

1 · Manor Cottage · Longney · Gloucester

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1 Manor Cottage
Longney
Gloucester
GL2 3SN

A three-bedroom semi-detached renovation opportunity set in a desirable rural location, enjoying gardens of just under half an acre backing onto open countryside, plus multiple outbuildings.

BEDROOMS: 3
BATHROOMS: 1
RECEPTION ROOMS: 1

GUIDE PRICE £285,000

FEATURES

- Renovation Project
- 3 Bedrooms
- Situated in Roughly Half an Acre of Land
- Multiple Outbuildings
- Private Parking
- Utility Room
- Rural Location
- Backing on to Open Fields
- Close to Primary School







DESCRIPTION

Occupying a delightful rural position, this three-bedroom semi-detached property presents an excellent opportunity for purchasers seeking a renovation project with significant potential. Set within generous gardens extending to just under half an acre and backing directly onto open countryside, the home enjoys a peaceful setting while remaining conveniently located.

The property is in need of modernisation and is ideally situated within walking distance of a well-regarded local primary school, with easy vehicular access to the city of Gloucester.

Accommodation comprises an entrance hall with shower room off, a kitchen, and a sitting/dining room. A useful utility room is accessed externally. To the first floor are three well-proportioned bedrooms.

Externally, the property benefits from a range of outbuildings and store rooms extending to approximately 1,250 sq ft, offering excellent potential for conversion to home offices, studios or recreational spaces (subject to the necessary consents). The grounds provide a wonderful sense of space and privacy, making this an exciting opportunity to create a bespoke family home in a sought-after rural location.

AGENTS NOTES

The property is subject to restrictive covenants, please ask for further details.
The Vendor will retain an overage uplift provision whereby they will benefit from 30% of any uplift in value arising from the implementation of any planning permission for any change of use or development of the site. This overage provision period will be 30 years from the date of sale.
Please note that the outbuildings were erected by a previous tenant without any consents. The vendors will not be able to provide any paperwork for these.







DIRECTIONS

From our Stroud Office, proceed west towards the M5 motorway (Junction13). Cross the motorway and at the junction with the A38 proceed north for Gloucester. After about 3 miles turn left for Longney. On reaching Epney turn right and proceed through Longney. At the next junction, bear left passing the primary school where you will find the property after a short distance on the right hand side.

LOCATION

Longney is situated immediately south-west of Gloucester on the Severn Vale, a delightfully rural part of Gloucestershire, where a network of country lanes connect a scattered collection of little villages interspersed between acres of rich farmland. Life on the Vale is often represented as being calmer and less frenetic than elsewhere and certainly the village of Longney could not be more peaceful. Ironically however, Junction 12 of the M5 motorway is an easily accessible drive for commuting to the Midlands or Bristol and there are mainline stations at Gloucester (7miles) and Stonehouse (9 miles) - London Paddington (from 95 minutes).

