aspect, doors give access to the ground floor accommodation and stairs lead to the first floor.

Kitchen/Diner

The impressive, vaulted ceiling with exposed oak beams makes for a stunning back drop to the kitchen/diner. The room is flooded with natural light through the four, dual aspect windows and two Velux roof lights. The bespoke solid wood kitchen comprises a range of low-level base units with solid wood worktops and tiled splash backs. A decorative, brick inglenook fireplace offers space for a range style cooker and there is additional space and plumbing for a dishwasher and fridge freezer. A ceramic one and a half bowl sink unit with drainer unit and mixer tap over, sits beneath a window overlooking the front aspect.

Utility Room

An opening from the kitchen leads you into the well-appointed utility room with base and wall mounted cupboards, melamine worktop and tiled splash back. There is a plumbing for a washing machine, tumble dryer and a stainless steel sink unit with mixer taps. A window overlooks the rear aspect and a door leads to the garden.

Sitting Room

An opening from the entrance hall leads to the sitting room which features solid wood flooring and a cast iron fireplace with granite mantle and tiled hearth. A window overlooks the front aspect.

Study

Situated off the entrance hall there is window overlooking the rear aspect.

Snug

This cozy room can be used for a variety of uses including a playroom or hobby room and has a window overlooking the rear aspect.



Living Room

The living room has a wood burning stove with tiled hearth and granite mantle which creates a lovely focal point to the room. There are oak beams to the ceiling and dual aspect windows to the front and rear aspect.

Conservatory

French doors from the living room give access to the Upvc conservatory with dwarf walling, tiled floor and ceiling fan with light. The conservatory boasts glorious views over the garden and French doors give access to the patio area.

Cloakroom

To complete the ground floor accommodation is a cloakroom with a white suite comprising a low-level WC, wash hand basin with mixer taps and tiled splash backs, wall mounted mirror and a window to the rear aspect.

First Floor Landing

Access to the roof space and doors leading off to the bedrooms.

Master Bedroom

This charming room features exposed beams and dual aspect windows to the front and side aspect. An opening leads to the dressing area with fitted wardrobes with drawers and hanging rails, full length mirror and access to the roof space.

En-Suite Shower Room

The white suite comprises a fully tiled corner

shower cubicle with glazed doors, low level WC, vanity wash hand basin, vinyl flooring, wall mounted mirror and heated towel rail. An opaque window overlooks the rear aspect.

Bedroom Two

The double room benefits from triple fitted wardrobes with hanging rails and shelving and a window to the front aspect.

Bedroom Three

Window to the front aspect.

Bedroom Four

Window to rear aspect.

Family Bathroom

Modern white suite comprising wood panelled bath with shower attachment over, part-tiled walls, low level WC, pedestal wash hand basin, vinyl flooring, wall mounted mirror and heated towel rail. There are two doors leading to the airing cupboard and further airing cupboard housing the hot water tank. An opaque window overlooks the rear aspect.

Outside

The property is accessed via gate leading to the front door. A picket fence leads around to the right side of the property, where steps and a further gate provide access to the parking and the back door.

A gateway to the left of the front door provides access to the garden. A graveled patio area ideal for alfresco dining. There is a



brick-built well with wooden canopy and a generous expanse of lawn. A further gateway provides access to a further lawned area, vegetable produce area, greenhouse, storage shed with power and lighting and double timber gates giving access to the lane.

Location

Huntley is a village located approximately 5 miles west of Gloucester on the A40 in the north of the Forest of Dean. With a CE primary

school providing education from 4 to 11 years, a church, a garden centre, and traditional butchers, two pubs plus a community centre and two filling stations with convenience stores. A football and cricket club, the cricket club, founded in 1874, has its own ground to the south of the main road.

Material Information

Tenure: Freehold

Council tax band: F

Local Authority & rates: Forest of Dean District Council - £3,136.28 2024/25

Electricity supply: mains

Water supply: mains

Sewerage: private drainage

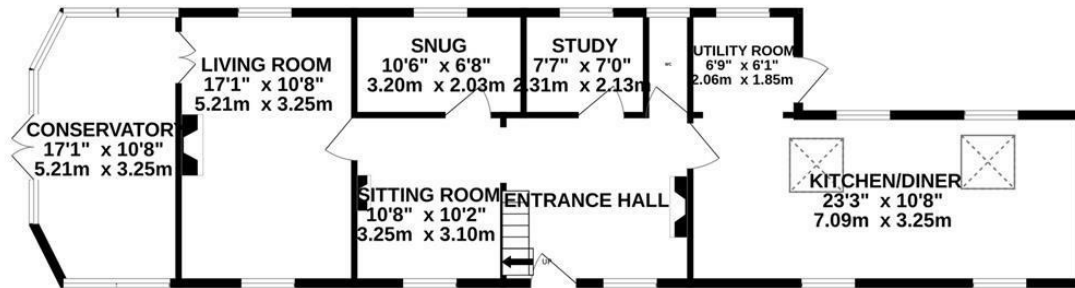
Heating: oil

Broadband speed: Ultrafast Gigaclear Fibre

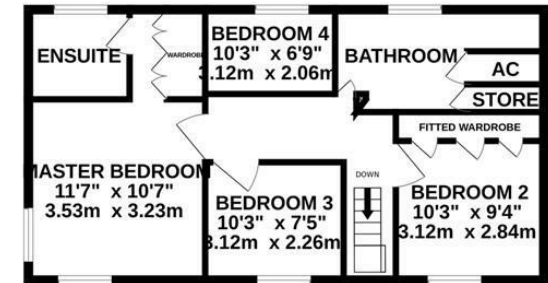
Mobile phone coverage: EE, Vodafone, Three, O2



GROUND FLOOR



1ST FLOOR



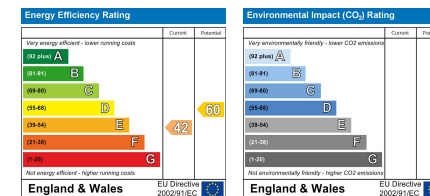
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