



**Hill Court Hopes Hill, Longhope GL17 0PG**  
**£875,000**



## Hill Court Hopes Hill, Longhope GL17 0PG

• Six bedroom Edwardian family home • Wealth of character throughout • Envidable position with far reaching views • Versatile accommodation • 1/3 of an acre plot • No onward chain • EPC F30 • Council tax band G (Forest of Dean £3776.68 per annum 2025/2026. )

**£875,000**

### Porch

Timber and glazed porch giving access into the home. A decorative front door leads into the hall.

### Entrance Hall

Character features to include quarry tile flooring, deep skirtings, picture rails. Stairs lead up to first floor and doors lead off to the living accommodation.

### Living Room

A generous room with stone mullion fireplace with inset woodburning stove. There are far reaching views from the attractive bay window and further window to side aspect allows in an abundance of natural light.

### Dining Room

Spacious and bright room with large panoramic window boasting elevated rural views. Double doors lead off into the conservatory.

### Conservatory

Mainly glazed to make the most of the views, sloped roof with decorative beams continue to keep the character of the house. There are doors out to the terrace.

### Kitchen

A bespoke country style wooden kitchen with a range of base and wall mounted storage units with wooden and laminate worktops, one and a half bowl sink unit, space for a range style cooker within the chimney breast, space for further appliances and quarry tiled floor.

### Utility Room

Located off the kitchen is the handy utility room with further storage, sink unit and work surface. There are spaces for appliances and plumbing for washing machine and an opening into good sized, walk in pantry cupboard.



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### **Shower Room**

At the far end of the hall is a back door leading outside and access to cellar and inner hallway which leads to the shower room with walk in shower enclosure, WC and wash basin. The floor is tiled creating a wet room set up.

### **Cellar**

Stairs down from hall lead to the cellar which offer ample, dry storage and has power and lighting.

### **First Floor Landing**

Stairs from hall lead up to a half landing with window to the rear aspect. From here is access to bedroom two and bedroom/snug/office. The landing which has wooden balustrades and bannisters has doors off leading to the other four bedrooms and main bathroom.

### **Bedroom One**

Large bay window with window seat to make the most of the far reaching views and country outlook.

### **Bedroom Two**

From half landing and located at the rear of the home, generous double room with ensuite shower room with WC and wash basin.

### **Three Further Bedrooms**

Bedroom three has fitted wardrobes and

a window to the side aspect overlooking the gardens. Bedroom four is light and bright with views from the side aspect window. Bedroom five has built in storage, an ornate, decorative fireplace and views over the surrounding countryside.

### **Bedroom/Office/Snug**

A versatile room currently being used as an office that boasts corner fireplace with wooden surround, beamed ceiling and window to side aspect.

### **Family Bathroom**

Suite comprising bath, WC and wash basin. Far reaching views.

### **Attic Room**

Flexible space with roof light windows. Ample storage or scope to utilise as work space or additional bedroom.

### **Outside**

Nestled in it's own plot of 0.36 of an acre, the grounds comprise of off road parking and turning area via two sets of gates to the side of the property. Landscaped gardens which wrap around the home with a n array o f mature trees and established plants. Gravelled pathways meander around the front and lead to a paved terrace ideal for alfresco dining and to take in the view. There are various storage areas and sheds. There is also a



children's climbing frame and various rockeries.

### **Location**

Longhope is a highly sought-after village in west Gloucestershire, situated within the Forest of Dean, and has been in existence since before the invasion of the Normans in 1066. The place name means 'long, enclosed valley', which describes the

aspect of the village. With the local Hope Brook C of E primary school for 4-11 years and Pippins Preschool Nursery from 2 years, an active football club, village shop, café and bakery.

### **Material Information**

Tenure: Freehold.

Local Authority and Rates: Forest of Dean Council- Tax Band G (£3776.68 per annum)

2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

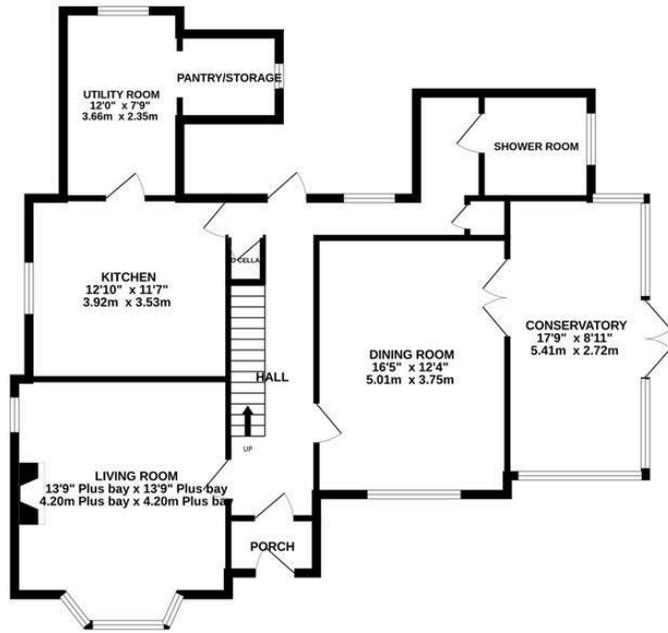
Heating: Oil

Broadband speed: 10mb Superfast (FTTC)  
43mb Ultrafast (FTTP) 1000mb Overall  
(Maximum)

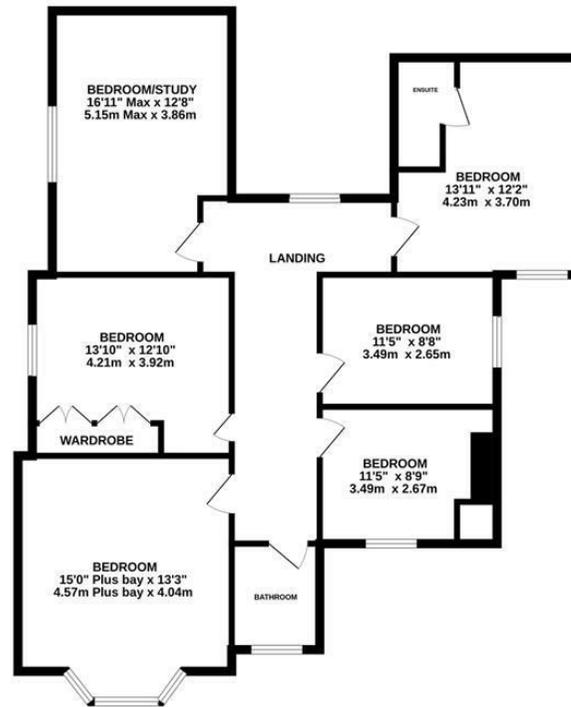
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.



1ST FLOOR  
1093 sq.ft. (101.5 sq.m.) approx.



2ND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 2544 sq.ft. (236.4 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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