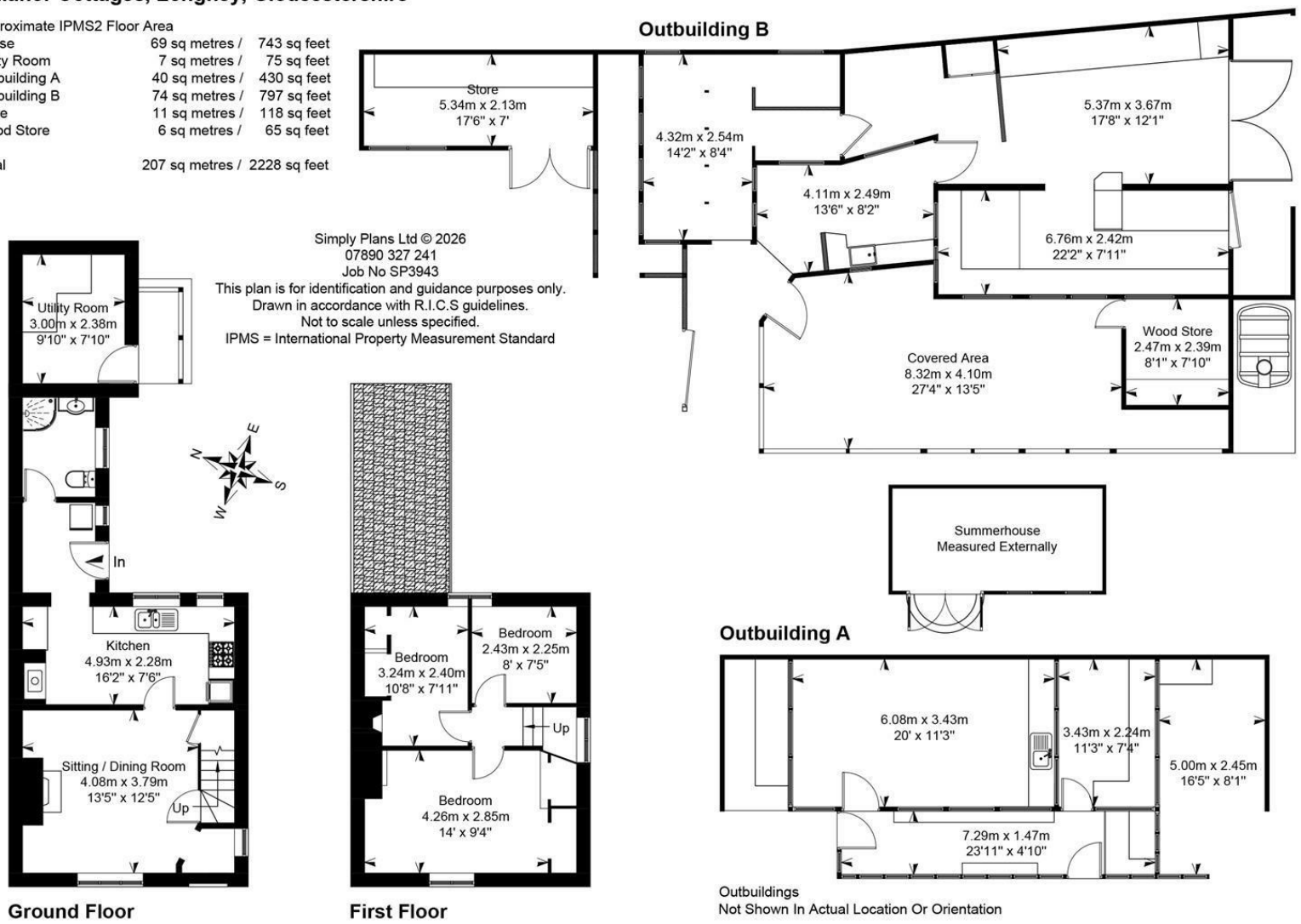
Longney has an excellent village school and there is a wide choice of secondary schools including Sir Thomas Rich's and King's in Gloucester, Wycliffe College at Stonehouse and Stroud High and Marling. There are lovely walks in the surrounding countryside while the lanes are great for cyclists. Frampton on Severn has good local services together with a sailing club. There are major supermarkets within easy reach in the neighboring areas of Quedgeley and Gloucester.



1 Manor Cottages, Longney, Gloucestershire

Approximate IPMS2 Floor Area

House	69 sq metres /	743 sq feet
Utility Room	7 sq metres /	75 sq feet
Outbuilding A	40 sq metres /	430 sq feet
Outbuilding B	74 sq metres /	797 sq feet
Store	11 sq metres /	118 sq feet
Wood Store	6 sq metres /	65 sq feet
Total	207 sq metres /	2228 sq feet



SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

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TENURE
Freehold

EPC
E

SERVICES
Mains electricity, water and drainage are connected to the property. Oil fired central heating (however the oil tank is currently not connected to the property). Stroud District Council Tax Band B (£1772.83 2025/26). Ofcom Checker: Broadband - Ultrafast 1000Mbps. Mobile Coverage - 3/EE Good, Vodafone/O2 Likely.

For more information or to book a viewing please call our Stroud office on 01453 755552